



FOR LEASE

1330 AUGUSTA WEST  
PARKWAY

Augusta, GA 30909

**SHERMAN &  
HEMSTREET**  
Real Estate Company

**JOE EDGE, SIOR, CCIM**

President & Broker

[jedge@shermanandhemstreet.com](mailto:jedge@shermanandhemstreet.com)

706.288.1077

# Property Summary



## PROPERTY DESCRIPTION

This West Augusta office building provides a unique opportunity for its occupant to have a high-quality space with A+ finishes. Strayer University currently occupies 40% of the building and the remaining portion was previously used by another college. The layout of the building allows for a combination of different layouts. The space can be subdivided into units as small as 1,327 SF and up to 9,051 SF contiguous. The building has 137 parking spots, one loading dock, multiple points of ingress/egress in and out of the building, and sits on 1.66 acres.

## LOCATION DESCRIPTION

Within a 1-mile radius of the site there is over 1 million SF of Class A retail space, a hospital, multiple office parks and a mature suburban area. The site has easy access to both Interstate 20 and Interstate 520. In addition to both I:520 and I:20, the site is located in close proximity to Fort Eisenhower and downtown Augusta. All major thoroughfares in the area culminate in close proximity to this site.

## PROPERTY HIGHLIGHTS

- A strategic location for business visibility and accessibility
- Modern architecture and design
- Flexible and customizable floor plans
- Easy access to major highways and transportation
- Professional and inviting lobby and common areas
- High-quality finishes and fixtures throughout the property

## OFFERING SUMMARY

Available SF:	1,327 - 9,051 SF
Lot Size:	1.66 Acres
Building Size:	15,000 SF

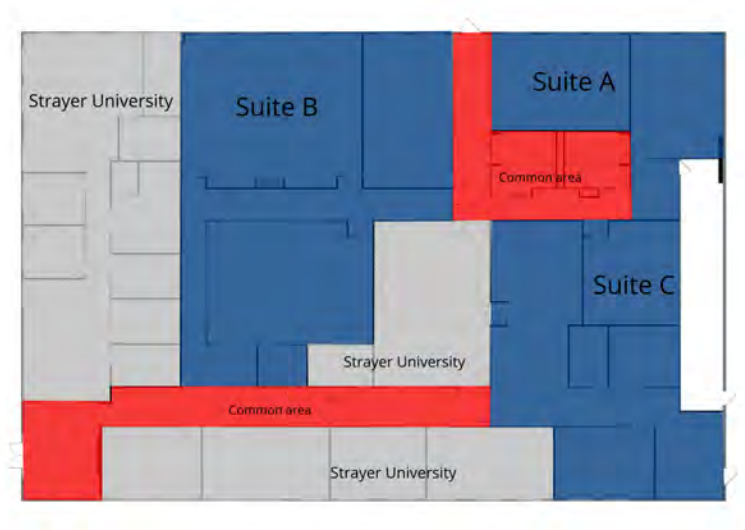


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# Plans

## LEGEND

Available
Common Area
Unavailable



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,327 - 9,051 SF	Lease Rate:	\$18.00 SF/yr

