FOR LEASE

WEST AUGUSTA EXECUTIVE OFFICES

3643 Walton Way Ext Bldg 4, Augusta, GA 30909

SHERMAN & HEMSTREET
Real Estate Company

JOE EDGE, SIOR, CCIM
President & Broker
jedge@shermanandhemstreet.com
706.288.1077

Property Summary

PROPERTY DESCRIPTION

This office building is designed for executive office use. The first floor is currently leased to a medical tenant. The second floor offers flexible options, available as single offices, office suites, or the entire floor. Amenities include a shared conference room and restrooms. For single-office tenants, utilities and janitorial services are included.

LOCATION DESCRIPTION

Situated on Walton Way Ext and property has close proximity to I-520, Augusta West Parkway and I-20. Site has great parking and easy ingress/egress.

OFFERING SUMMARY

Lease Rate:	$400.00 - 600.00 per month (Full Service)
Available SF:	250 - 400 SF
Lot Size:	1 Acres
Building Size:	10,000 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	3,874	68,506	148,937
Total Population	6,435	144,702	348,520
Average HH Income	$82,011	$63,169	$63,608

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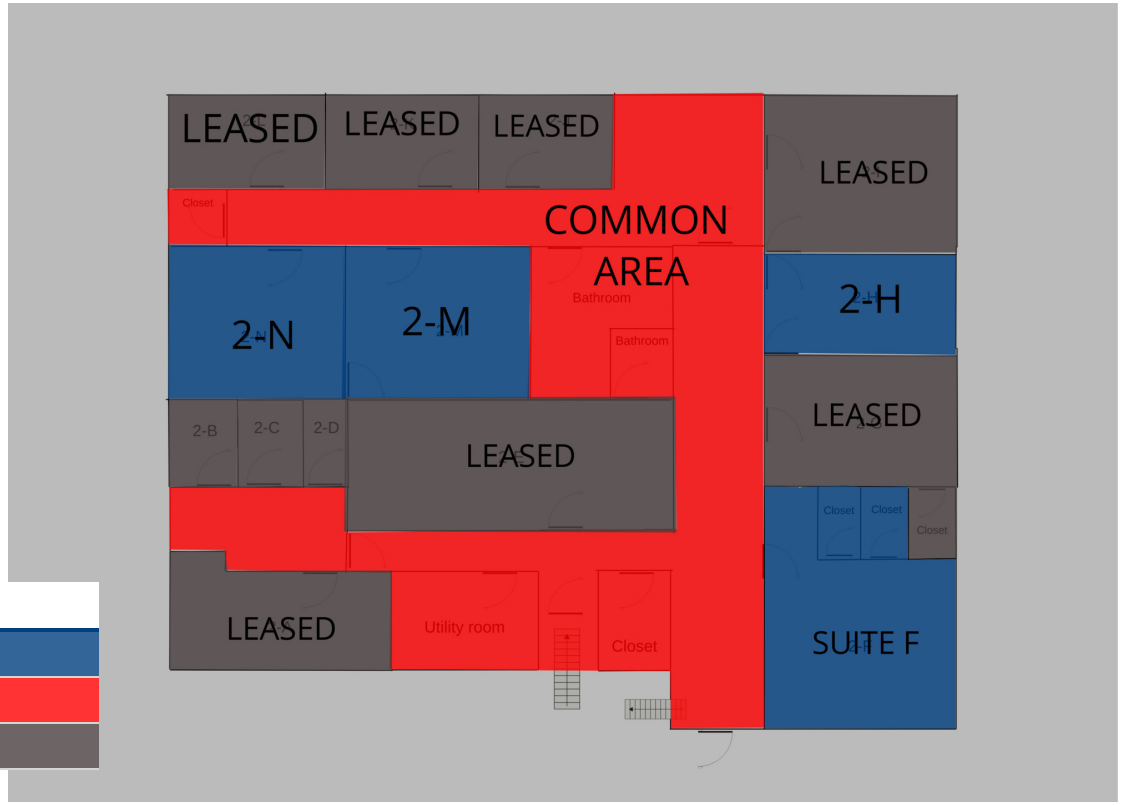
Plans



