



±656 SF MEDICAL OFFICE SPACE
Move in Ready Office Space

- 2 Offices
- Shared Kitchen and Bathroom
- Reception Area/Lobby
- 2nd Floor

OFFERING MEMORANDUM

2101 Central Ave
Augusta, GA, 30904



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OFFER SUBMISSION

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

- Lease Rate
- Lease Period
- Lease Guarantor
- Intended Use



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PREMIUM SUMMERVILLE MEDICAL OFFICE SPACE

 **\$1000/Month**
Lease Rate

ADDRESS

2101 Central Avenue
Augusta, GA, 30904

SIZE

±656 Square Feet
0.46 Acres

LEASE

\$1000/Month
Full Service

FEATURES

2 Offices
Shared Breakroom

PARKING

24 Parking Spots
1 Handicap Spot

QUALITY

Great Condition

OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is proud to exclusively present a move-in-ready, office space for lease off of Central Avenue in the Summerville neighborhood of Augusta, GA. The space is ±656 sqft located on the second floor and features two offices, a shared break room, and a bathroom. The first floor of the office is currently occupied by a mental health counselor's office. The space also features two small storage closets. One of the offices upstairs could be easily converted to an exam room if the user needed.



SALES DESCRIPTION / LOCATION DESCRIPTION

Property Description

This medical office space, spanning 656 square feet, presents a highly efficient and adaptable layout suitable for a variety of medical practices or general office needs. The space includes two well-proportioned offices, which offer the flexibility to be seamlessly converted into two exam rooms, depending on the specific needs of the tenant. The property also features shared access to a bathroom and kitchen located on the second floor of the building.

The property is located at the corner of Cobb and Central Avenue and has excellent visibility and access. The suite is in great condition and features a new roof. The property is zoned B-1 in Richmond County. This building was formerly used by Midtown surgical specialists and general and vascular surgeons. The property contains 23 parking spaces and one handicapped space.

Location Description

This property is located at the intersection of Cobb and Central Avenue, in the medical district of the Summerville Neighborhood, in Augusta, GA. The property is located roughly 1.2 miles to AU/Wellstar health center, 2.3 miles to Piedmont Hospital, 0.7 miles to Piedmont's Summerville Campus (formerly Trinity Hospital), and 1.2 miles to the VA's Uptown Medical Center.





