

609 Broad Street

609 Broad Street Augusta, GA 30901



JORDAN TROTTER

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**UP TO 2,726 SF OF OFFICE
SPACE
9,256 SF**

Office Building For Lease

609 BROAD STREET



PROPERTY SUMMARY

| | |
|------------------------|--------------------|
| Available SF: | 2,726 SF |
| Lease Rate: | \$11.00 SF/yr (MG) |
| Lot Size: | 0.17 Acres |
| Building Size: | 9,256 SF |
| Building Class: | B |
| Year Built: | 1975 |
| Zoning: | B-2 |

PROPERTY OVERVIEW

This 2nd floor office space includes 8 offices, a large reception area, a break room with refrigerator included, 2 restrooms, dedicated access from Broad Street, and dedicated parking in the rear of the building. Current office furniture negotiable.

LOCATION OVERVIEW

This convenient, upstairs office space is located in historic downtown Augusta on the corner of Broad and Sixth Streets. This area of downtown is close to many historic destinations such as Hildebrandt's, St. Paul's, Luigi's and the Augusta Museum of History.

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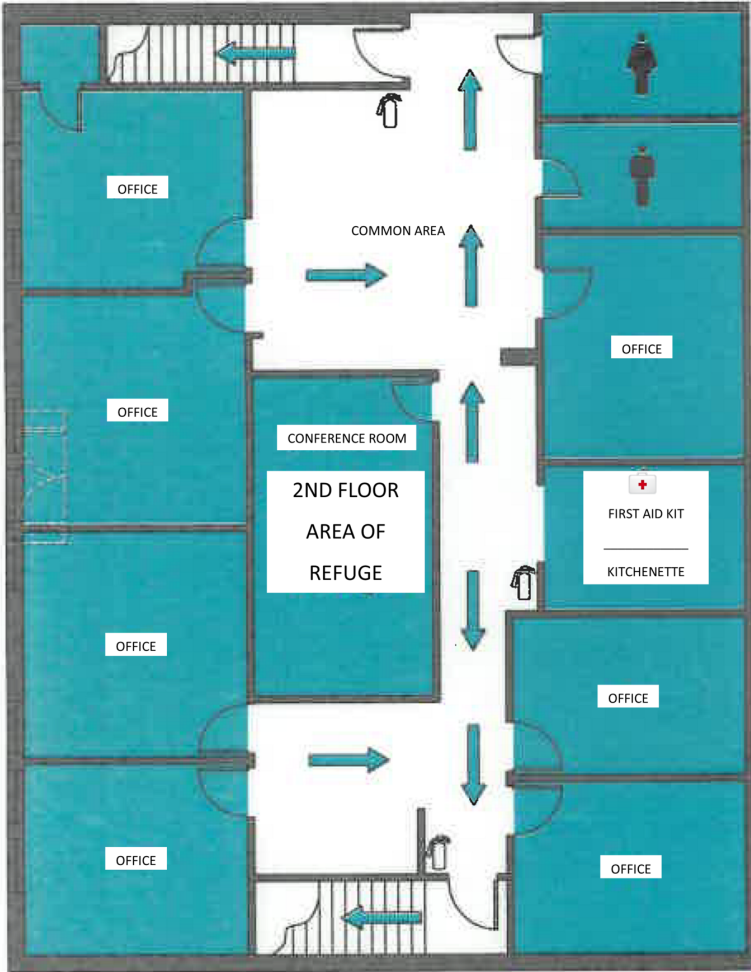


