



FOR LEASE

WALKER STREET
OFFICE BUILDING

429 Walker 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

This historic building features multiple spaces at varying sizes for lease. The second/third floor space has over 5,000 square feet at an aggressive rental rate and flexible lease terms. This space features large offices with high ceilings, a breakroom, outdoor patio, multiple bathrooms, and a wraparound porch on the front. The main floor and basement have multiple users that lease one to two individual offices and share a conference room, break-room, and restrooms.

LOCATION DESCRIPTION

Located in Downtown Augusta, GA. The property is in the historic district right across from the Augusta Utilities Department offices. It has close proximity to the courthouses in Downtown which makes the site ideal to law firms. It has close proximity to all major highways and convenient to both GA and SC.

OFFERING SUMMARY

Available SF:	240 - 4,000 SF
Lot Size:	0.51 Acres
Building Size:	6,186 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	3,674	42,445	121,296
Total Population	7,021	87,980	265,151
Average HH Income	\$27,464	\$45,889	\$55,770



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Additional Photos



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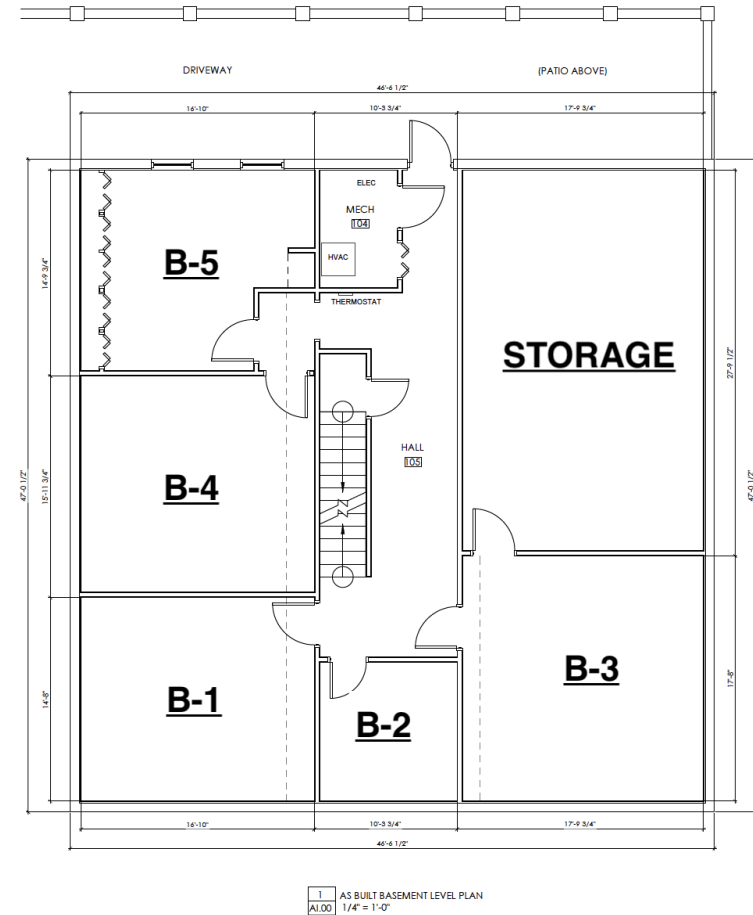
Lease Spaces

