



FOR LEASE

630 ELLIS STREET

630 Ellis Street, Augusta, GA 30901

**SHERMAN &
HEMSTREET**
Real Estate Company

JOE EDGE, SIOR, CCIM
President & Broker
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Sales Administrator
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Property Summary



PROPERTY DESCRIPTION

Multiple suites available. Ground floor and second floor spaces available. Internet can be included for an additional \$50 per month. All spaces have access to restrooms. Suite 1-A is large open floorplan area with several private offices and unshared bathrooms. The executive office spaces feature individual suites distributed across two stories. Designed for convenience, each space comes turn-key with flexible lease options. Lease rates include all utilities, simplifying monthly expenses. Tenants benefit from on-site parking and high-speed internet access. Secure, 24/7 building access ensures peace of mind. Only office-based users are permitted; retail operations are not allowed.

LOCATION DESCRIPTION

Situated on Ellis Street near the intersection of 7th, Greene, and Broad Streets, this office building enjoys a prime downtown location. It sits just behind the newly renovated Miller Theater. The property is also within close proximity to the Augusta Municipal Building and the Cyber Command facilities on Reynolds Street.



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OFFERING SUMMARY

Lease Rate:	\$400 - 2,451 per month (MG; Full Service)
Building Size:	8,040 SF

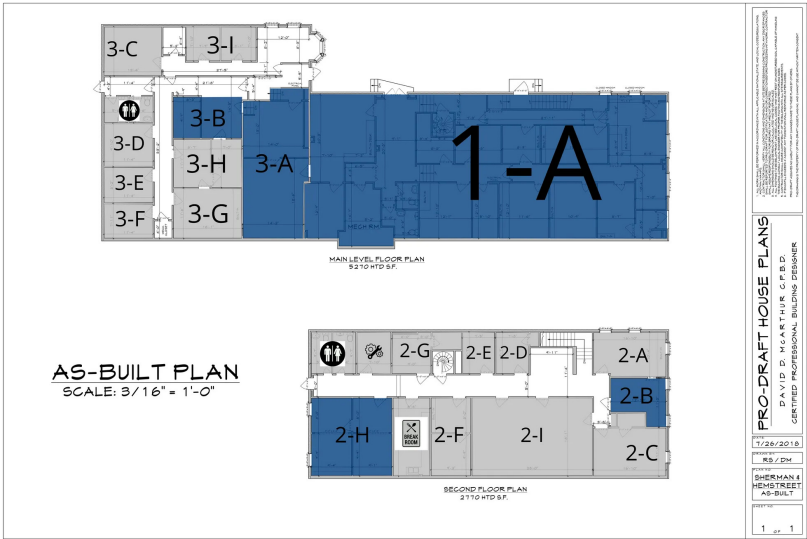
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,061	17,437	37,140
Total Population	5,964	38,908	87,627
Average HH Income	\$52,121	\$66,028	\$73,210

Plans

LEGEND

Available

Unavailable



LEASE INFORMATION

Lease Type:	MG; Full Service	Lease Term:	Negotiable
Total Space:	100 - 2,451 SF	Lease Rate:	\$400 - \$2,451 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1-A	Available	2,451 SF	Modified Gross	\$12.00 SF/yr	Large first floor space open floor plan with 3 private offices and 2 restrooms.
2-B	Available	100 SF	Full Service	\$475 per month	-
2-H	Available	350 SF	Full Service	\$500 per month	Large double unit upstairs in front building. Internet \$50 extra per month.
3-A	Available	390 SF	Full Service	\$550 per month	Large double space with excess storage.
3-B	Available	124 SF	Full Service	\$400 per month	Single downstairs unit. Internet an additional \$50.00 per month.



