



FOR LEASE

630 ELLIS STREET

630 Ellis Street, Augusta, GA 30901

**SHERMAN &
HEMSTREET**
Real Estate Company

JOE EDGE, SIOR, CCIM

President & Broker

jedge@shermanandhemstreet.com

706.288.1077

Property Summary



PROPERTY DESCRIPTION

Large single office suite available (\$500 per month)! Second smaller downstairs unit is available (\$400 per month). Both spaces have close proximity to restrooms and breakroom which is not part of the rentable square footage. This executive office building features 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. This is a dynamic, fast-growing area experiencing significant revitalization.



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OFFERING SUMMARY

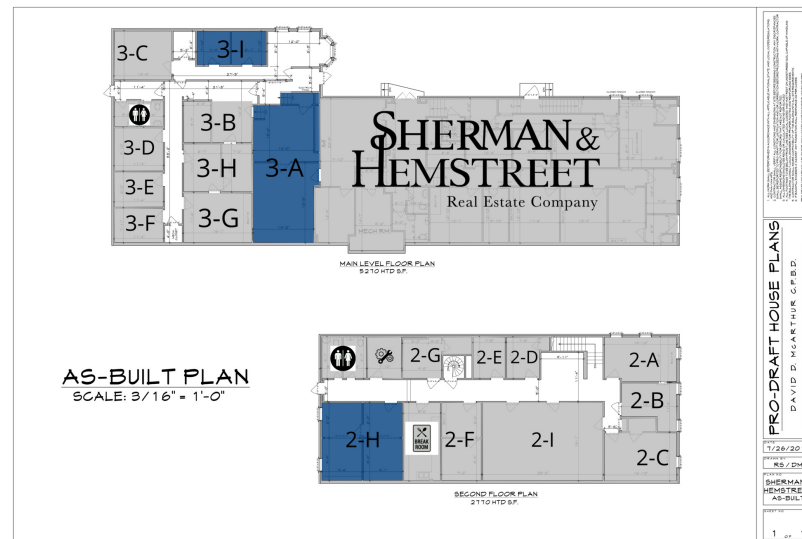
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|----------------|--|
| Lease Rate: | \$400.00 - 550.00 per month (Full Service) |
| Building Size: | 8,040 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 3,044 | 17,438 | 36,467 |
| Total Population | 5,987 | 39,042 | 83,217 |
| Average HH Income | \$41,648 | \$62,395 | \$69,834 |

Plans

LEGEND

Available



LEASE INFORMATION

| | | | |
|--------------|--------------|-------------|-------------------------------|
| Lease Type: | Full Service | Lease Term: | Negotiable |
| Total Space: | 149 - 390 SF | Lease Rate: | \$400.00 - \$550.00 per month |

AVAILABLE SPACES

| SUITE | TENANT | SIZE | TYPE | RATE | DESCRIPTION |
|-------|-----------|--------|--------------|-----------------|--|
| 3-I | Available | 149 SF | Full Service | \$400 per month | Single office downstairs. Internet \$50 extra. |
| 3-A | Available | 390 SF | Full Service | \$550 per month | Large double space with excess storage. |
| 2-H | Available | 350 SF | Full Service | \$500 per month | Large double unit upstairs in front building. Internet \$50 extra per month. |



