

**One 7th Street
Augusta, GA 30901**

**Discovery Plaza Building
Downtown Augusta**

**For Lease
5,000-32,000 SF**



Dennis Trotter

dennis@jordantrotter.com

706•736•1031



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COMMERCIAL REAL ESTATE





CHEATHAM-FLETCHER-SCOTT
ARCHITECTS, P.C.
Architecture • Planning • Interior Design
420 1/2 Eighth Street
Aptos, CA 95021
Ph: (706) 726-2668 Fx: (706) 848-8918



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SILAGI
DEVELOPMENT &
MANAGEMENT
101 Hodencamp Road,
Suite 200
Thousand Oaks, CA 91360

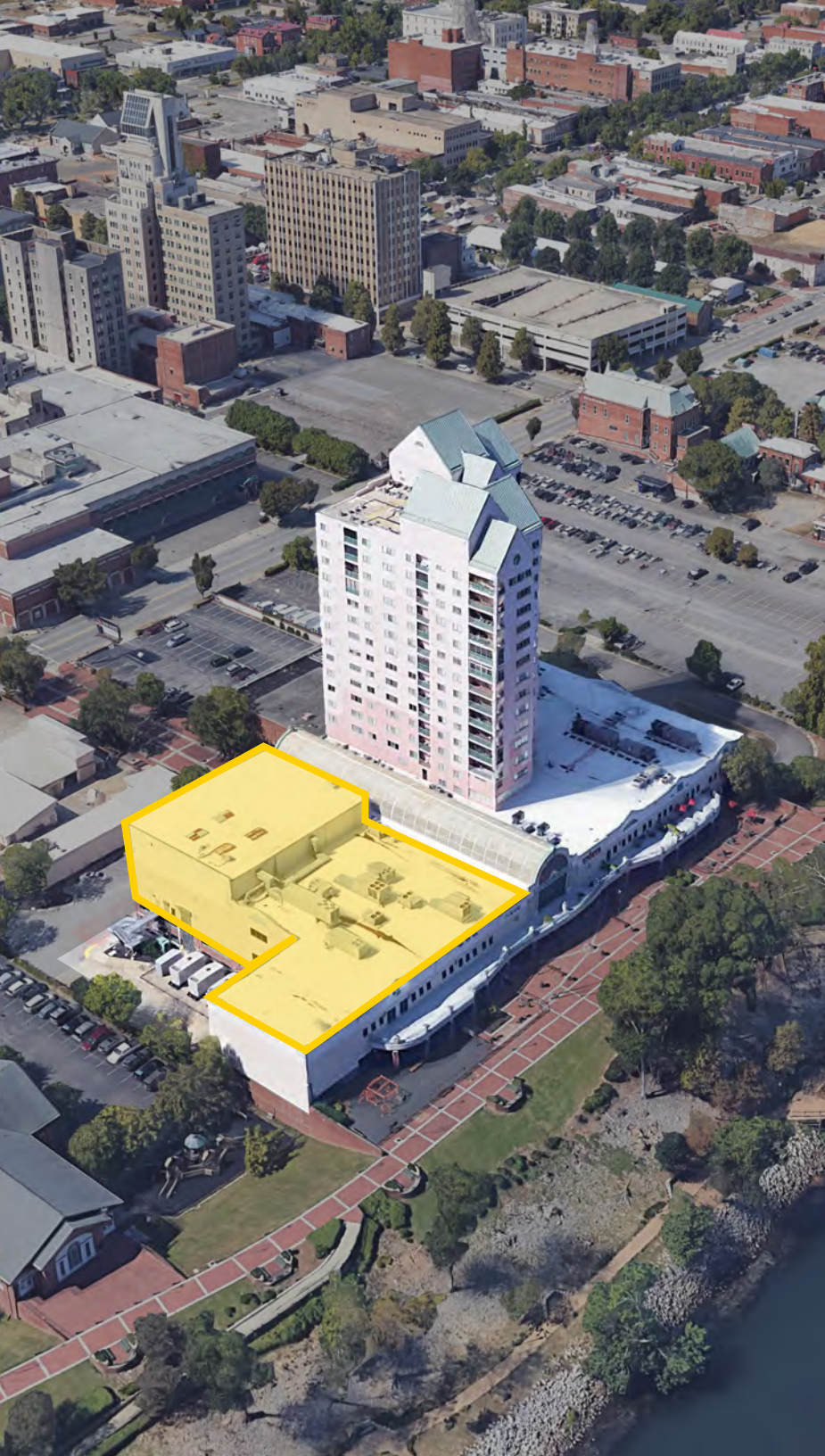
SHEET TITLE
**LOWER LEVEL
OVERALL
FLOOR PLAN**

MARK	DATE	DESCRIPTION

PROJECT NO: 20161021
FILE: 20170306_DPS_v3_CD.pln
DRAWN BY: WJP
CHKD BY: RMF

SHEET NO.
1

1 LOWER LEVEL TENANT DIAGRAM
SCALE: 1/16" = 1'-0"



Location

This beautiful building is located in downtown Augusta, GA, along the Savannah River. The available space is shared with Unisys, which employs over 700 people. The rates for this building vary based on the size needed and build out cost.

Highlights

- **CONTIGUOUS SPACE:** The building can accommodate office users up to 32,000 SF. There are smaller blocks also available.
- **EXISTING CONDITIONS:** Unisys and the Landlord invested over \$15MM in the facility and Unisys deemed this service center their "North American Flagship". There are finished restrooms and lobbies for use by the future users on each floor. The building is served by 2 passenger elevators, two freight elevators, and 2 escalators. The building also has AT&T fiber optics extended into the building.
- **PARKING:** The building has a 250 stall parking deck underneath that is exclusive to the users, as well as a 500 stall surface parking lot adjacent to the building. There is no additional charge for this parking.
- **SIGNAGE RIGHTS:** Future users will be entitled to signage on the facades of the building similar to the Unisys signage.
- **PROPERTY TAX ABATEMENT:** The entire building was placed in the Georgia Industrial Revenue Bond program, which permits the abatement of property taxes on a sliding scale over a 20 year period. This represents a savings of up to \$1.25 psf in operational expenses on the building that are passed along to the users.



SITE



SAVANNAH RIVER



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