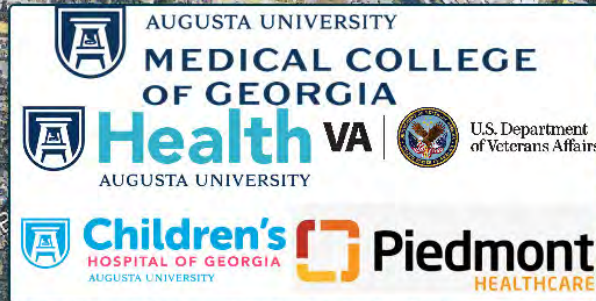
LOCATION OVERVIEW











Downtown
Augusta



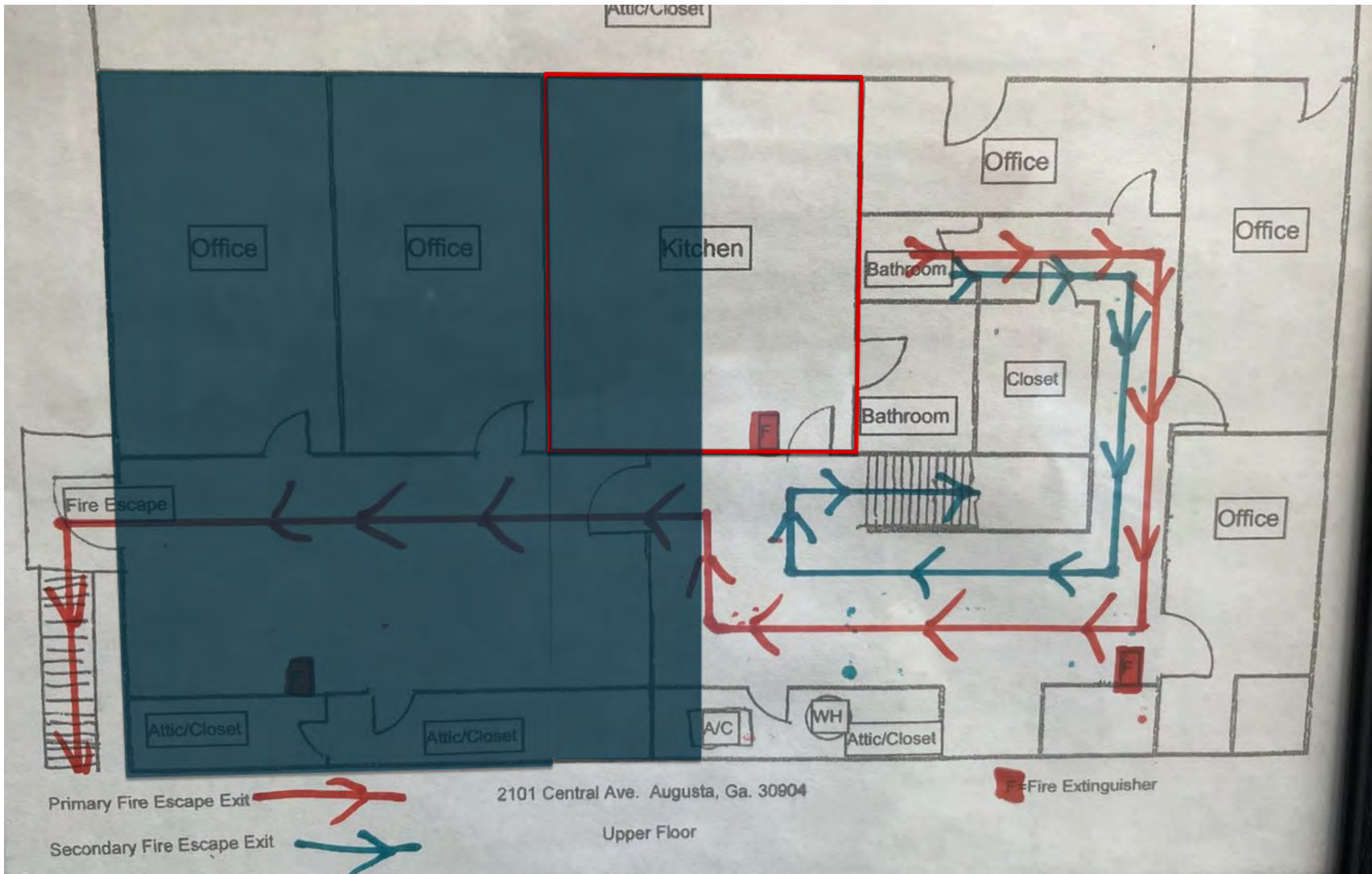


SECOND FLOOR SPACE ±656 SF



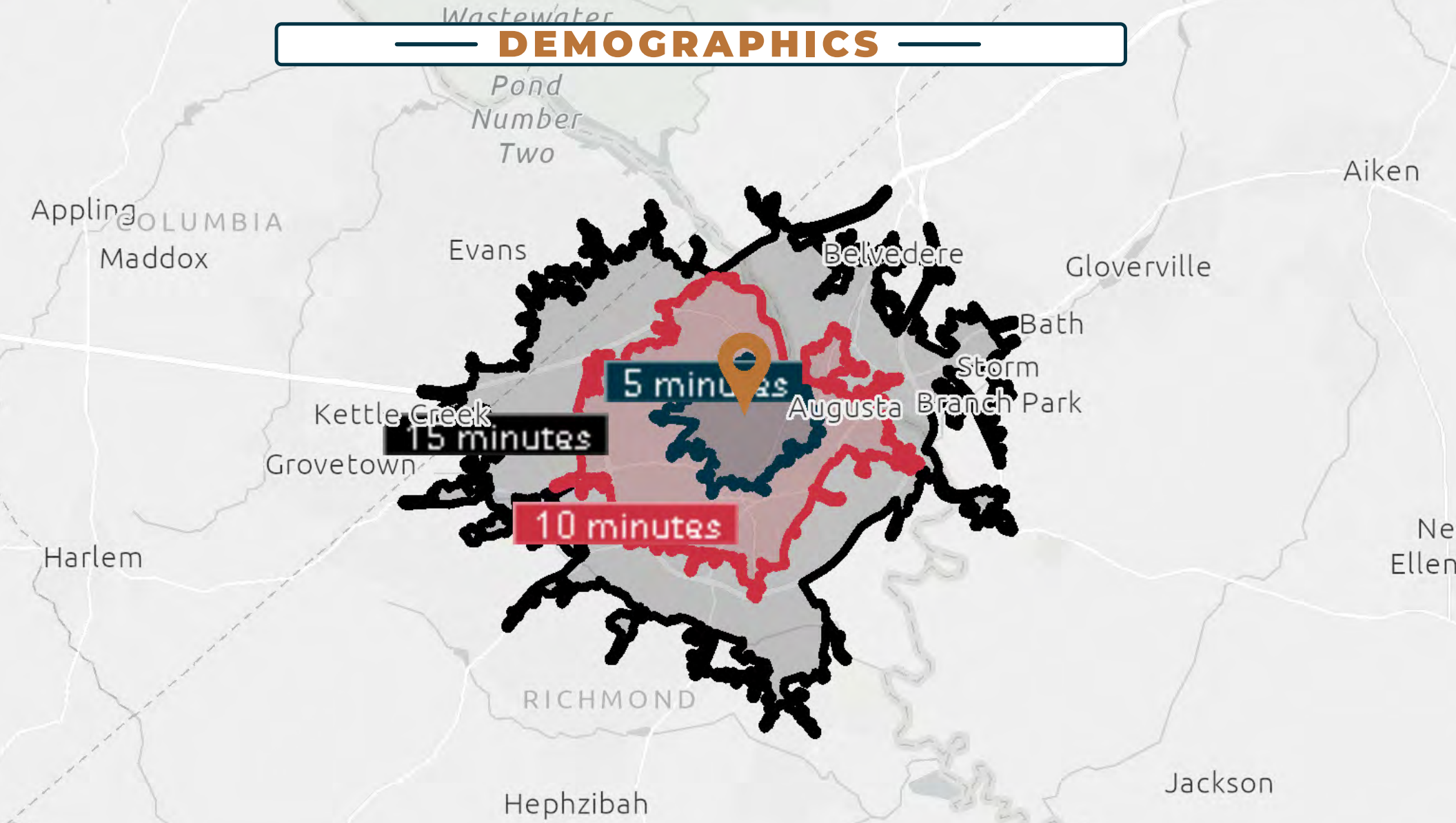


2101 CENTRAL AVENUE FLOOR PLAN ±656 SQUARE FEET





DEMOGRAPHICS



DEMOGRAPHICS	5 MIN DRIVE TIME	10 MIN DRIVE TIME	15 MIN DRIVE TIME
Population	22,650	85,574	175,510
Med. Household Income	\$37,148	\$40,395	\$50,148
Population Med. Age	39.8 Years	37.8 Years	37.6 Years

