

Downtown Class A Office Bldg

925 Laney Walker Blvd, Augusta, GA 30901



OFFERING SUMMARY

Available SF: 100 - 16,095 SF

Lease Rate: \$450.00 - 6,683.90 per month (Full Service)

Lot Size: 0.75 Acres

Year Built: 2004

Building Size: 16,095

PROPERTY OVERVIEW

This 16,095 square foot Class A office building has 5,365 square feet per floor each with their own bathrooms and conference room. Rental rates were recently reduced, and all rates are full-service including utilities and janitorial.

The second floor was recently vacated and is laid out with 19 individual offices and one large conference room. The third floor consists of 17 individual offices, 1 common workspace and a large conference room. Individual office can be rented under flexible terms.

The first floor currently has 1 space available. Building has an elevator and all mechanical systems are in tip top condition.

LOCATION OVERVIEW

Building is in federal tax incentive opportunity zone in downtown Augusta, GA on Laney Walker Blvd. Directly across from the Richmond County Health Dept between RA Dent Blvd. and James Brown Blvd. Less than a half mile to the Downtown Medical District, the Judicial Center/Courthouse. Convenient access to Walton Way, Gordon Hwy, Calhoun Exp, Riverwatch Pkwy, I-20 and I-520.

PROPERTY HIGHLIGHTS

- Class-A Office Building

SHERMAN & HEMSTREET REAL ESTATE COMPANY

624 Ellis St. , Augusta, GA 30901
shermanandhemstreet.com
706.722.8334

JOE EDGE, SIOR, CCIM

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LOCATION DESCRIPTION

Building is located in downtown Augusta, GA on Laney Walker Blvd. directly across from the Richmond County Health Dept between RA Dent Blvd. and James Brown Blvd.

PROPERTY HIGHLIGHTS

- Class-A Office Building
- Fully Sprinklered
- Elevator
- Convenient Location
- Suites & Executive Offices
- Private, On-Site Parking

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LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	100 - 16,095 SF	Lease Rate:	\$450.00 - \$6,683.90 per month

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
925 Laney Walker Blvd Suite 103	892 SF	Full Service	\$17.38 SF/yr
925 Laney Walker Blvd Suite 201	5,365 - 16,095 SF	Full Service	\$14.95 SF/yr
925 Laney Walker Blvd Suite 301	120 SF	Full Service	\$450 per month
925 Laney Walker Blvd Suite 306	100 SF	Full Service	\$475 per month
925 Laney Walker Blvd Suite 315	150 SF	Full Service	\$500 per month

