



# FOR LEASE

2031 S CENTENNIAL AVE AIKEN, SC

**24,250 SF AVAILABLE**

**MOVE-IN READY OFFICE OPPORTUNITY**

JONATHAN CRAWFORD | 706-854-6738  
jonathan.crawford@southeastern.company

LUKE COFFEY | 706-854-6731  
luke.coffey@southeastern.company



2031 S Centennial Ave is a single-story, ±51,250 SF office building strategically positioned on a ±5.4-acre parcel featuring approximately 355 dedicated parking spaces.

Located within the Centennial Corporate Center in Aiken, South Carolina. (Building 1) presents 24,250 SF of move-in ready office space in a dense and growing submarket of Augusta, GA.

# PROPERTY DETAILS

Year Built: 1991

Building Size: +/- 51,250 RSF

Available RSF: +/- 24,250

Lease Rate: \$14 / PSF (NNN)

Construction: Steel Frame with stucco & glass exterior finishes

Foundation: Concrete slab with reinforced concrete foundation

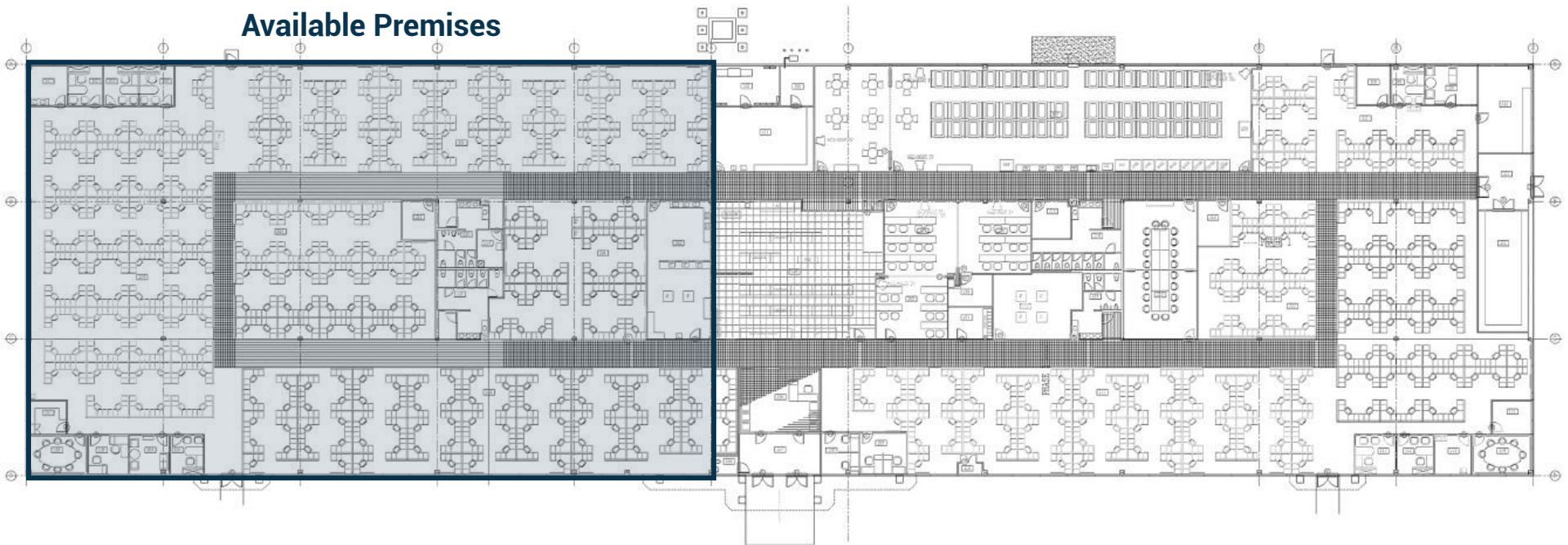
Electrical: Dominion Energy 120v-208v / 277v-480v and gas

Parking: Free surface parking with 8:1,000 RSF ratio

Stories: One (1) story with 16' wall height



## Available Premises



Aiken is part of the greater Augusta market, known as the Augusta-Richmond County, GA-SC Metropolitan Statistical Area. The MSA spans the Georgia/South Carolina state line, and includes Richmond, Burke, Columbia, Lincoln, and McDuffie counties in Georgia, and Aiken and Edgefield counties in South Carolina. The area's resources, business friendly environment, low cost of living, high quality of life, and strong labor force are ideal for a variety of industries.