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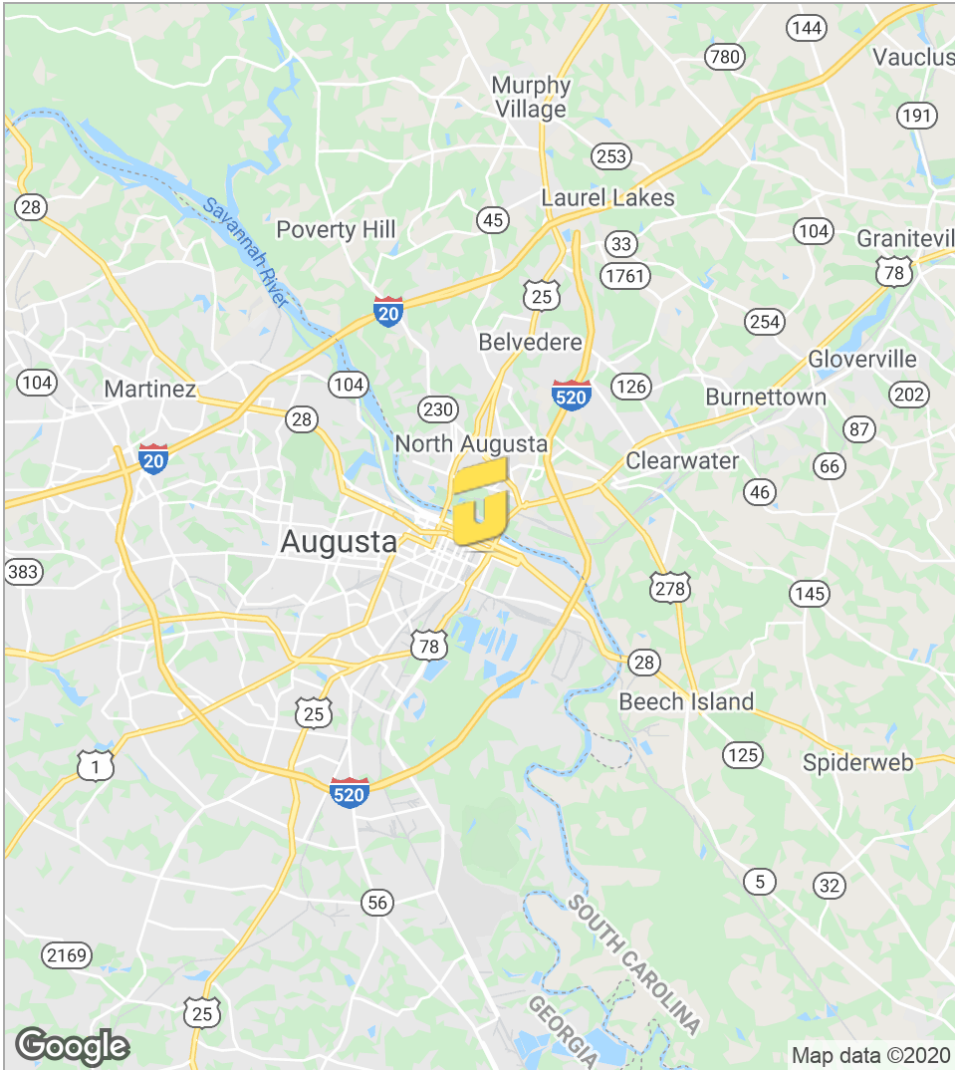
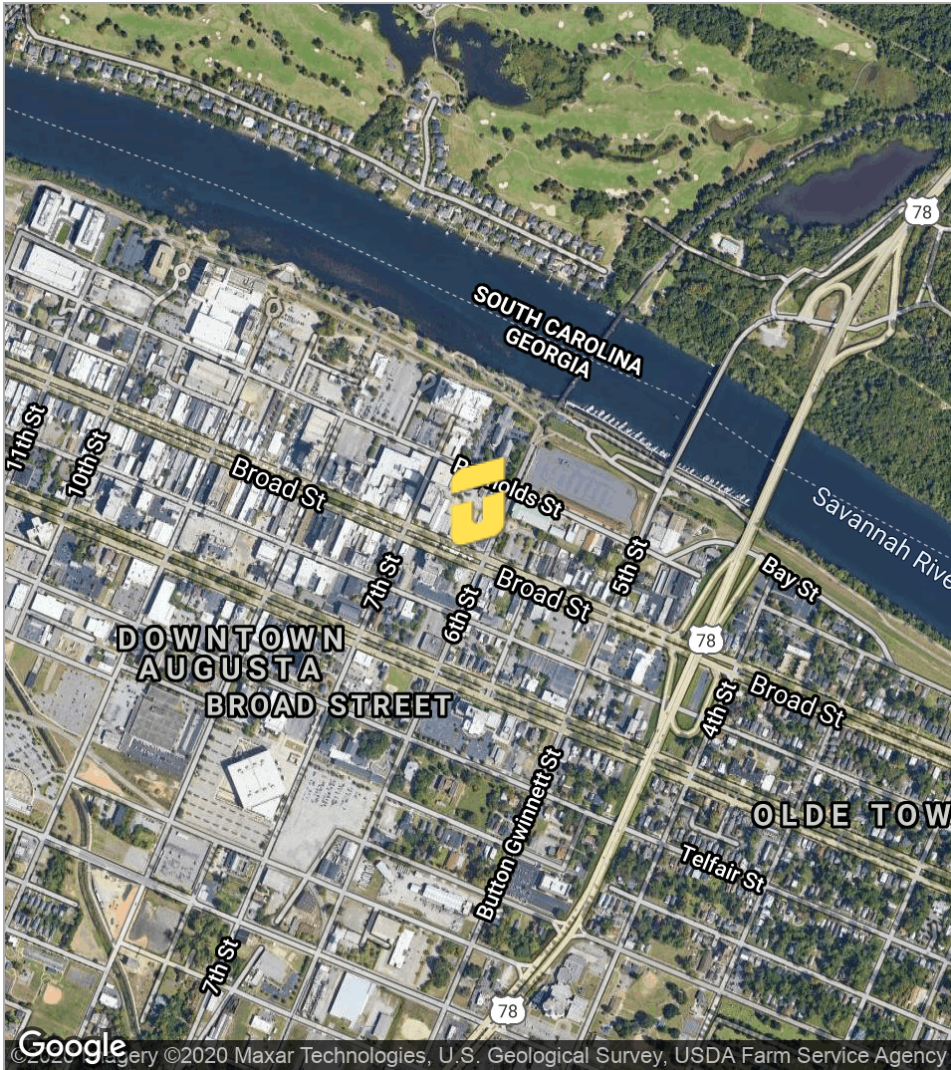


