



±5,355 SF MEDICAL OFFICE BUILDING Move in Ready Office Space

- \$1,050,000 | \$196/SF
- 12 Exam Rooms and Four Provider Offices
- Less Than 1/2 Mile From Doctor's Hospital
- Exam Tables, chairs, and other FF&E Included

OFFERING MEMORANDUM

1224 Augusta West Pkwy
Augusta, Ga, 30909



TABLE OF CONTENTS

1224 AUGUSTA WEST PKWY

- Executive Summary
- Aerial Maps
- Site Maps
- Demographics
- Area Overview

OFFER SUBMISSION

Please submit all offers as a non-binding letter of intent (LOI).
Including:

- Purchase Price
- Earnest Money
- Due Diligence Timeline
- Financing Method



Jonathan Aceves, CCIM, MBA
Finem Group
V.P./Senior Broker
Jaceves@meybohm.com
706-294-1757



John Eckley, MBA, Civil Eng.
Finem Group
V.P./Senior Broker
Jeckley@meybohm.com
706-305-0054



Dustin Wright
Finem Group
Commercial Advisor
Dwright@meybohm.com
706-830-8266




Stephen Long
Finem Group
Investment Analyst
Slong@meybohm.com
706-513-3840



EXECUTIVE SUMMARY



±5,355 SQUARE FEET MEDICAL OFFICE BUILDING

 **\$1,050,000**
List Price

ADDRESS

1224 Augusta W Pkwy
Augusta, GA, 30909

SIZE

1st Floor | ±4,407 SF
2nd Floor | ±948 SF

TAX ID

030-0-088-00-0

LAYOUT

12 Exam Rooms
4 Provider Offices

LAYOUT

Large Waiting Room
Large Nursing Station

FEATURES

Equipment w Sale
2nd Floor Apartment

OFFERING OVERVIEW

The Finem Group at Meybohm Commercial proudly presents an exclusive opportunity to acquire a prime medical office building. Strategically located just half a mile from Doctor's Hospital, this facility is nestled in a hub of medical professionals, offering synergy with neighboring healthcare providers. Designed to cater to medical professionals, the property features four provider offices and 12 well-equipped exam rooms, one of which is specially designed with double doors for wheelchair accessibility. Additionally, the building has 4 provider offices. There is a large waiting room along with a reception area with two admin offices.



1224 Augusta W Pkwy

SALES DESCRIPTION / LOCATION DESCRIPTION

Property Description

Constructed in 1982, the structure initially served as Dr. Reimer's Medical Office. It features a brick design, is built upon a crawl space, and includes expansive windows that allow ample natural light. The clinical area is outfitted with wood-grain luxury vinyl plank flooring, known for its ease of maintenance and simplicity in cleaning.

Property features include:

- 12 Exam Rooms
- 4 Provider Offices
- 2 Admin Offices
- 4 Bathrooms
- Lab/Vital Room
- Large Waiting Area
- Nurses Station
- Upstairs Living Area, Kitchen, Bedroom, Living Room, and Storage
- 39 Parking Spots

The second floor contains an apartment that can be utilized as an office break room.