LEASE INFORMATION

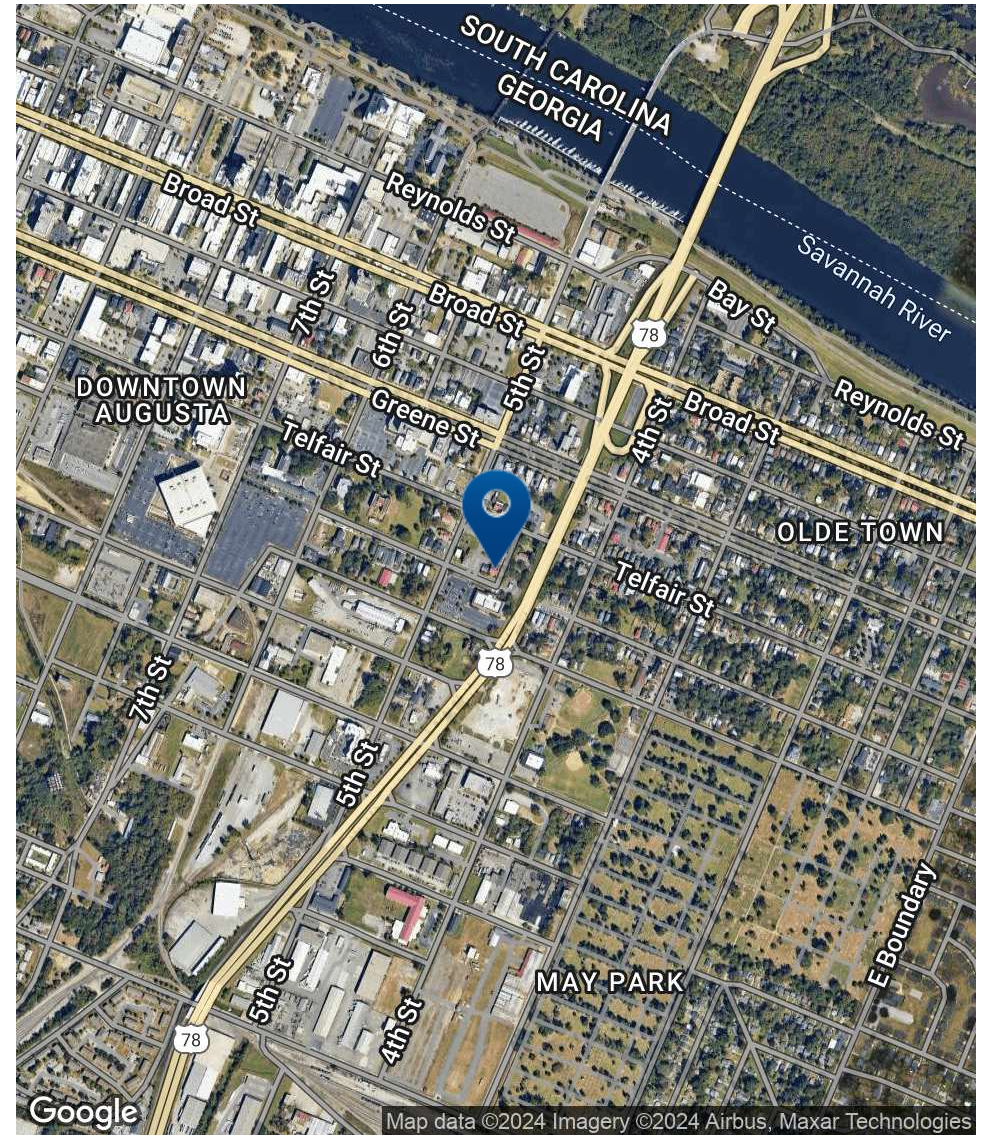
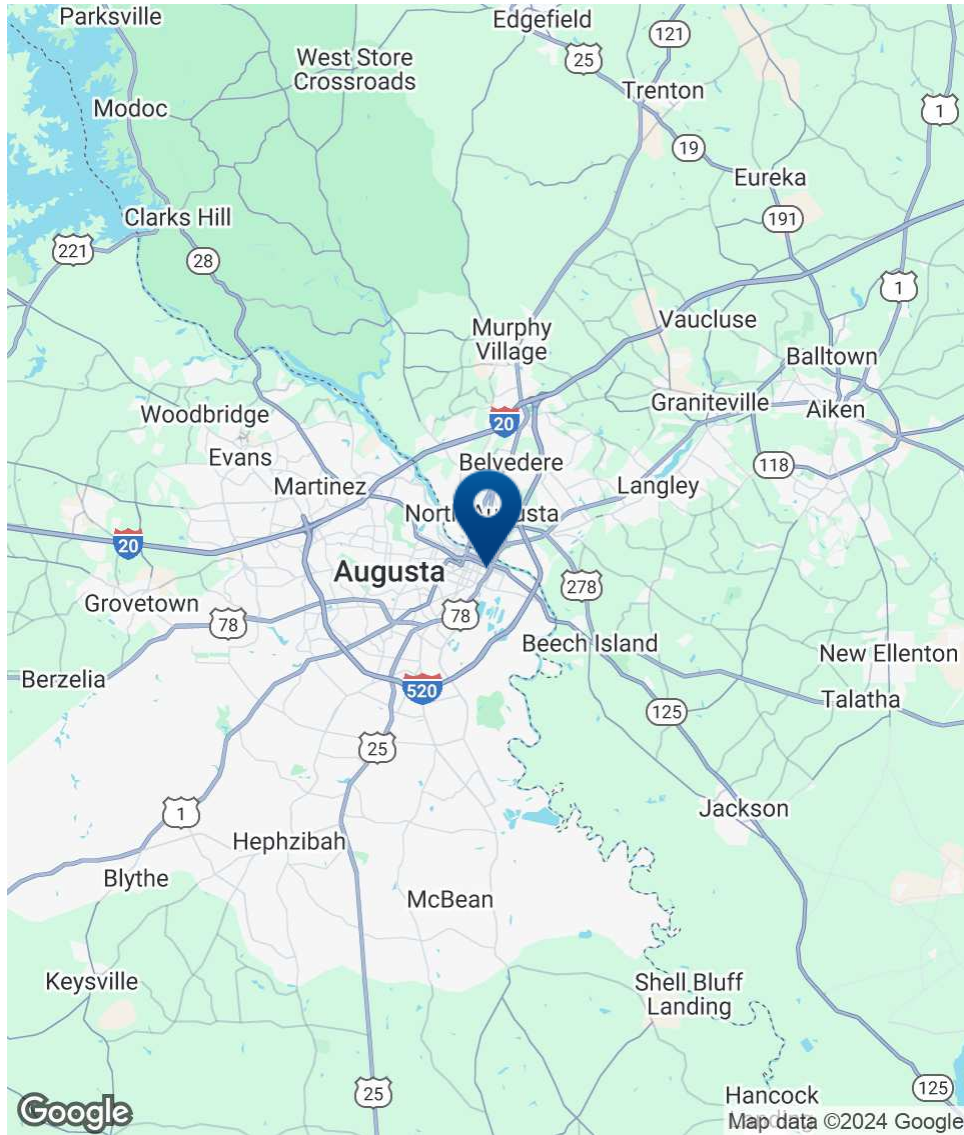
Lease Type:	Full Service; MG	Lease Term:	Negotiable
Total Space:	240 - 4,000 SF	Lease Rate:	\$400 - \$4,333.33 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite B-1	Available	240 - 744 SF	Full Service	\$400 per month
Suite B-2	LEASED	121 - 625 SF	Modified Gross	\$400 per month
Suite B-3	LEASED	324 SF	Full Service	\$450 per month
Suite B-4	LEASED	240 SF	Full Service	\$400 per month
Suite B-5	LEASED	240 SF	Full Service	\$400 per month
Storage	Available	504 - 744 SF	Modified Gross	\$750 per month
Suite 200	Available	4,000 SF	Modified Gross	\$13.00 SF/yr