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Additional Photos

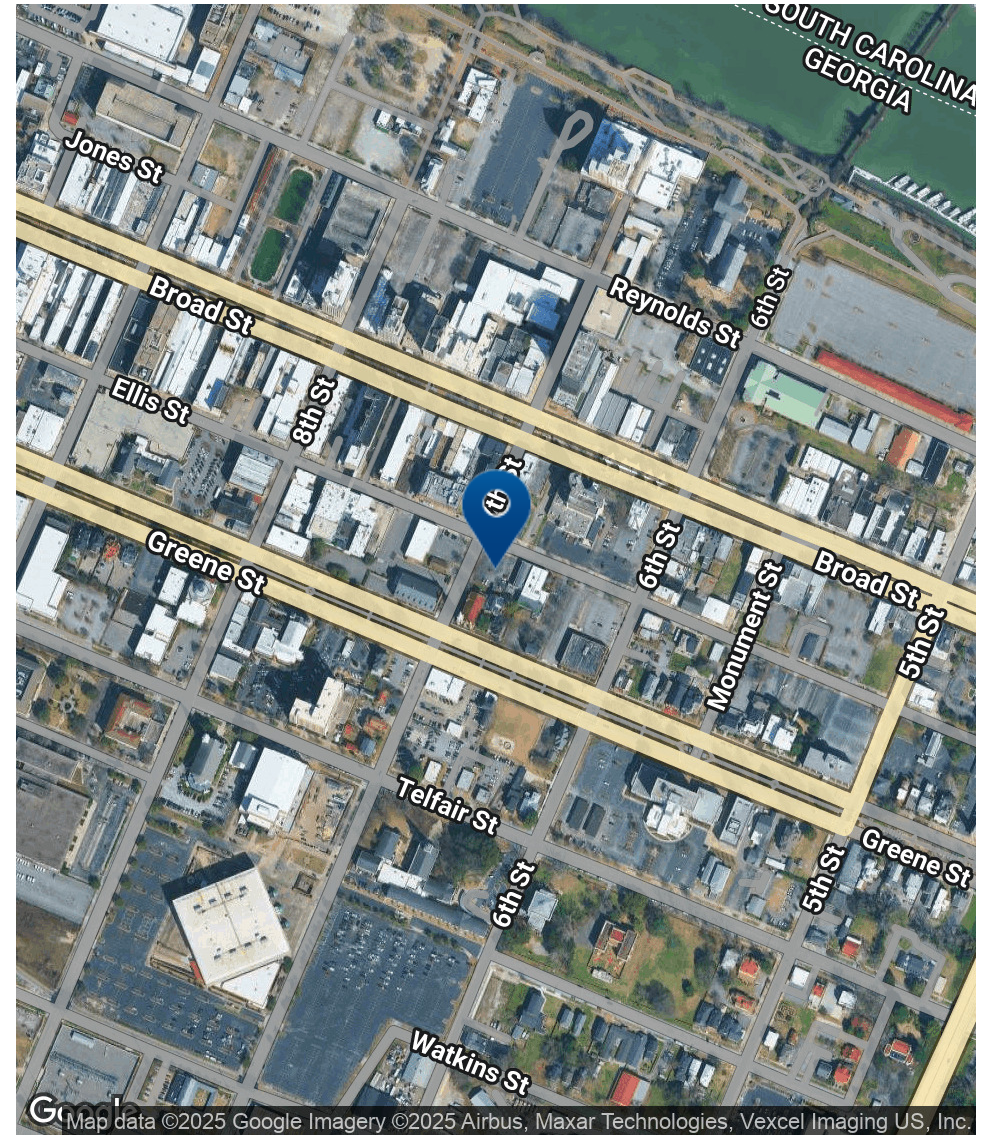
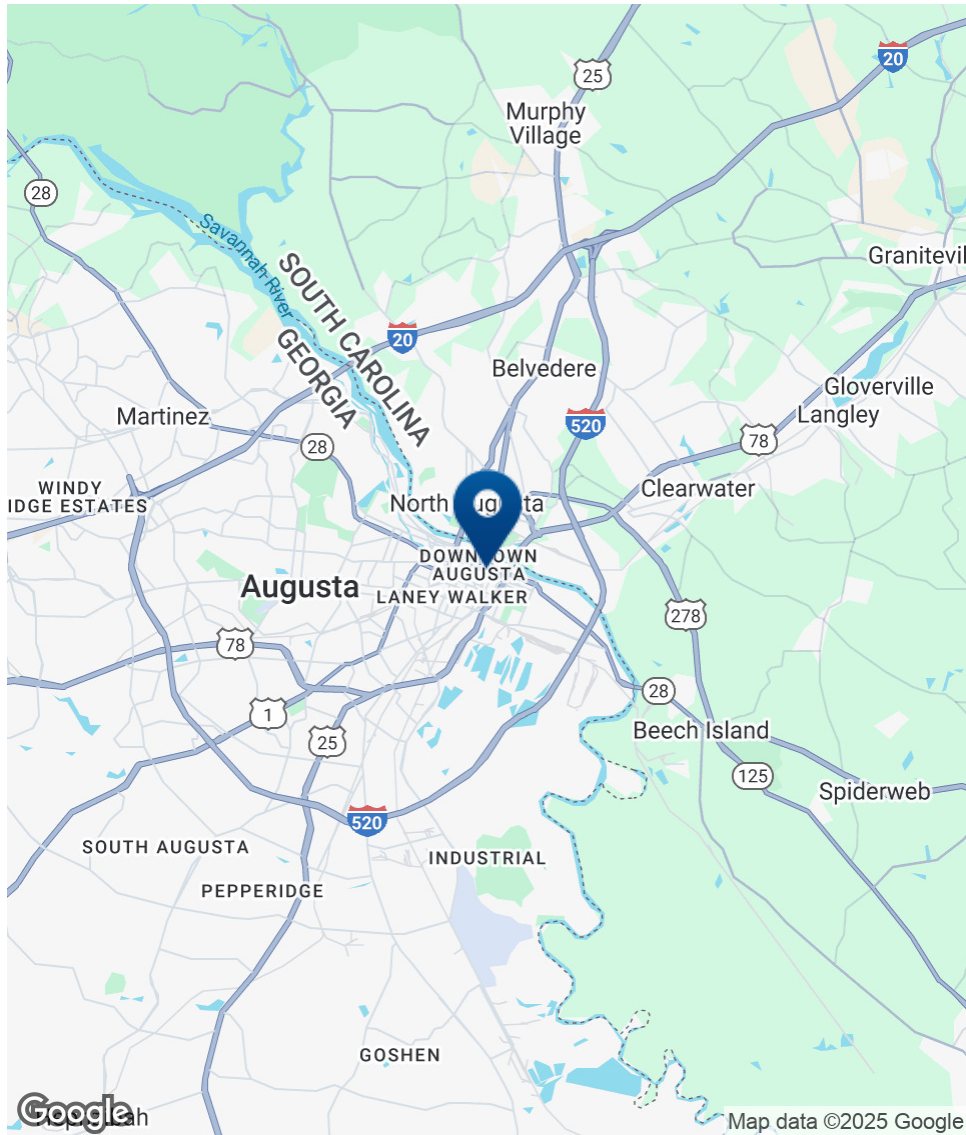


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Location Map

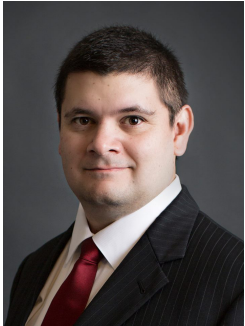


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Advisor Bio 1



JOE EDGE, SIOR, CCIM

President & Broker

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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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