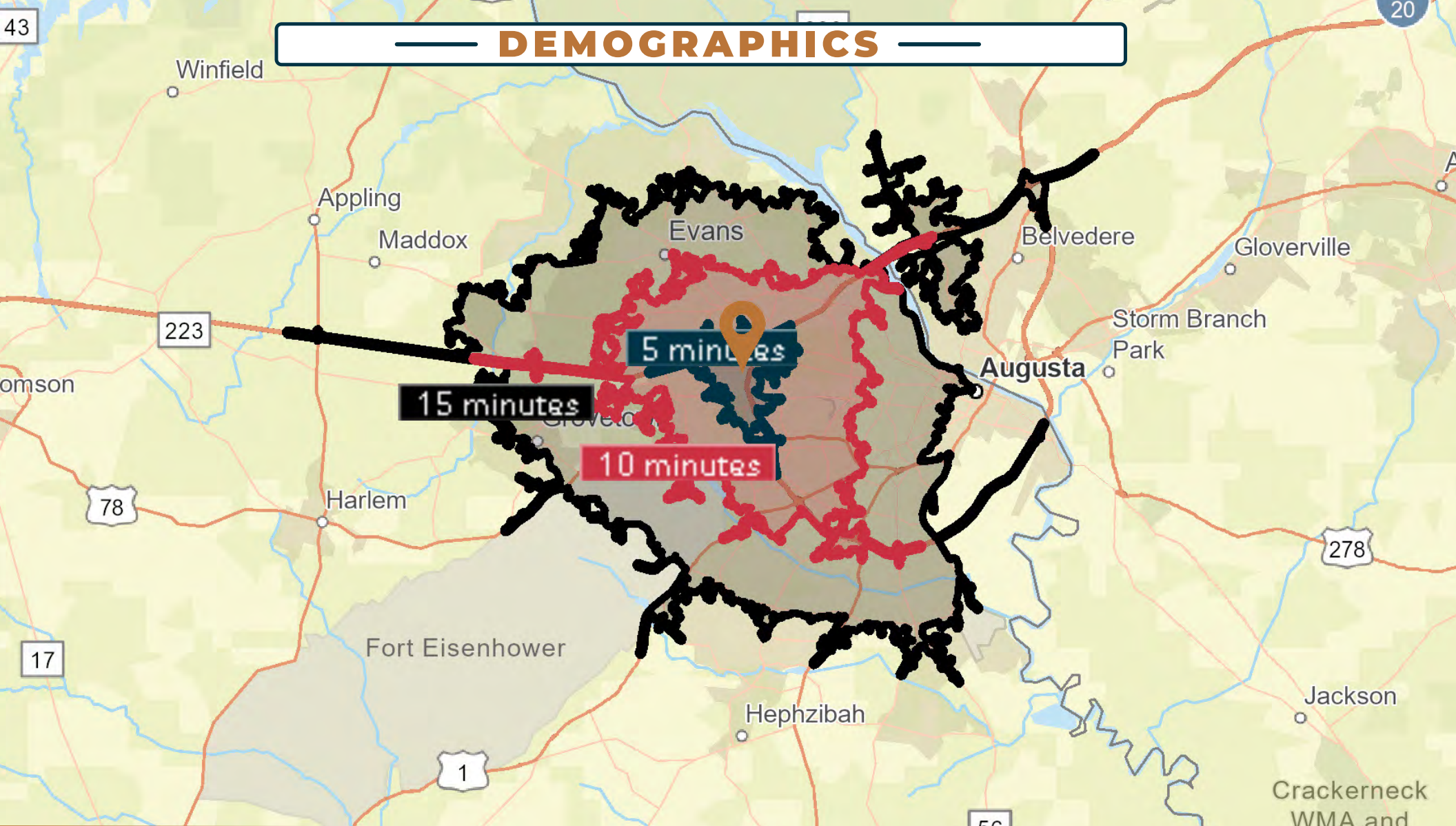
Exam Tables, chairs, stools, and other FF&E are included in the sale price.

Location Description

Located in West Augusta, this property is 1/2 a mile from Doctor's Hospital and is positioned within West Augusta's Medical District. The building is located near I-20 and Bobby Jones Expressway which makes it a very centrally located office location in the CSRA.

The property is located on the front of a medical office complex which is home to other medical users and it has road visibility from Augusta West Pkwy.





Drive Time Radii

	5 Min	10 Min	15 Min
Population	8,943	101,899	258,018
Median HH Income	\$57,423	\$56,517	\$60,492
Median Age	33.8 Yrs	36.8 Yrs	36.9 Yrs



LOCATION OVERVIEW





Proximal Medical Entities

Dermatology and Skin Cancer
Center of Augusta
United Hospice & Homecare
Pruitt Health Hospice
Pediatric Dental Specialists
Kids First Pediatrics
Sayer Endodontics
Shores Dental Center

University Open MRI of Augusta
Blalock Dental
Interventional and Alternative
Spine and Wellness
Oral Surgery of West Augusta
Comfort at Home Homecare
Empyrean Hospice
Augusta Dental Associates