## AVAILABLE SPACES

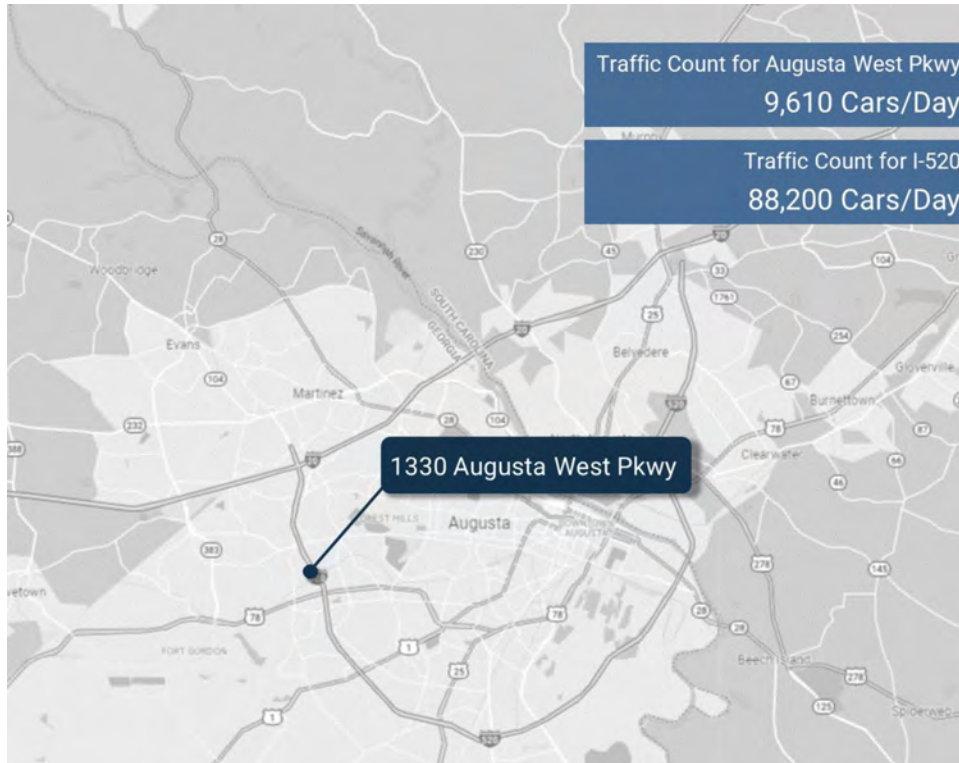
SUITE	TENANT	SIZE	TYPE	RATE
Suite A	Available	4,314 - 9,051 SF	NNN	\$18.00 SF/yr
Suite B	Available	3,410 - 9,051 SF	NNN	\$18.00 SF/yr
Suite C	Available	1,327 - 9,051 SF	NNN	\$18.00 SF/yr



