

CLASS A OFFICE SPACE AVAILABLE

3638 Walton Way Extension, Suite 200
Augusta, GA 30909

FOR LEASE

2,000 - 2,700 SF

APN | 023-0-347-01-0

PARKER DYE

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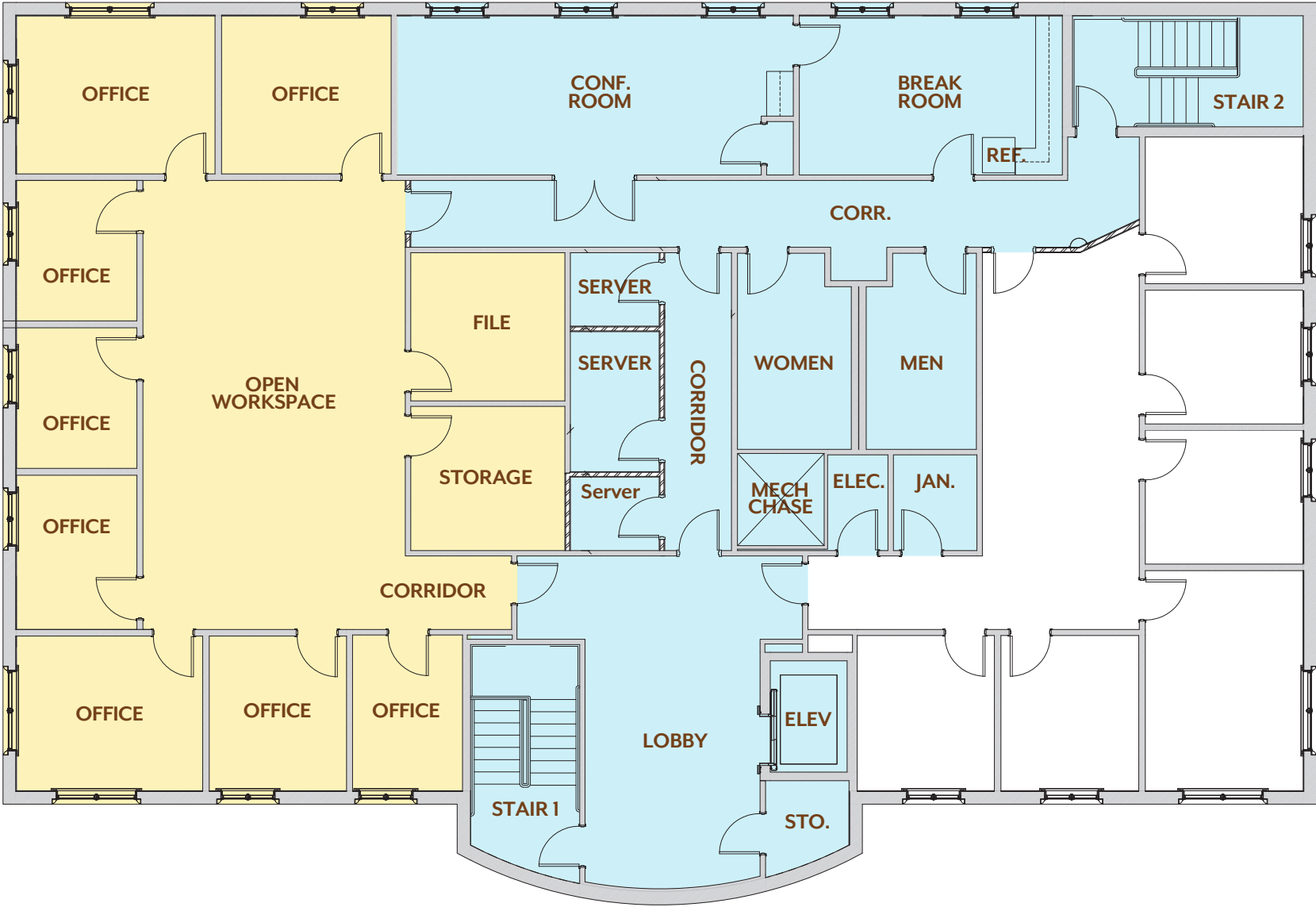
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COMMERCIAL REAL ESTATE