Large Retail Hub



Wheeler Rd. 35,400 VPD

Bobby Jones (I-520) 95,200 VPD

SITE



Bobby Jones (I-520) 95,200 VPD

SITE

Other Medical Entities

MedNow Urgent Care	Southeast Retina Center
AOA Wheeler Road	Augusta Gardens - Senior
Pruitt Health Extended Care	Living & Memory Care
George Pursley (Internist)	Augusta Rheumatology
AU Health Internal Medicine	Institute
Georgia Vocational	Boutwell Chiropractic
Rehabilitation Agency	Center for Pediatric Dentistry
Ray Family Dentistry	Augusta Pediatric Associates
Centerwell Home Health	Augusta Facial Aesthetics



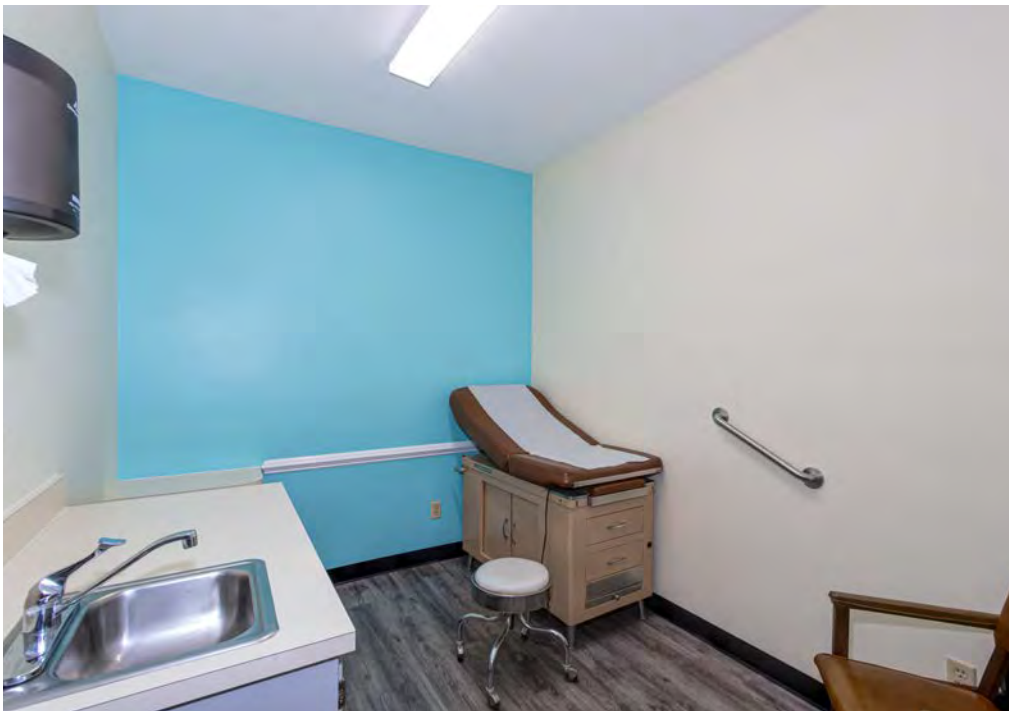
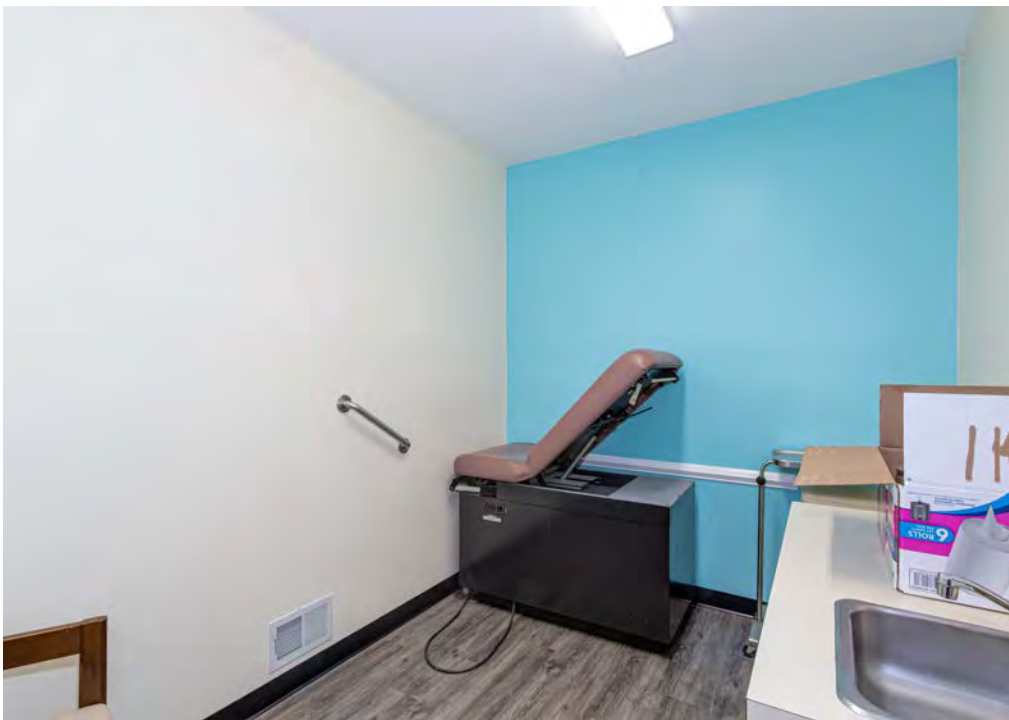
1224 AUGUSTA W. PKWY / OFFERING MEMORANDUM