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# Additional Photos



# Additional Photos



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# Additional Photos



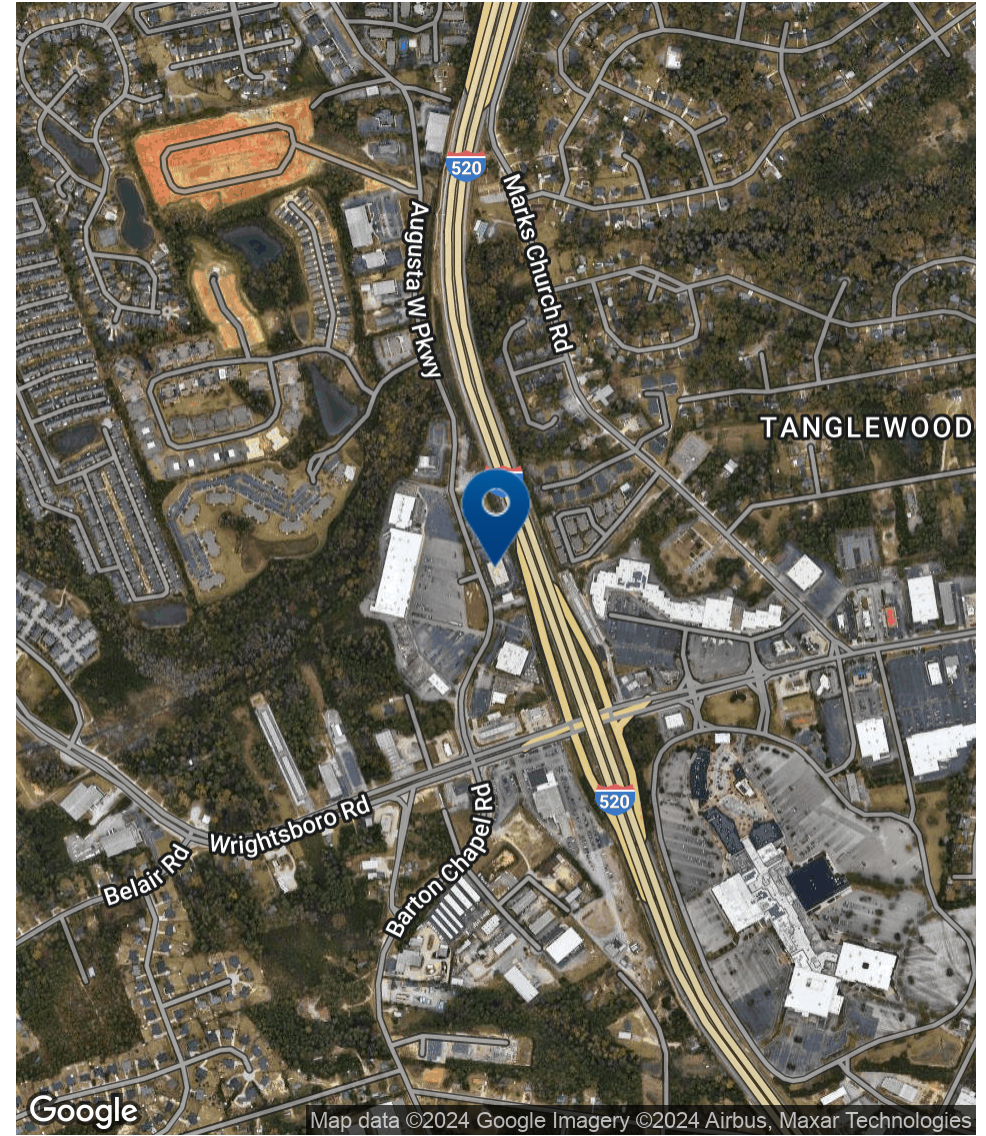
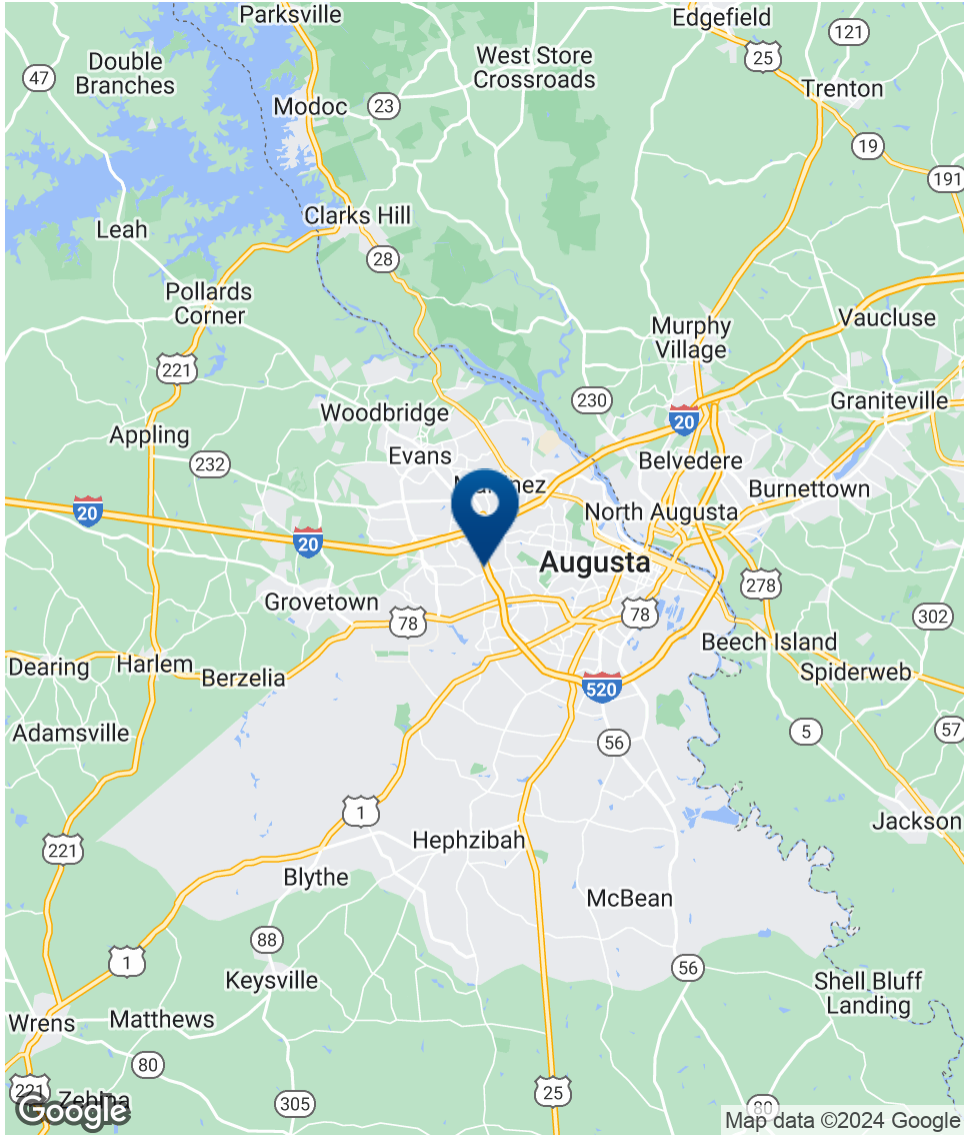
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## Location Map