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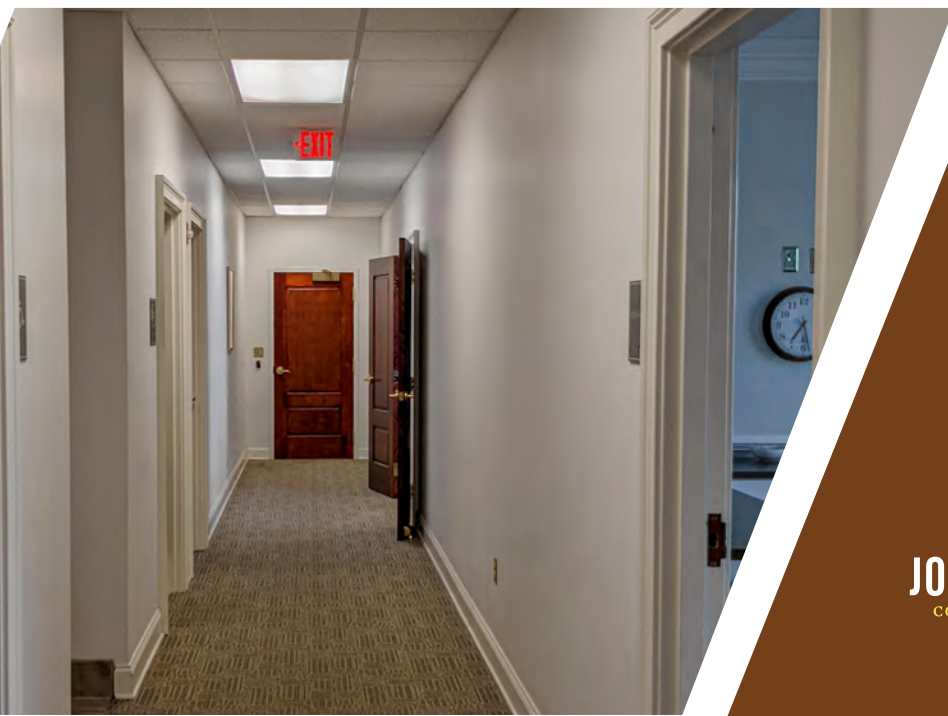


3638 Walton Way Extension | Suite 200

Suite 200 - 
additional space
available for use - 









Highlights

This Class A office Building is located on Exchange Lane in the heart of West Augusta. The building fronts Walton Way Extension that has a daily traffic count of 25,000. The location has easy access to I-20 and I-520. It is less than a mile from the bustling retail hub Augusta Exchange that includes Target, Michaels, Party City, Office Depot, Staples, Best Buy, multiple national retail shopping, and hotel/dining locations.

This 2,000-2,700 USF space is located on the second floor of the First Community Bank Building. It offers easy elevator and stair access, a 2nd floor lobby, 9 private offices, 2 cubicles, a reception desk, and waiting area. The space offers the use of a large conference room, storage areas, 2 restrooms, and a full kitchen.

- 2,000-2700 SF of Class A office space
- Ample dedicated parking
- Convenient location with easy access to I-20, and I-520