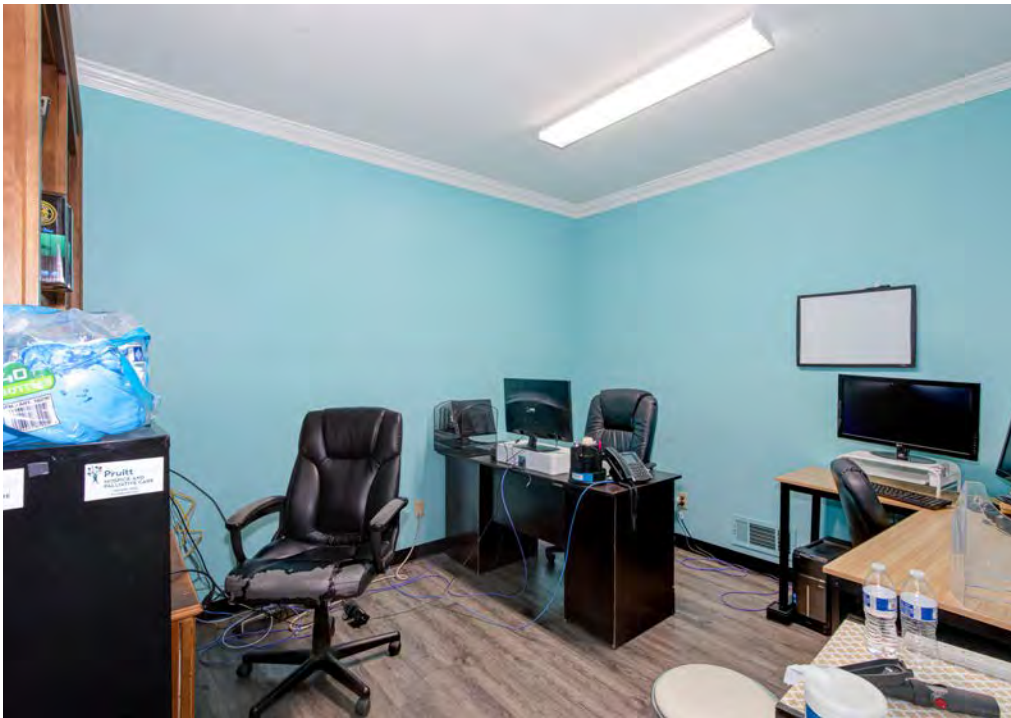


FIRST FLOOR 4,407 SF





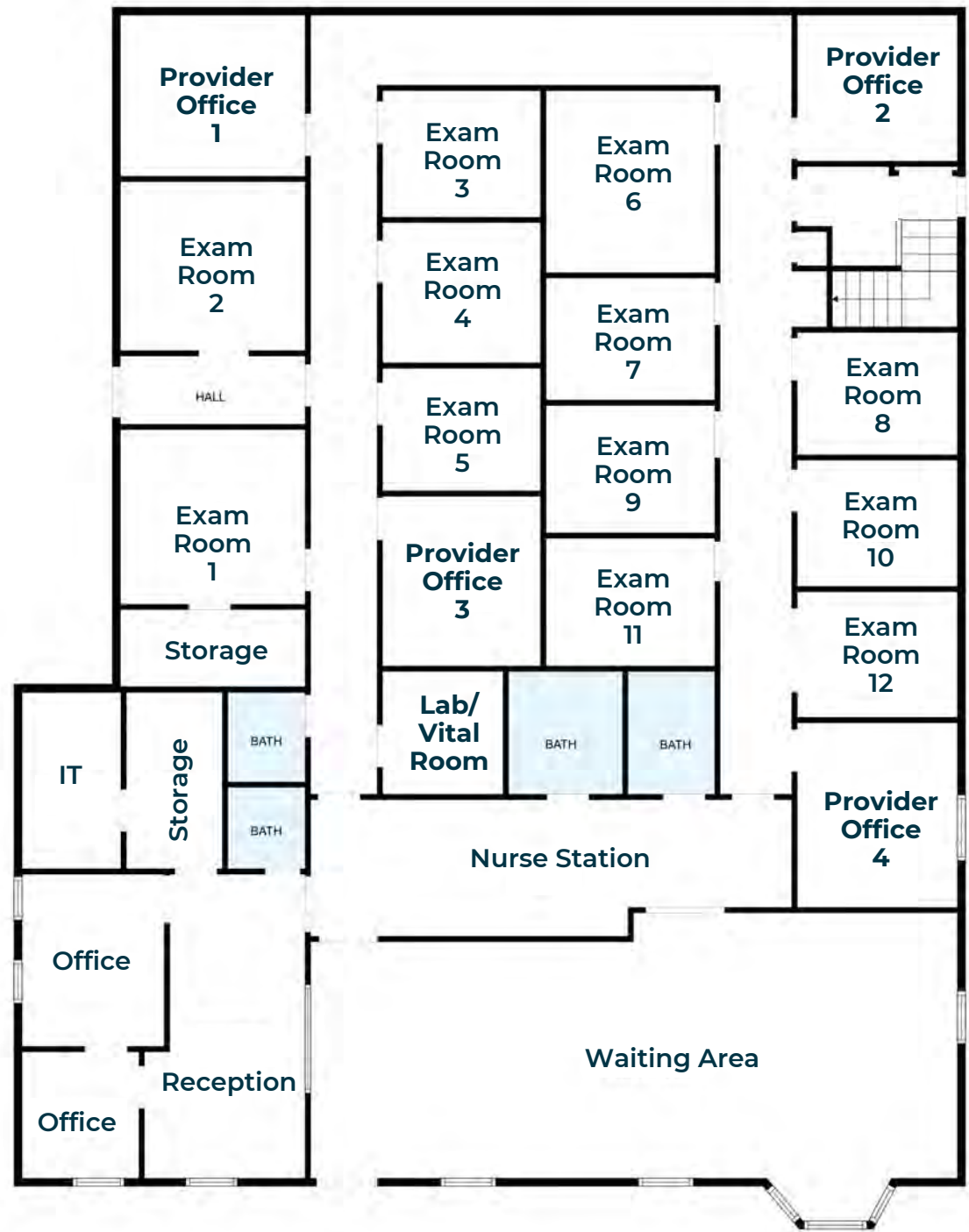




1224 AUGUSTA W PKWY

1ST FLOOR - ±4,407 SF

- 4 PROVIDER OFFICES
- 2 ADMIN OFFICES
- 12 EXAM ROOMS
- 4 BATHROOMS
- LARGE WAITING ROOM
- RECEPTION AREA
- LARGE NURSES STATION/HALL
- LAB/VITAL ROOM
- ONE EXAM ROOM HAS DOUBLE DOORS FOR A WHEELCHAIR TO FIT THROUGH