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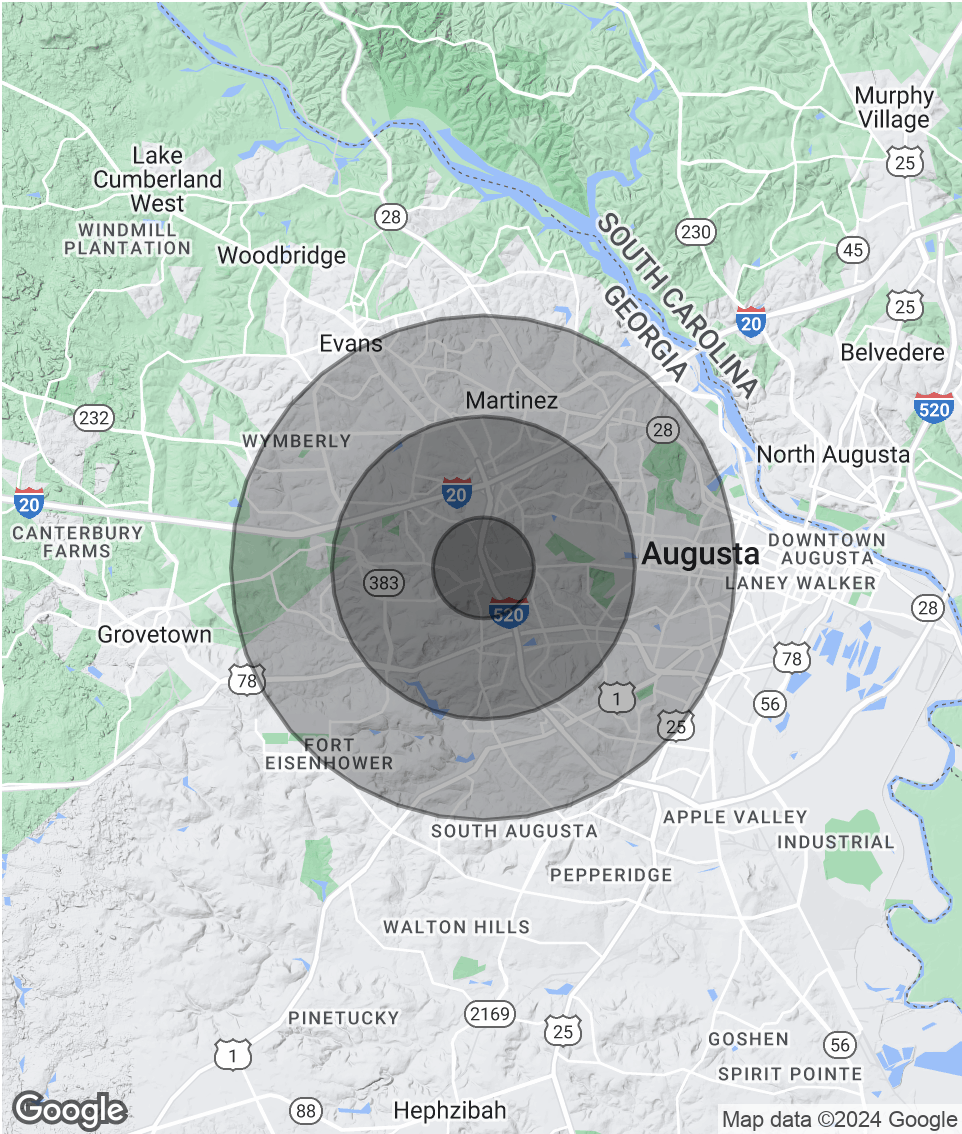
# Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,412	53,592	151,877
Average Age	39	40	40
Average Age (Male)	38	38	38
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,550	23,568	64,087
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$68,267	\$86,444	\$85,340
Average House Value	\$204,524	\$249,027	\$233,721

Demographics data derived from AlphaMap



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# Advisor Bio 1



## **JOE EDGE, SIOR, CCIM**

President & Broker

jedge@shermanandhemstreet.com

Direct: **706.288.1077** | Cell: **706.627.2789**

### **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](http://www.ccim.com) or [www.sior.com](http://www.sior.com).

### **MEMBERSHIPS**

Certified Commercial Investment Member (CCIM)

Society of Industrial and Office Realtors (SIOR)

#### **Sherman & Hemstreet Real Estate Company**

4316 Washington Road  
Evans, GA 30809  
706.722.8334



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