LEGEND

- Available
- COMMON AREA
- LEASED

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Lease Spaces

LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	250 - 400 SF	Lease Rate:	$400.00 - $600.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
SUITE A	-	250 SF	Full Service	LEASED
SUITE B	-	200 SF	Full Service	LEASED
SUITE C	-	200 SF	Full Service	LEASED
SUITE D	-	200 SF	Full Service	LEASED
SUITE E	-	250 SF	Full Service	LEASED
SUITE F	Available	300 SF	Full Service	$600 per month
SUITE G	-	250 SF	Full Service	LEASED
SUITE H	Available	250 SF	Full Service	$400 per month
SUITE I	-	250 SF	Full Service	LEASED
SUITE J	-	300 SF	Full Service	LEASED
SUITE K	-	300 SF	Full Service	Negotiable
SUITE L	-	300 SF	Full Service	LEASED
SUITE M	Available	400 SF	Full Service	$500 per month
SUITE N	Available	400 SF	Full Service	$500 per month
3RD FLOOR	-	500 SF	Full Service	LEASED

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Additional Photos

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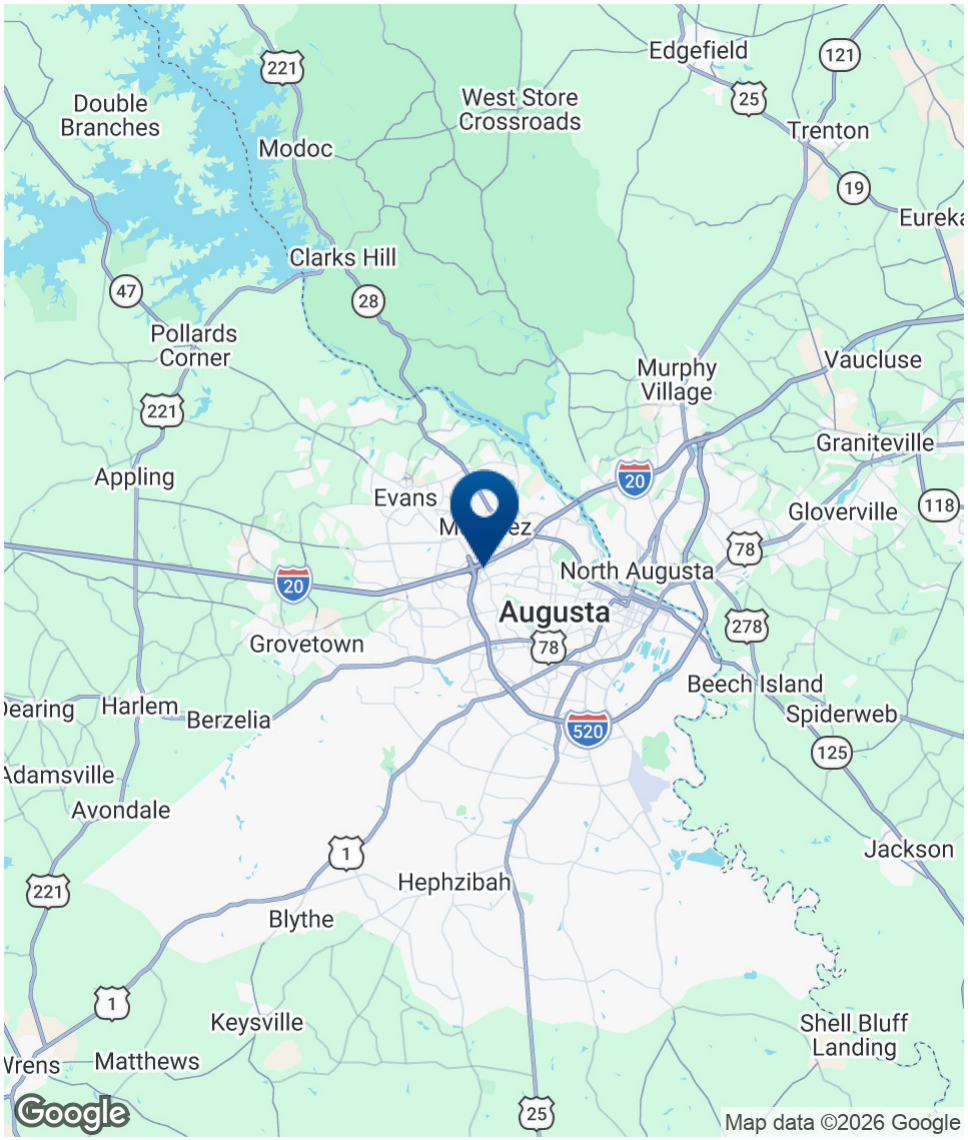
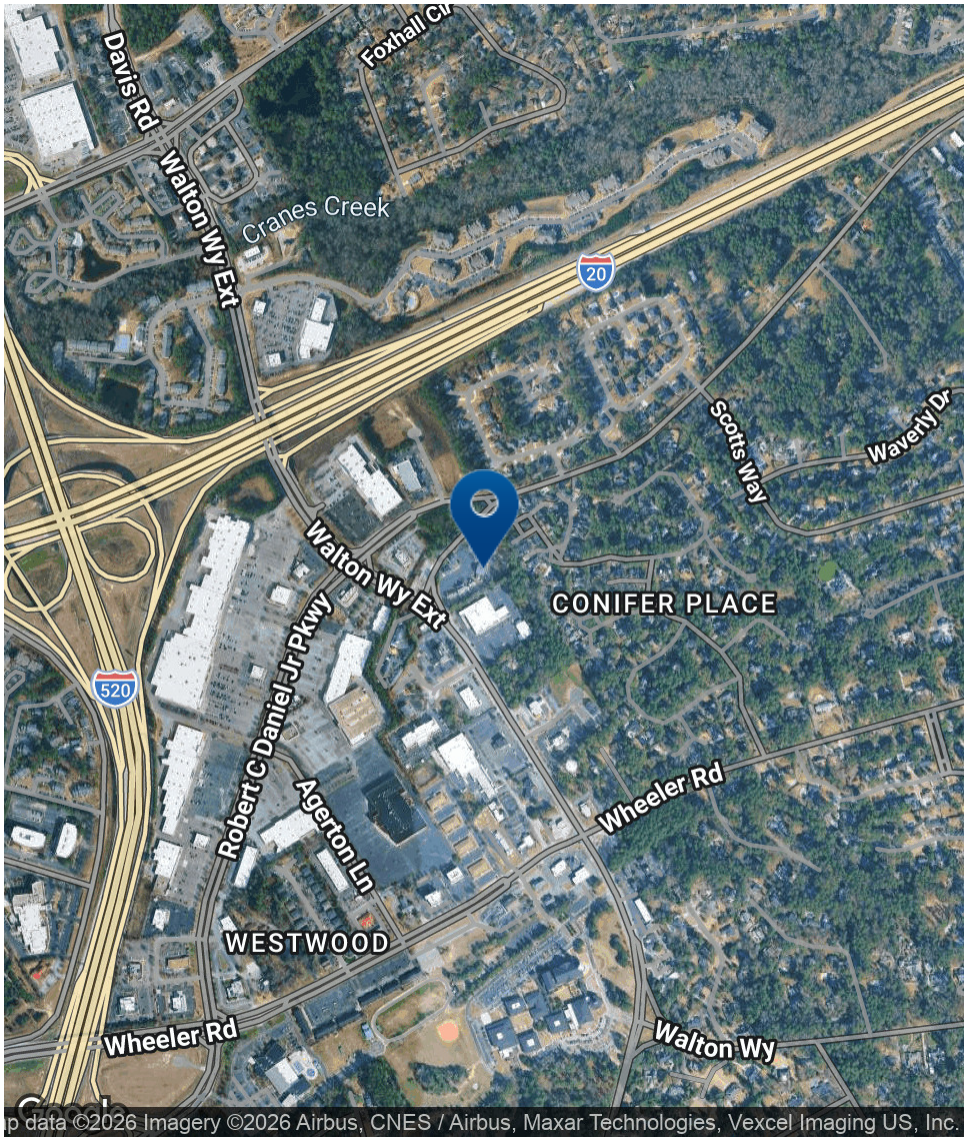
Location Map