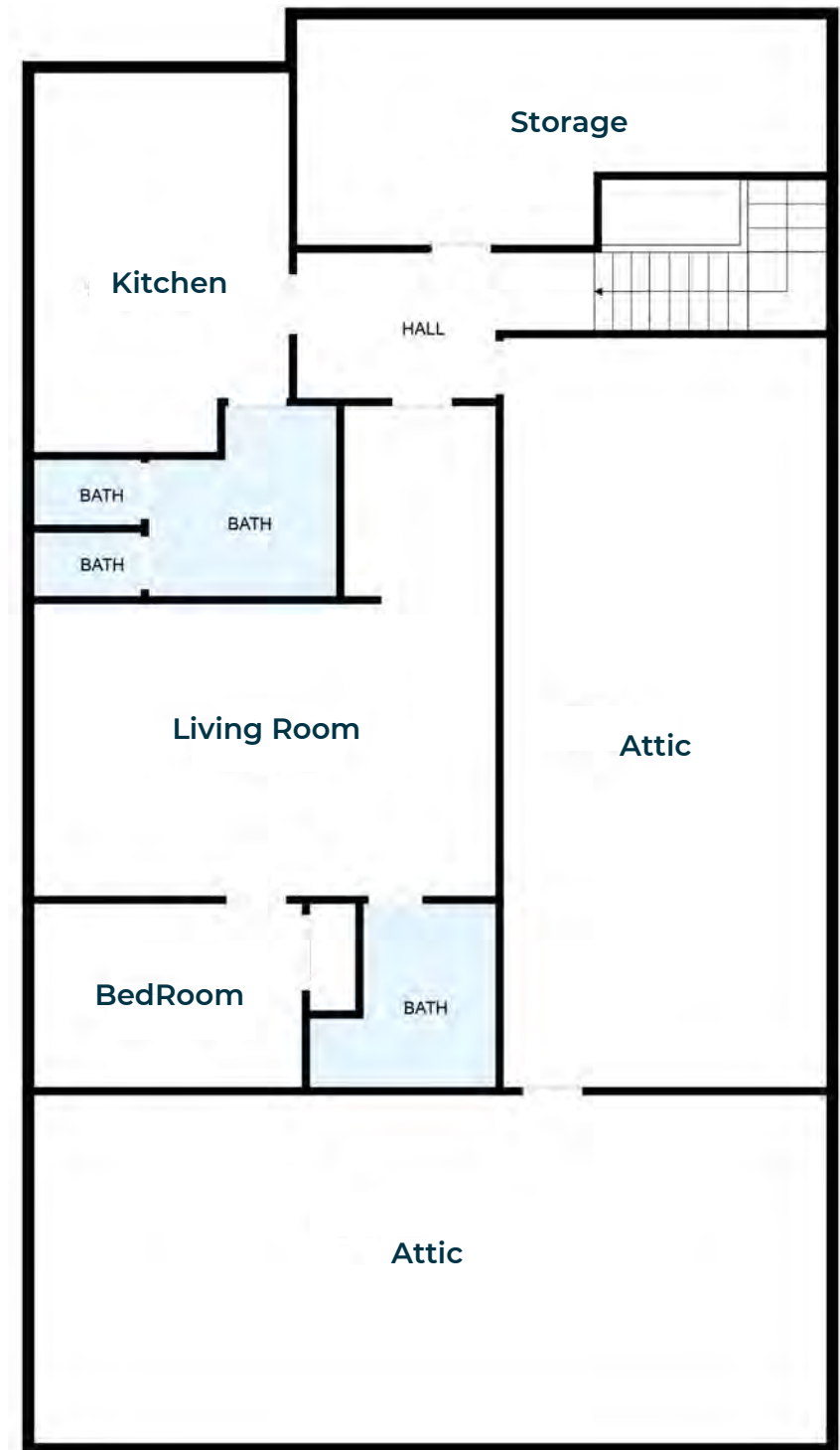
SECOND FLOOR 948 SF





1224 AUGUSTA W PKWY 2ND FLOOR - ±948 SF

- 1 BEDROOM
- 2 BATHROOMS
- EAT-IN KITCHEN
- LIVING ROOM
- STORAGE ROOM
- 2 LARGE ATTIC SPACES





THE CSRA OVERVIEW



622,275

CSRA Population



\$61,473

CSRA Med. Income



\$198,719

Med. Home Value



0.43%

Ann. Growth Rate



4

Total Colleges



9,921

College Studets



269,031

Labor Force



3.7%

Unemployment Rate

MSA BUSINESS OVERVIEW

Augusta is a regional center of medicine, biotechnology, and cyber security. Augusta University, the state's only public health sciences graduate university, employs over 7,000 people. Along with University Hospital, the Medical District of Augusta employs over 25,000 people and has an economic impact of over \$1.8 billion. Within the next few years, the city is expected to have rapid population growth of 10,000+ residents due to the announcement of the United States Army Cyber Command that will be located in Fort Gordon.