Location Map



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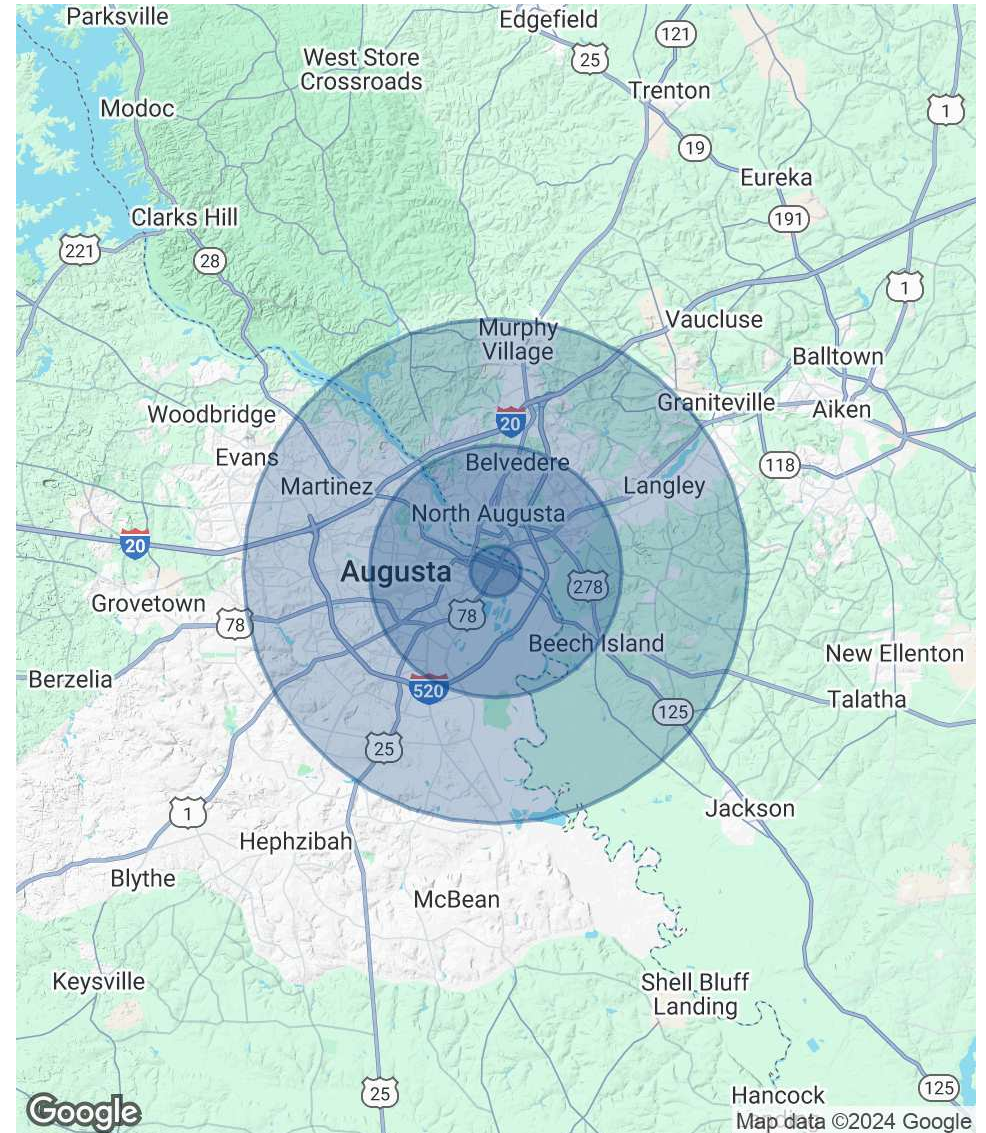
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Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	7,021	87,980	265,151
Average Age	38.9	36.8	37.6
Average Age (Male)	35.2	34.6	36.0
Average Age (Female)	38.8	39.4	40.0

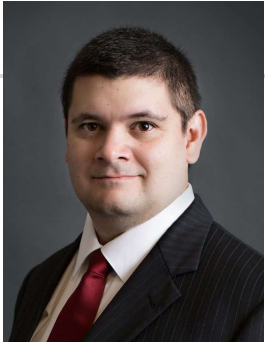
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,674	42,445	121,296
# of Persons per HH	1.9	2.1	2.2
Average HH Income	\$27,464	\$45,889	\$55,770
Average House Value	\$117,627	\$125,443	\$136,211

* Demographic data derived from 2020 ACS - US Census



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Advisor Bio



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PROFESSIONAL BACKGROUND

Joe Edge has been a licensed real estate broker for nearly two decades. After four years of serving in the Marine Corps, Joe started his career in real estate shortly thereafter acquiring the then 90-year-old firm Sherman & Hemstreet, Augusta, GA's largest commercial real estate firm in 2006. Currently, S&H is the largest CRE firm in the Augusta, GA region and provides commercial real estate services for all of the southeastern United States.

Currently Sherman & Hemstreet manages over 10 million square feet of office, industrial and retail space.

Currently, Joe holds both the CCIM and SIOR designations and is a CPM (Certified Property Manager) candidate. The CCIM is the highest designation an investment sales broker can obtain. The SIOR designation is the most prestigious designation any office or industrial broker can receive requiring a very high commission threshold. Several S&H agents hold these designations. To learn more about these designations go to www.ccim.com or www.sior.com.

MEMBERSHIPS

Certified Commercial Investment Member (CCIM)

Society of Industrial and Office Realtors (SIOR)

Sherman & Hemstreet Real Estate Company

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