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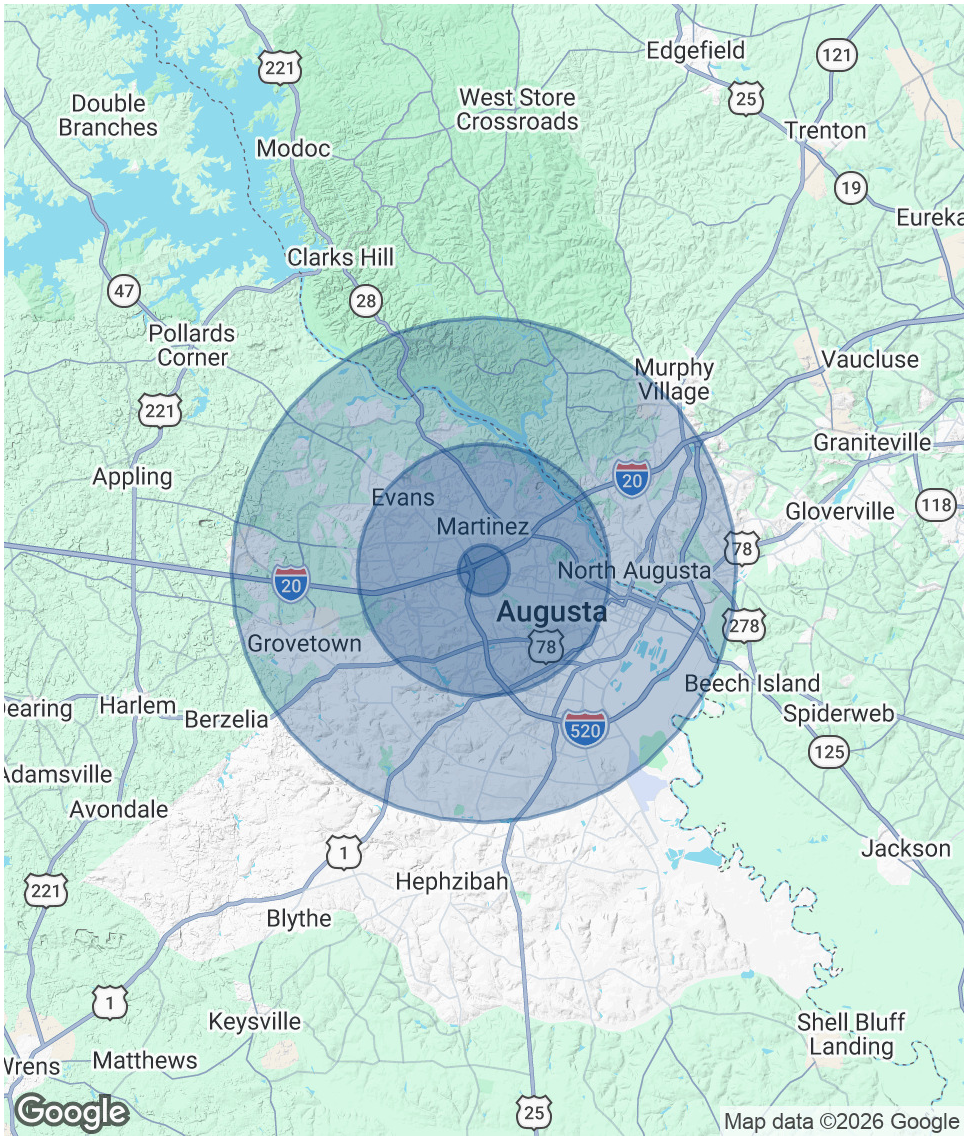
Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,435	144,702	348,520
Average Age	38.3	38.4	37.1
Average Age (Male)	37.4	37.0	36.1
Average Age (Female)	41.1	40.9	38.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,874	68,506	148,937
# of Persons per HH	1.7	2.1	2.3
Average HH Income	$82,011	$63,169	$63,608
Average House Value	$168,501	$162,160	$162,923

