



FOR LEASE

WEST AUGUSTA EXECUTIVE OFFICES

3643 Walton Way Ext Bldg 4, Augusta, GA 30909

**SHERMAN &
HEMSTREET**
Real Estate Company

JOE EDGE, SIOR, CCIM

President & Broker

jedge@shermanandhemstreet.com

706.288.1077

Property Summary



PROPERTY DESCRIPTION

This office building is laid for executive office use. First floor is leased to a medical user. Second floor is available as individual suites consisting of either single office, groups of offices or the entire floor. Space includes a conference room and bathrooms. There is a third floor which is also finished, heated/cooled and suitable for use. For single office tenants all utilities including janitorial are included.

LOCATION DESCRIPTION

Situated on Walton Way Ext and property has close proximity to I-520, Augusta West Parkway and I-20. Site has great parking and easy ingress/egress.

OFFERING SUMMARY

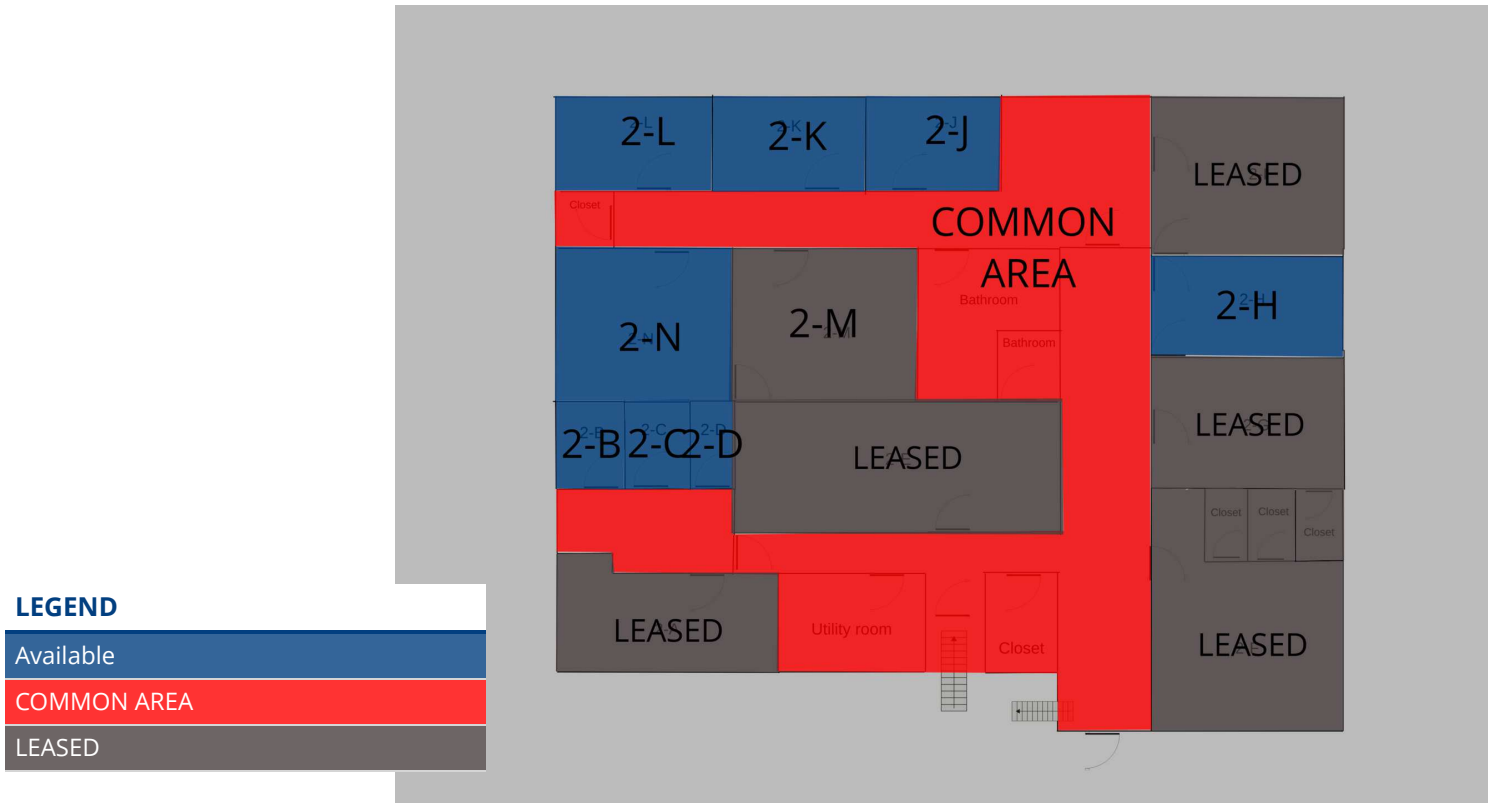
Lease Rate:	\$300.00 - 500.00 per month (Full Service)
Available SF:	200 - 400 SF
Lot Size:	1 Acres
Building Size:	8,952 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	3,874	68,506	148,937
Total Population	6,435	144,702	348,520
Average HH Income	\$82,011	\$63,169	\$63,608