The city's three largest employers are Augusta University, the Savannah River Site (a Department of Energy nuclear facility), and the U.S. Army Cyber Center of Excellence at Fort Gordon, which oversees training for Cyber, Signal Corps, and Electronic Warfare. Other Companies with headquarters or distribution centers in the CSRA are but limited to, EZ-Go, Bridgestone, Tax Slayer, John Deere, Amazon, Kellogg's Kimberly Clark, Graphic Packaging International, and more.



Kimberly-Clark



**GEORGIA
CYBER CENTER**



Piedmont
HEALTHCARE



JOHN DEERE

amazon



TaxSlayer

MASTERS



Health
AUGUSTA UNIVERSITY



AUGUSTA UNIVERSITY
**MEDICAL COLLEGE
OF GEORGIA**

VA



U.S. Department
of Veterans Affairs



1224 AUGUSTA W. PKWY / OFFERING MEMORANDUM

WEST AUGUSTA MEDICAL DISTRICT

The West Augusta Medical District represents one of the area's four primary medical districts in the Augusta, GA MSA with representation from the three primary hospital systems in the region: Doctors Hospital, Piedmont Healthcare and Augusta University Health. Additionally, the area features many independent clinics such as Augusta Oncology, Augusta Pediatrics, Augusta Hearing and Balance, Augusta Foot & Ankle, Southeast Retina Center, West Augusta Obstetrics and Gynecology, Urgent MD, Medical Associates Plus, Aiken Augusta Oral and Facial Surgery, Dermatology and Skin Cancer Center, Augusta Endodontic Center, multiple different dentists and more.



**DOCTORS
HOSPITAL**

Live your healthySM

 **Piedmont**
HEALTHCARE

 **Health**
AUGUSTA UNIVERSITY

Proximal Medical Entities:

Doctors Hospital	Dr. Miriam Atkins
Au Health- West Wheeler Internal Med.	Augusta Hearing and Balance
University Extended Care	Aiken Augusta Oral and Facial Surgery
Augusta Pediatrics	Dermatology and Skin Cancer Center
Medical Associates Plus	Center for Primary Care
Eye Physicians and Surgeons of Aug.	Southeast Retina Center
West Augusta Obstetrics and Gyn.	Clinical Care ID Consultants
Urgent MD	Augusta Endodontic Center

RICHMOND COUNTY, GA

Augusta, GA is in the midst of a renaissance of sorts fueled by a few different major drivers. One is the influx of all things cyber with the relocation of the U.S. Army's Cyber Command Headquarters to nearby Fort Gordon. This fairly recent development has and continues to fuel growth in the area, but has only served to accelerate a trend that was already underway. The city's downtown was already fastly developing, but now many more projects are set to break ground. The greater MSA, including surrounding Columbia and Richmond Counties on the GA side, and Aiken and Edgefield counties on the SC side, seem to all be seeing impacts in this already very affordable place to live.

Traditionally, Healthcare, Military, Manufacturing, Energy, and Customer Service have represented the primary nodes of the Augusta Economy. Cyber has recently taken its place at the table next to the others and has fueled much of the recent change. Amazon has plans for two separate distribution warehouses off of I-20 in Columbia County. Over 51,000 jobs are provided by healthcare alone in the Augusta MSA. Manufacturing entities in the area include EZ GO Textron, Kimberly-Clark, John Deere, Starbucks, Graphic Packaging, Cardinal Health, Kellogs and more. Entities like Sitel, ADP, Unisys and Taxslayer specialize in customer-service-based work. The economy is greatly supported by a couple of different large energy projects: Savannah River Site and Plant Vogle providing 12,000 and 6,000 jobs respectively.



\$46,237
MHI



205,673
Population



3.5%
Unemployment

CYBER CITY

U.S. Army Cyber Command (ARCYBER) is the Army headquarters beneath United States Cyber Command. The Army Cyber Command Headquarters located at Fort Gordon operates and defends Army networks and delivers cyberspace effects against adversaries to defend the nation. ARCYBER, led by Fort Gordon, conducts global operations 24/7 with approximately 16,500 Soldiers, civilian employees, and contractors worldwide. The Pentagon's 2013 announcement led to the relocation of the U.S. Army Cyber Command from Fort Meade in Maryland to Fort Gordon in Augusta. Fort Gordon is fast becoming a center for joint forces activities, training, and operations and is a huge employer in east Georgia. With a workforce of 31,155, much of the installation's annual economic impact of nearly \$2.4 billion goes directly into area shops, real estate, banks, and other businesses.