2020 American Community Survey (ACS)



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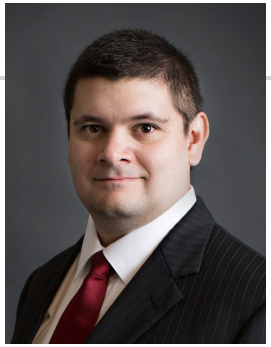
Advisor Bio 1



JOE EDGE, SIOR, CCIM

President & Broker

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Direct: **706.288.1077** | Cell: **706.627.2789**

PROFESSIONAL BACKGROUND

Joe Edge is a seasoned commercial real estate broker with more than twenty years of experience in the commercial real estate industry. Following four years of service in the United States Marine Corps, he began his career in real estate and, in 2006, acquired Sherman & Hemstreet Real Estate, a firm that now has more than a century of history. Under his leadership, Sherman & Hemstreet has grown into one of the largest commercial real estate firms in the area, providing comprehensive real estate services across the Southeastern United States.

Licensed in both Georgia and South Carolina, Joe personally oversees transactions throughout both states. He holds the Certified Commercial Investment Member (CCIM) and Society of Industrial and Office Realtors (SIOR) designations—two of the most prestigious credentials in the industry. The CCIM designation represents the highest level of expertise for investment sales brokers, while the SIOR designation recognizes top-tier office and industrial brokers who meet rigorous production and performance standards. In addition, Joe is a candidate for the Certified Property Manager (CPM) designation, reflecting his commitment to excellence in property management.

Through his leadership, Sherman & Hemstreet continues to set the standard for commercial real estate services in the region, building on its historic legacy with innovative strategies and a client-focused approach.

MEMBERSHIPS

Certified Commercial Investment Member (CCIM)

Sherman & Hemstreet Real Estate Company
4316 Washington Road
Evans, GA 30809
706.722.8334

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