

# Medical or General Office Space

1212 Augusta West Pky, Augusta, GA 30909



## OFFERING SUMMARY

Available SF: 2,000 - 2,500 SF

Lease Rate: \$16.00 SF/yr (MG)

Lot Size: 0.83 Acres

Year Built: 1988

Building Size: 12,000

Zoning: B-1

Submarket: North Richmond  
County

## PROPERTY OVERVIEW

Great office bldg. on Augusta West Parkway with access on Augusta West and Wheeler Road. Spaces have primarily been medical use but there is also general office space. One space is raw space that can be built out as tenant desires. Bldg has plenty of parking and an elevator. Modified Gross Lease.

## PROPERTY HIGHLIGHTS

- Close to Doctors Hospital
- High Traffic Area
- ADA compliant
- Elevator
- Plenty of Parking
- Great Signage

## SHERMAN & HEMSTREET REAL ESTATE COMPANY

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

## JOE EDGE, SIOR, CCIM

jedge@shermanandhemstreet.com  
706.288.1077

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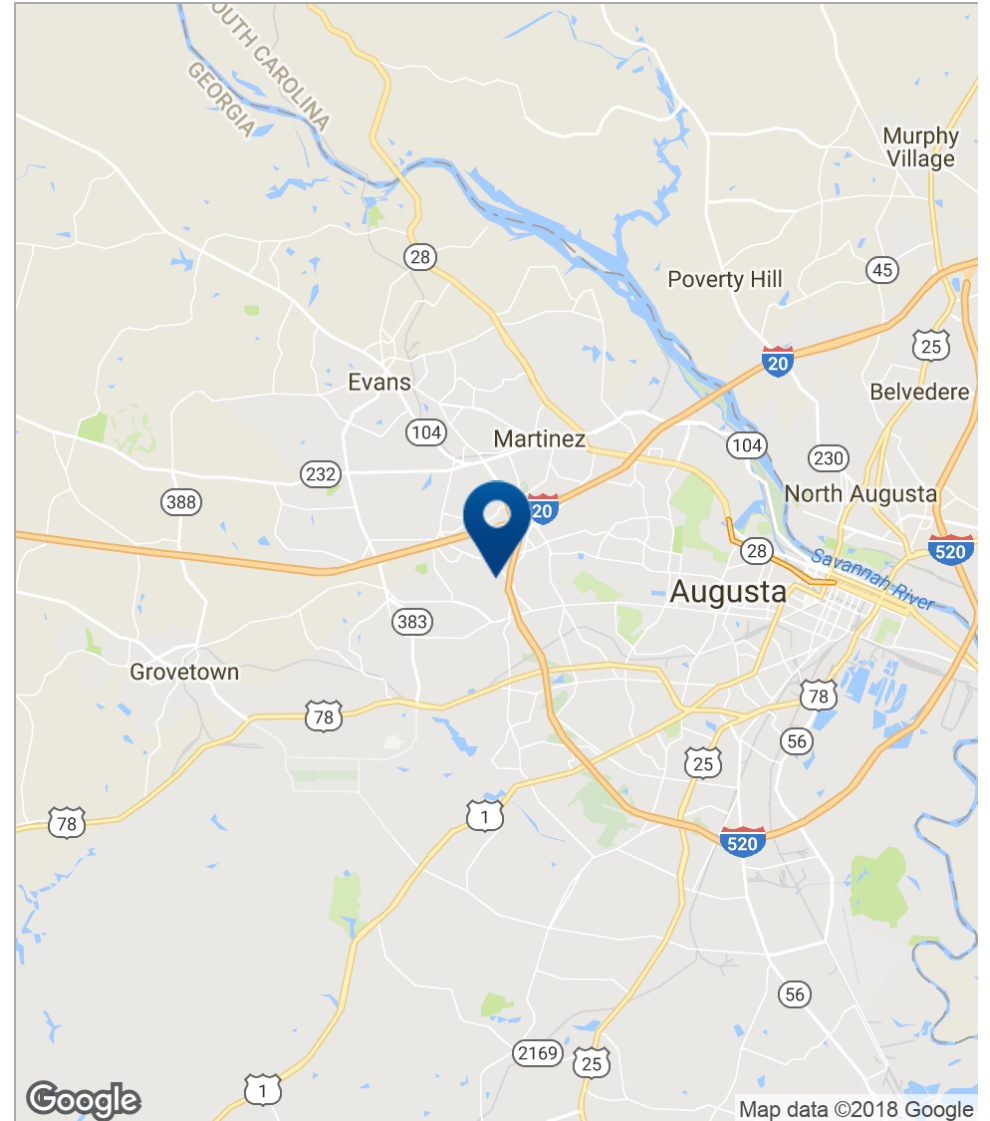
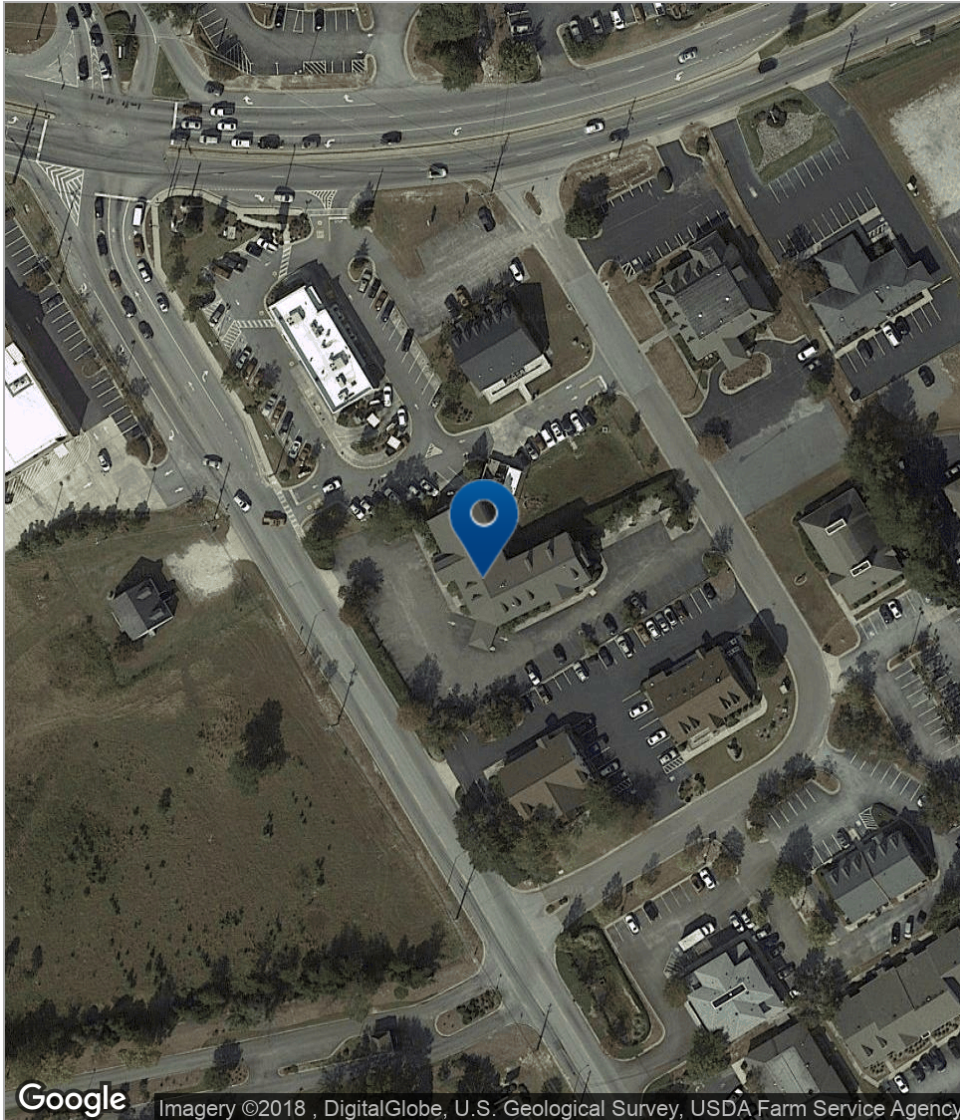
**LEASE TYPE** | MG                      **LEASE SPACE** | 2,000 - 2,500 SF  
**LEASE TERM** | Negotiable              **LEASE RATE** | \$16.00 SF/yr

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Unit 3 Bottom Floor Former Credit Union Bank Space	Available	2,500 SF	Modified Gross	\$16.00 SF/yr
2B Second Level	Available	2,000 SF	Modified Gross	\$16.00 SF/yr



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## JOE EDGE, SIOR, CCIM

President & Broker



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## PROFESSIONAL BACKGROUND

Joe is a native of Augusta, GA, and currently lives in Columbia County with his wife and five children. He began his career in real estate in 2005 after serving four years in the United States Marine Corps. In 2006 Edge started his own commercial real estate firm and later that year bought out the 90-year-old firm, Sherman & Hemstreet.

Currently Sherman & Hemstreet now has more commercial real estate listings and brokers than any other firm in the CSRA. In addition to sales and leasing S&H has grown into one of the largest property management firms in the southeast managing over 4,000 units and over 10,000,000 square feet of space. More recently Sherman & Hemstreet completed the acquisition of McBride Realty and Turner Realty, both local firms.

Currently Joe holds the CCIM and SIOR 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 & AFFILIATIONS

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