JOE EDGE, SIOR, CCIM
 President & Broker
 jedge@shermanandhemstreet.com
 706.288.1077

Plans



Lease Spaces

LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	200 - 400 SF	Lease Rate:	\$300.00 - \$500.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
SUITE A	-	250 SF	Full Service	LEASED
SUITE B	Available	200 SF	Full Service	\$300 per month
SUITE C	Available	200 SF	Full Service	\$300 per month
SUITE D	Available	200 SF	Full Service	\$300 per month
SUITE E	-	250 SF	Full Service	LEASED
SUITE F	-	250 SF	Full Service	LEASED
SUITE G	-	250 SF	Full Service	LEASED
SUITE H	Available	250 SF	Full Service	\$400 per month
SUITE I	-	250 SF	Full Service	LEASED
SUITE J	Available	300 SF	Full Service	\$450 per month
SUITE K	Available	300 SF	Full Service	\$450 per month
SUITE L	Available	300 SF	Full Service	\$450 per month
SUITE M	-	400 SF	Full Service	LEASED
SUITE N	Available	400 SF	Full Service	\$500 per month
3RD FLOOR	-	500 SF	Full Service	Negotiable



JOE EDGE, SIOR, CCIM
 President & Broker
jedge@shermanandhemstreet.com
 706.288.1077

Additional Photos



**SHERMAN &
HEMSTREET**
Real Estate Company

JOE EDGE, SIOR, CCIM
President & Broker
jedge@shermanandhemstreet.com
706.288.1077