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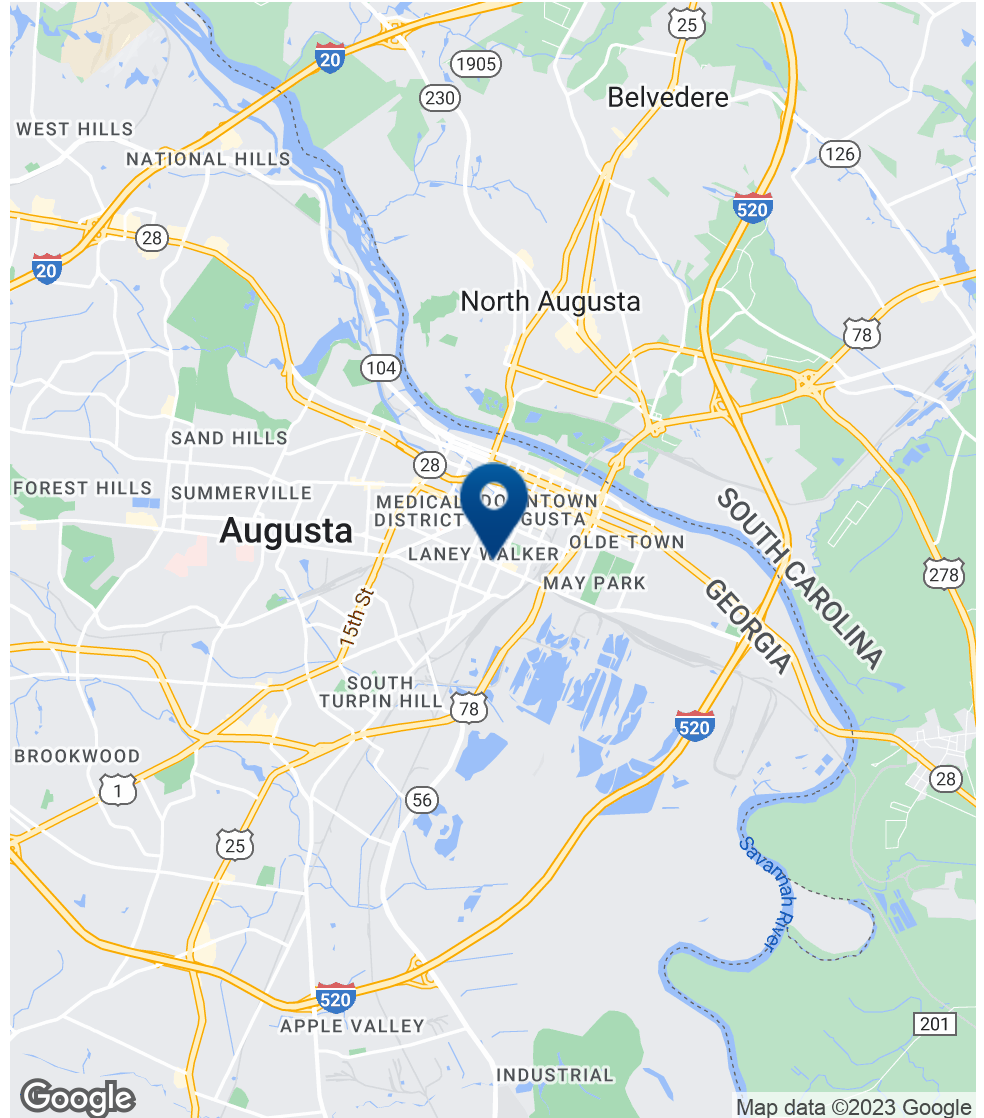
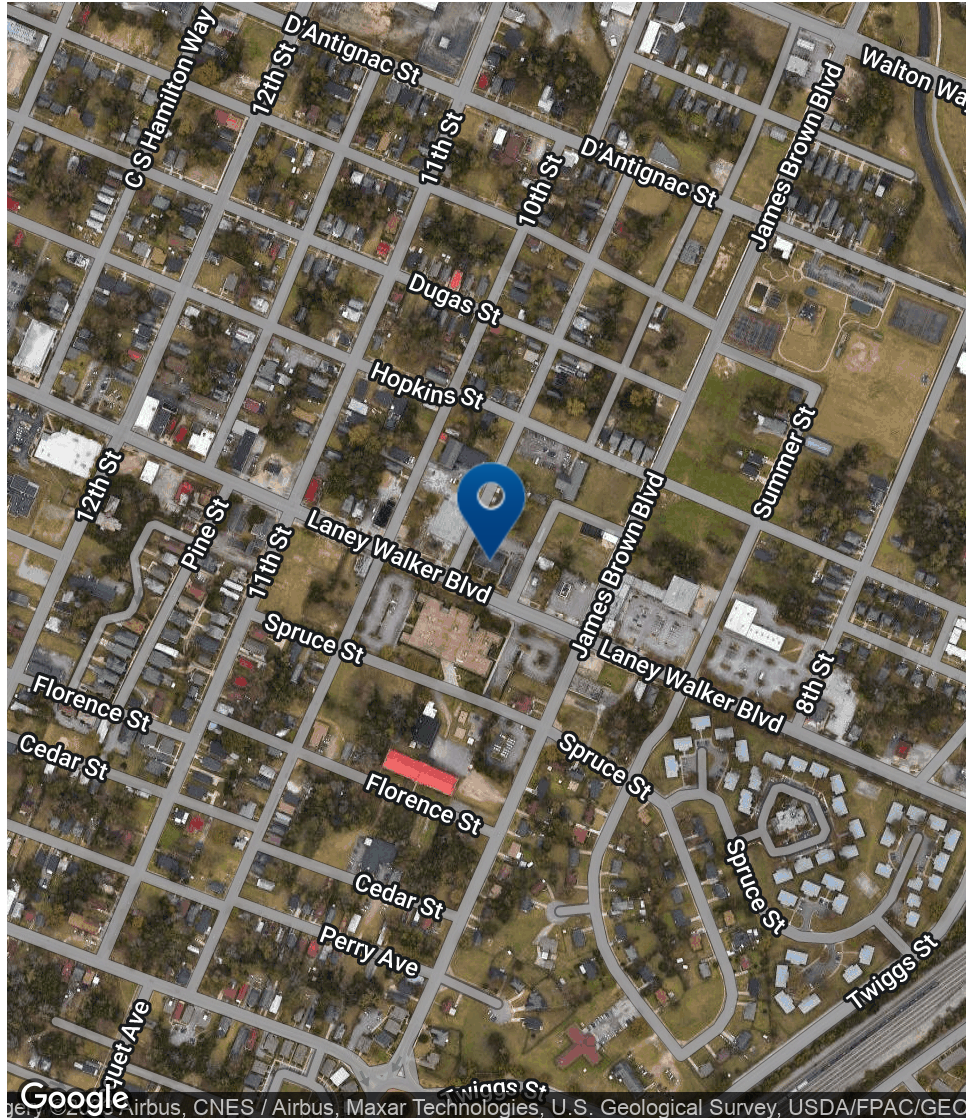
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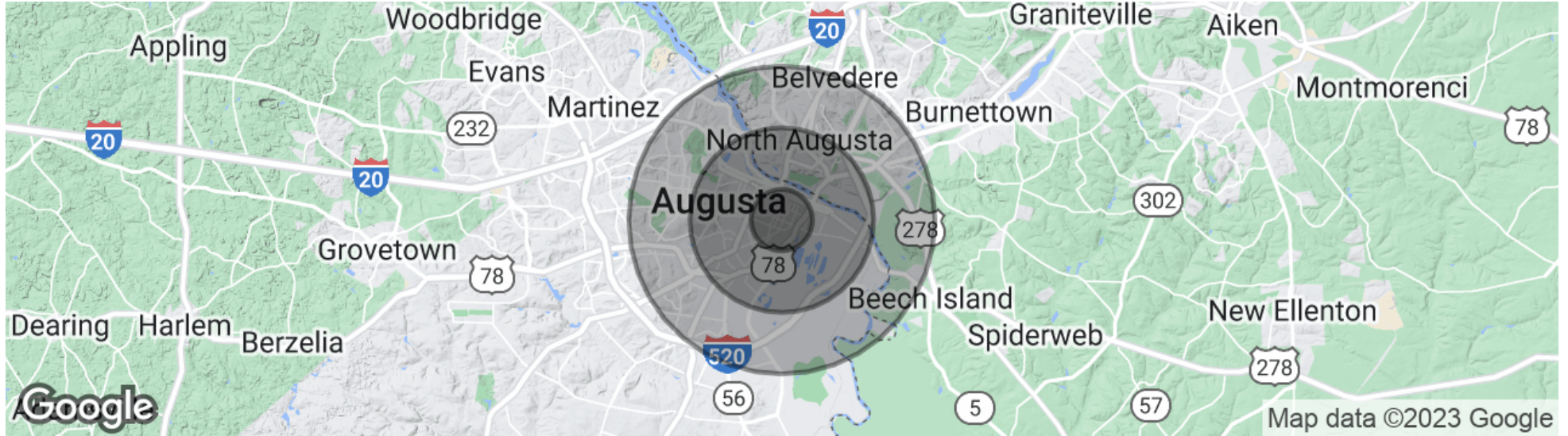
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	5,042	43,188	103,416
Median age	47.2	37.8	36.5
Median age (Male)	44.1	34.5	34.6
Median age (Female)	47.1	40.0	39.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,918	21,468	49,658
# of persons per HH	1.7	2.0	2.1
Average HH income	\$23,595	\$41,702	\$46,264
Average house value	\$93,795	\$115,746	\$124,649

* Demographic data derived from 2020 ACS - US Census

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JOE EDGE, SIOR, CCIM

President & Broker



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PROFESSIONAL BACKGROUND

Joe Edge has been a licensed real estate broker for sixteen years. 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. In addition to the Augusta, GA region, Joe is licensed and personally handles all transactions in Georgia, Alabama, South Carolina, and North Carolina.

Joe has also grown S&H into one of the nation's leading property management firms. Currently managing over 6,500 units consisting of apartments, single family rentals, and manufacturing housing communities. S&H also acts as an asset manager for over ten 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 & AFFILIATIONS

Certified Commercial Investment Member (CCIM)
Society of Industrial and Office Realtors (SIOR)