The Augusta Region has long been a hotbed for the tech- and cyber-related companies such as Unisys, ADP, and Raytheon.

Now, Augusta is home to the US Cyber Command at Fort Gordon and the newly completed Georgia Cyber Center, a \$100 million investment and the largest government cybersecurity facility in the United States. Located on the Nathan Deal Campus for Innovation, the center is a unique public/private partnership involving academia, state and federal government, law enforcement, the U.S Army, and the private sector. Other cyber-focused businesses are paying attention and taking advantage of the expanding field by moving their headquarters and establishing branches in the Augusta Region. The \$100 million Georgia Cyber Center, the single largest investment in a cybersecurity facility by a state government to date, is a unique public/private partnership involving academia, state and federal government, law enforcement, the U.S. Army and the private sector.



AUGUSTA NATIONAL

Year after year during the first full week of April, golf fans descend on Augusta by the thousands. The annual event marks a boom for the local economy with over 200,000 average attendees. Augusta is known as the golf capital of the universe for good reason, and the love of golf extends well beyond the confines of Augusta National. It attracts politicians, athletes, musicians, Corporate CEOs, and many more which brings some of the world's most powerful people all in the same week to Augusta, GA.

Augusta National Golf Club sometimes referred to as Augusta or the National, is a golf club in Augusta, Georgia, United States. Unlike most private clubs which operate as non-profits, Augusta National is a for-profit corporation, and it does not disclose its income, holdings, membership list, or ticket sales. Founded by Bobby Jones and Clifford Roberts, the course was designed by Jones and Alister MacKenzie[3] and opened for play in 1932. Since 1934, the club has played host to the annual Master's Tournament, one of the four men's major championships in professional golf, and the only major played each year at the same course. It was the top-ranked course in Golf Digest's 2009 list of America's 100 greatest courses and was the number ten-ranked course based on course architecture on Golfweek Magazine's 2011 list of best classic courses in the United States.



MASTERS

DISCLAIMER

All materials and information received or derived from Meybohm Commercial Properties its directors, officers, agents, advisors, affiliates, and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, the financial performance of the property, the projected financial performance of the property for any party's intended use or any and all other matters.□□

Neither Meybohm Commercial Properties its directors, officers, agents, advisors, or affiliates make any representation or warranty, express or implied, as to the accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Meybohm Commercial Properties will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.□

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Meybohm Commercial Properties makes no warranties and/or representations

regarding the veracity, completeness, or relevance of any financial data or assumptions. Meybohm Commercial Properties does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues in order to determine rents from or for the property.□□

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Meybohm Commercial Properties in compliance with all applicable fair housing and equal opportunity laws.

**For inquiries,
contact us.**



www.finemgroup.com
finem@meybohm.com
706.305.0054

HOW WE HELP OUR CLIENTS

REGIONAL EXPERTISE MEETS ADVANCED DATA & MARKETING



REGIONAL EXPERTISE & KNOWLEDGE

By way of our particular regional focus on warehouse space, we are track space availabilities, tenant needs, off-market properties and more.



TOP-OF-MARKET LISTING PRESENTATION

We aim to present all of our listings in a manner that allows the highest and best user to understand if they should be intersted in a matter of seconds.



EXPERIENCED NEGOTIATORS/DEAL-MAKERS

We negotiated on behalf of our clients, making sure their best interests are closely guarded, while creatively working with others to get deals done!



SEGMENTED, DETERMINED MARKETING

Our proprietary database of regional businesses, tenants and buyers affords us the ability target and market our listings directly to those most likely to be in need.



BUSINESS-MINDED EXPERTISE

We are a team of SIOR & CCIM-educated brokers with MBAs and with experience running our own businesses



DATA-DRIVEN DECISION-MAKING

The numbers speak for themselves and we dig deep to understand ROI/IRR, so you can know the best course given the data