Additional Photos



**SHERMAN &
HEMSTREET**
Real Estate Company

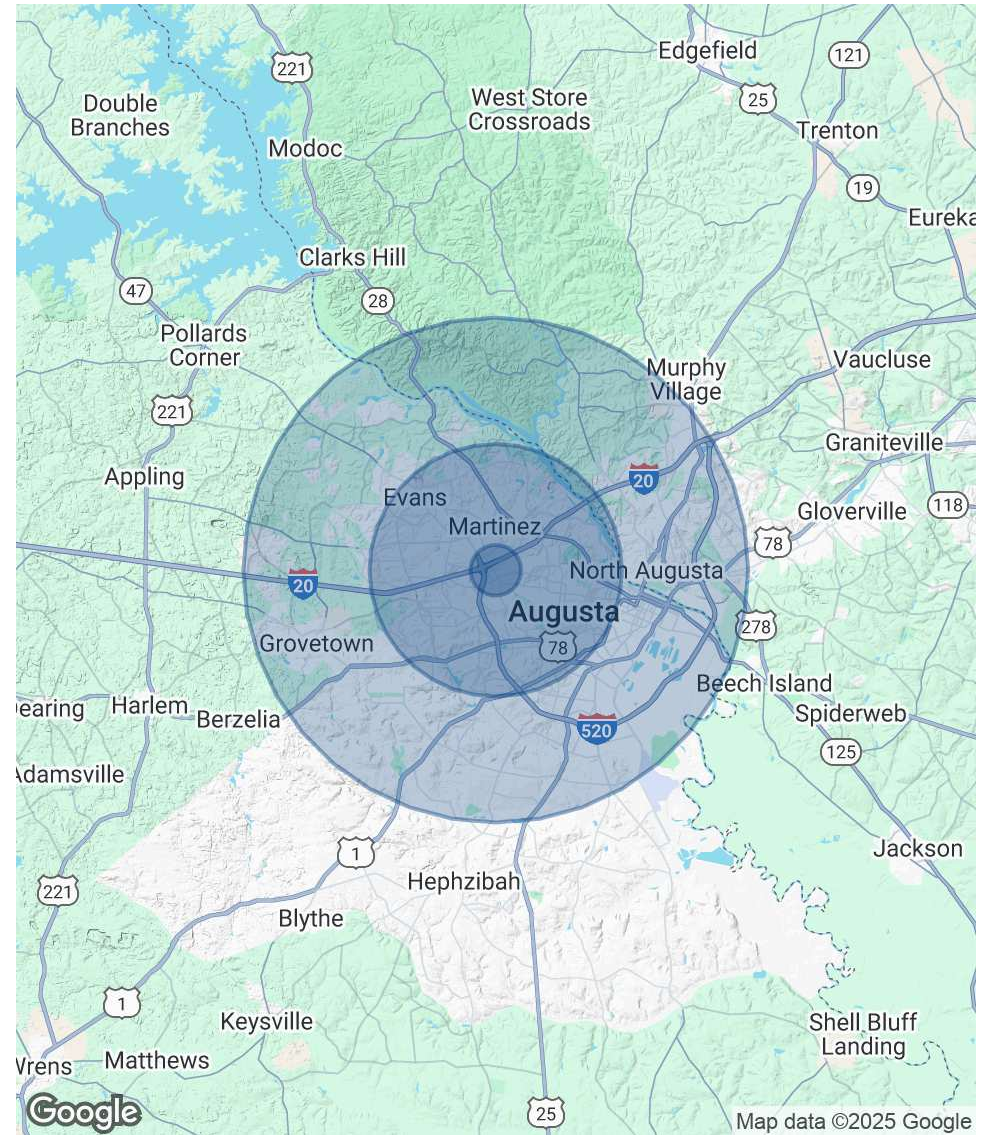
JOE EDGE, SIOR, CCIM
President & Broker
jedge@shermanandhemstreet.com
706.288.1077

Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,435	144,702	348,520
Average Age	38.3	38.4	37.1
Average Age (Male)	37.4	37.0	36.1
Average Age (Female)	41.1	40.9	38.7

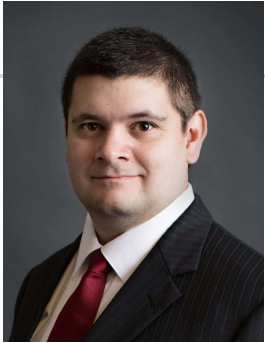
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,874	68,506	148,937
# of Persons per HH	1.7	2.1	2.3
Average HH Income	\$82,011	\$63,169	\$63,608
Average House Value	\$168,501	\$162,160	\$162,923

2020 American Community Survey (ACS)



JOE EDGE, SIOR, CCIM
 President & Broker
 jedge@shermanandhemstreet.com
 706.288.1077

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 over two decades. After four years of serving in the Marine Corps, Joe started his career in real estate shortly thereafter acquiring the 100-year-old Sherman & Hemstreet Real Estate Co. S&H is one of the largest CRE firms in the Augusta, GA region and provides commercial real estate services for all of the southeastern United States.

Currently Sherman & Hemstreet manages over 10 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 or 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



JOE EDGE, SIOR, CCIM

President & Broker

jedge@shermanandhemstreet.com

706.288.1077