609 BROAD STREET, DOWNTOWN AUGUSTA, GA
SECOND FLOOR PLAN



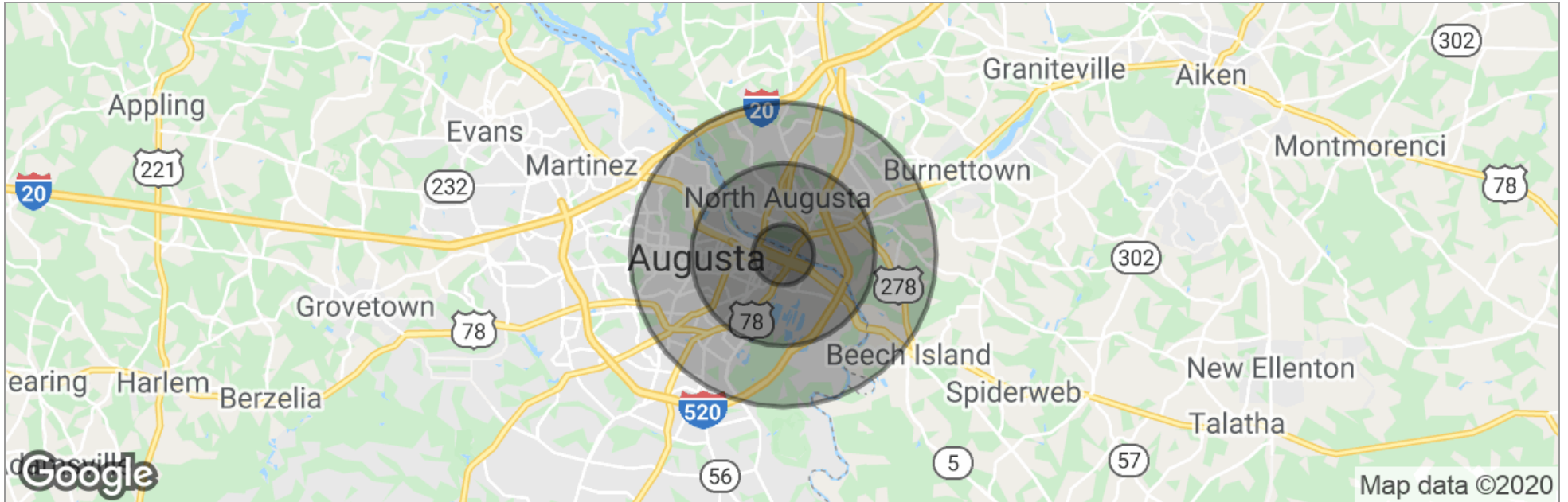
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| | 1 Mile | 3 Miles | 5 Miles |
|---------------------|---------------|----------------|----------------|
| Total Population | 5,957 | 35,937 | 86,042 |
| Population Density | 1,896 | 1,271 | 1,096 |
| Median Age | 36.3 | 35.7 | 37.1 |
| Median Age (Male) | 33.8 | 33.9 | 35.2 |
| Median Age (Female) | 39.0 | 37.6 | 38.8 |
| Total Households | 2,472 | 15,041 | 36,281 |
| # of Persons Per HH | 2.4 | 2.4 | 2.4 |
| Average HH Income | \$40,192 | \$38,386 | \$45,817 |
| Average House Value | \$186,932 | \$158,220 | \$135,777 |

* Demographic data derived from 2010 US Census