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Evans



Mullins Crossing

RIVERWATCH PARKWAY

FURYS FERRY ROAD



Downtown

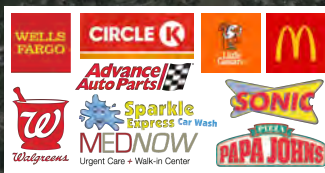
WASHINGTON ROAD



DAVIS ROAD



Augusta Exchange



BOBBY JONES EXPRESSWAY

 **SITE**

COLUMBIA ROAD



BELAIR ROAD

Fort Gordon

WHEELER ROAD

Augusta Mall



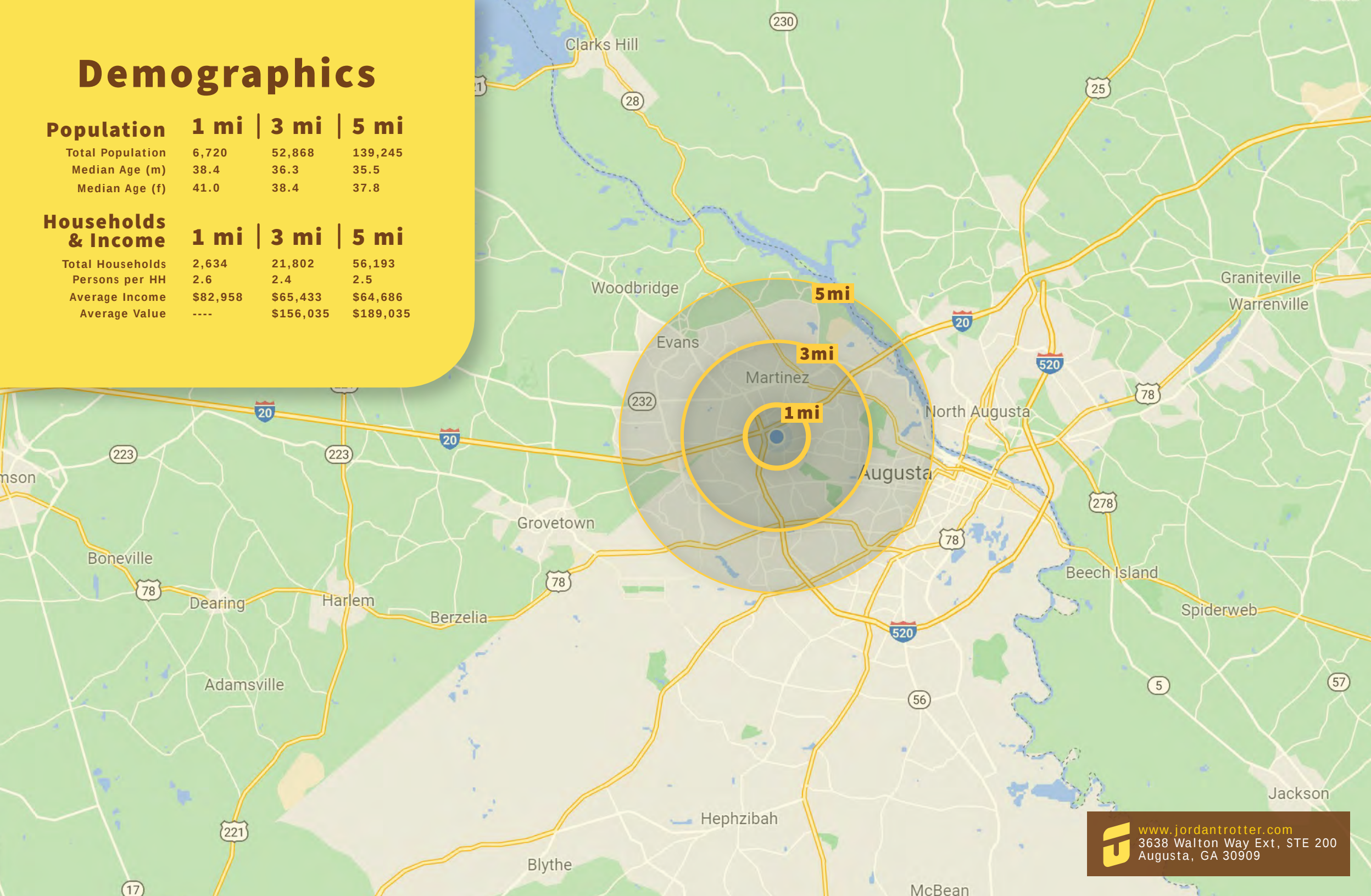
Demographics

Population 1 mi | 3 mi | 5 mi

Total Population	6,720	52,868	139,245
Median Age (m)	38.4	36.3	35.5
Median Age (f)	41.0	38.4	37.8

Households & Income 1 mi | 3 mi | 5 mi

Total Households	2,634	21,802	56,193
Persons per HH	2.6	2.4	2.5
Average Income	\$82,958	\$65,433	\$64,686
Average Value	----	\$156,035	\$189,035



www.jordantrotter.com
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