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Additional Photos

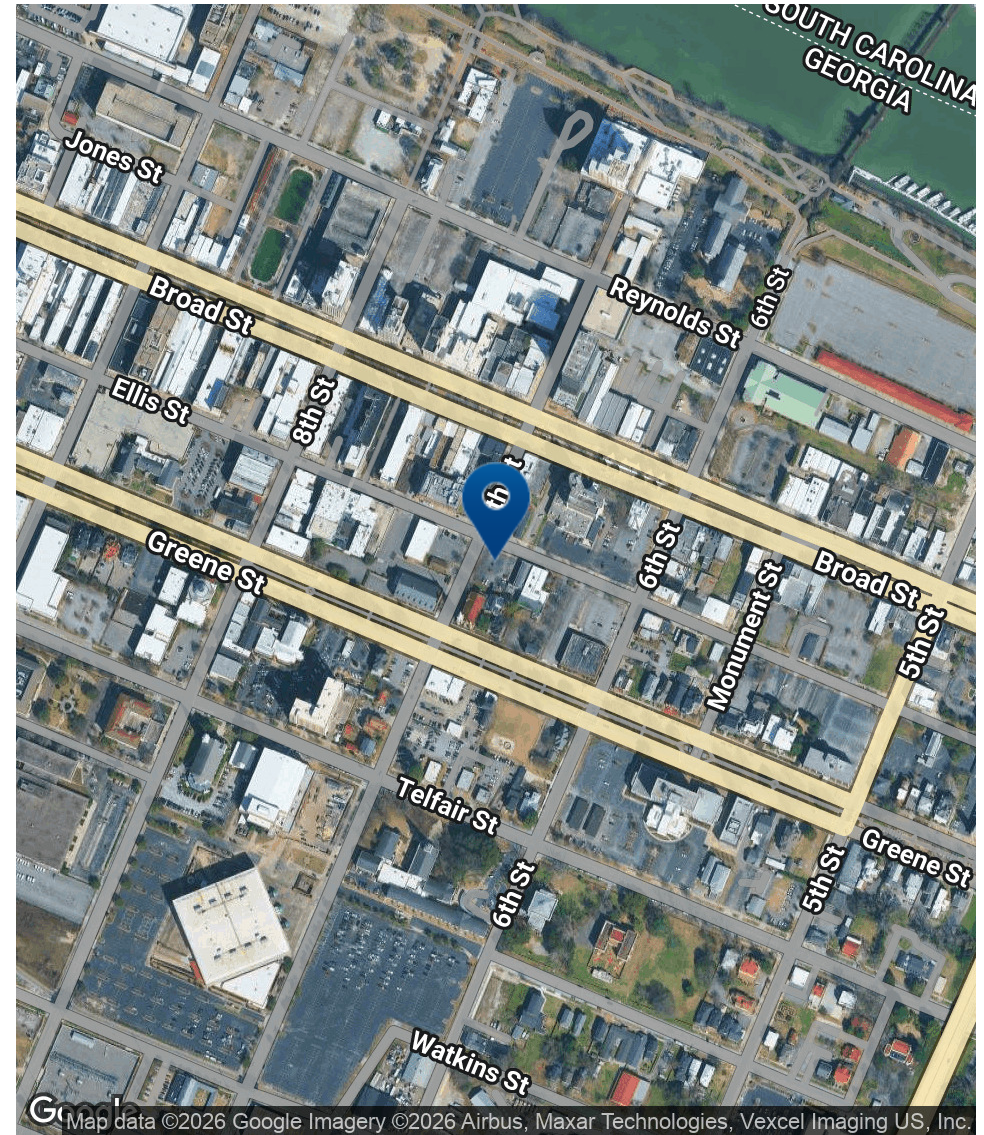
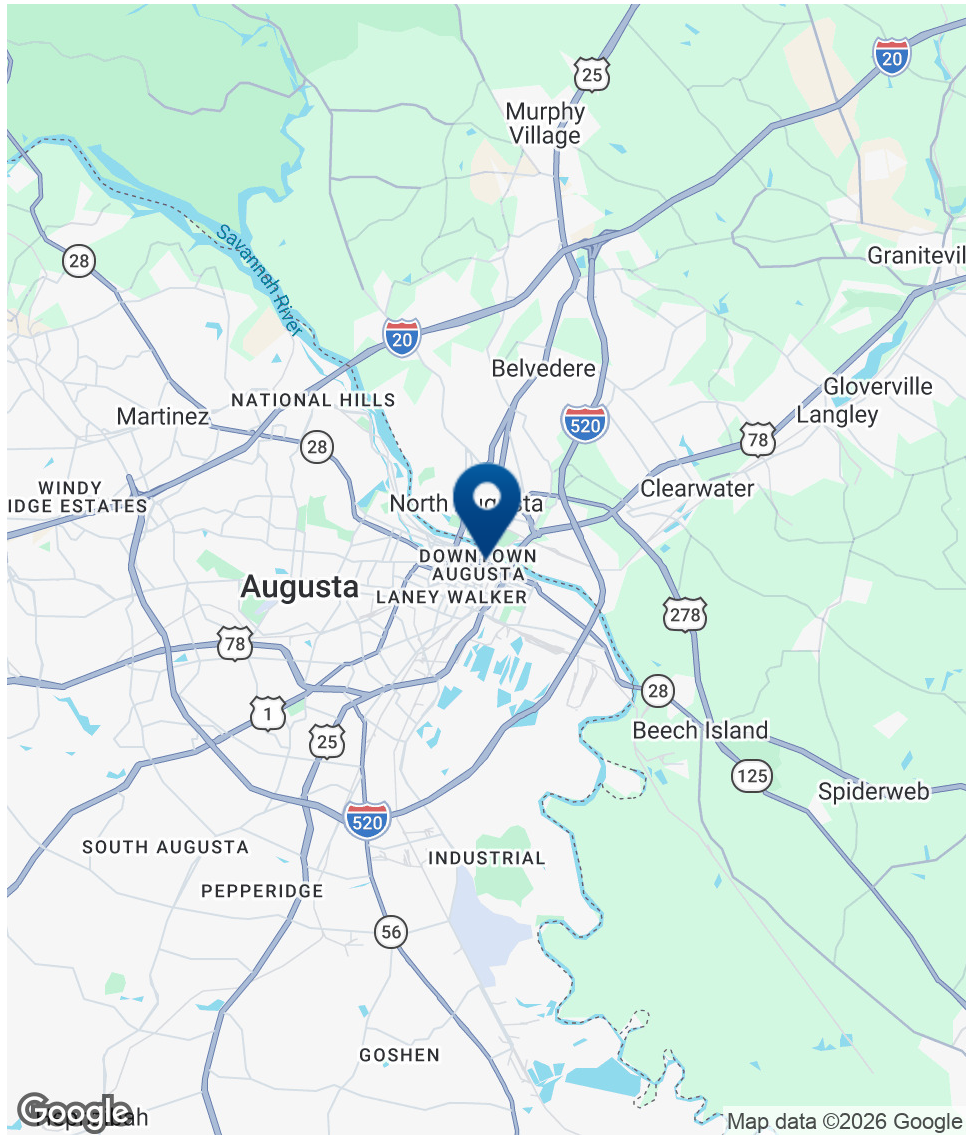


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Location Map



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Advisor Bio 1



JOE EDGE, SIOR, CCIM

President & Broker

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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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