Key Facts 3 Mile Radius

KEY FACTS

57,188

Population

39.3

Median Age

13%

No High School
Diploma



31%
High School
Graduate



25%
Some College



31%
Bachelor's/Grad
/Prof Degree

2.2

Average Number of
Kids

\$40,107

Median
Household
Income

BUSINESS



3,011

Total Businesses



63,642

Total Employees



White Collar



Blue Collar



Services

58.9%

20.9%

20.2%

5.7%

Unemployment
Rate

EMPLOYMENT

INCOME



\$40,107

Median
Household
Income



\$33,743

Per Capita
Income



\$27,357

Median Net
Worth



190

Number of Restaurants

Key Facts

10 Min Drive Time

KEY FACTS

85,574
Population

2.2
Average Number of Kids

37.8
Median Age

\$40,395
Median Household Income

EDUCATION

13%
No High School Diploma

31%
High School Graduate

27%
Some College

29%
Bachelor's/Grad /Prof Degree

BUSINESS



4,369
Total Businesses



80,376
Total Employees

EMPLOYMENT



White Collar



Blue Collar



Services

56.5%

22.1%

21.4%

6.2%
Unemployment Rate

INCOME



\$40,395
Median Household Income



\$31,948
Per Capita Income



\$23,154
Median Net Worth



323
Number of Restaurants



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



TaxSlayer

MASTERS



Health
AUGUSTA UNIVERSITY



AUGUSTA UNIVERSITY
**MEDICAL COLLEGE
OF GEORGIA**

VA



U.S. Department
of Veterans Affairs



MEDICAL OFFICE SPACE / OFFERING MEMORANDUM

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

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Consultative, client-focused and analytical, John is an industrial and commercial advisor for Meybohm Commercial, where his aim is to guide clients in accomplishing their greater collective financial goals, through portfolio planning, deal analysis and excellent client service. John earned his MBA and civil engineering degrees from Clemson University and is in the final stages of pursuing his CCIM (Certified Commercial Investment Member) designation. John's extensive experience and training in solving real-world problems are what direct him in developing client strategies for real estate investments. John's specialties include industrial warehouse and flex-space properties, land & site selection, and general commercial work. He also partners with clients on their 1031 exchanges and sale-leasebacks and serves the medical community for both investment and office needs. His approach is unique, because it combines his process-oriented, engineering brain with his interest in developing strong relationships with clients.



JOHN ECKLEY

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JONATHAN ACEVES

Jonathan serves as a Commercial Sales and Leasing Advisor with Meybohm Commercial. Originally licensed in 2005, Jonathan specializes in downtown development, portfolio planning, multifamily brokerage, and land & site selection. Jonathan's portfolio planning has mostly centered around advising owners with portfolios of commercial properties regarding sales and 1031 exchanges, along with underwriting potential transactions. Jonathan has worked extensively in Site Selection and Commercial Land Brokerage. Notable site selection clients include Domino's Pizza, SRP Federal Credit Union, Hardees, Popeyes, Whit's Frozen Custard, and many others. Jonathan's approach to site selection differs to that of many of his competitors in that he starts from a list of all potential sites, rather than simply on-market sites. This tends to be more work but has led to finding off-market ideal locations for his clients. Jonathan also focuses on Multifamily brokerage, with his track record including numerous downtown duplexes and quads, along with Cedar Pines Apartments and Ridgewood Apartments. His approach with multifamily is to reduce the work required by a buyer to underwrite—leading to faster sales and higher prices.

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Dustin joins Meybohm Commercial, representing clients in land selection, development, and property brokerage. He worked in the Central Nervous System division of Abbvie Pharmaceuticals, advising Health Care Providers. Dustin was a Territory Manager at Richmond Supply Company, serving the Kaolin, Lumber, Farming, Chemical, Power, and Water industries. Dustin joined the U.S. Navy after graduating from Harlem High School. Dustin received an AS in Business Administration from Georgia Military College and a BS in Industrial/Business from Southern Polytech. Lastly, Dustin served as a Project Manager in the Industrial/Commercial Construction sector in both Augusta and Atlanta and has also provided scheduling analytical work for the Southern Nuclear Company. Dustin never meets a stranger and enjoys strategizing and solving problems. He resides in the Summerville Historic District with his wife Caroline, and children Cole and Emmaline. Dustin believes that strong faith, integrity, and honesty are key to success in any business. He is active in the First Presbyterian Church of Augusta and enjoys golf, fishing, hunting, and family time.



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STEPHEN LONG

Stephen works in the role of investment analyst for the Finem Group. In college, he earned his real estate license and began as a residential agent on the side while he focused on graduating college. He graduated from Augusta University with a BS in Corporate Finance and he has two certifications in financial modeling. One is A.CRE's commercial real estate financial modeling course (one of the most sought-after CRE modeling certifications) and he has CFI's FMVA (financial modeling valuation analyst) certification which is a sought-after certification for corporate financial modeling. He is in the process of completing two other certifications as he believes that in order to be an excellent analyst he needs to be continuously growing his skills. Along with the team's analysis and underwriting, Stephen is also in charge of creating all Offering Memorandums and informational content. In his free time, Stephen loves to read, work out, and watch movies. Additionally, for the past ten months, he has been learning Spanish with the goal of becoming fluent in the future. Lastly, he has volunteered for Younglife, a nonprofit, for 6 years.

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HOW WE HELP OUR CLIENTS

LOCAL EXPERTISE MEETS ADVANCED DATA & MARKETING



LOCAL EXPERTISE & KNOWLEDGE

Our team, in partnership with Meybohm Commercial, provides modern brokerage tools and local expertise to our clients from our home base in Augusta, GA.



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 interested 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