



FOR LEASE

WALKER STREET
OFFICE BUILDING

429 Walker Street, Augusta, GA 30901

**SHERMAN &
HEMSTREET**
Real Estate Company

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

Property Summary



PROPERTY DESCRIPTION

Executive office space available in Downtown Augusta. This historic building features multiple spaces at various sizes for lease. Lease terms are flexible, and all leases are full service. Landlord pays all utilities and janitorial. Spaces share breakroom/bathrooms. Space recently underwent a complete renovation. Office and storage units available.

LOCATION DESCRIPTION

Located in Downtown Augusta, GA. The property is in the historic district right across from the Augusta Utilities Department offices. It has close proximity to the courthouses in Downtown which makes the site ideal to law firms. It has close proximity to all major highways and convenient to both GA and SC.

OFFERING SUMMARY

Available SF:	130 - 744 SF
Lot Size:	0.51 Acres
Building Size:	6,186 SF

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	3,674	42,445	121,296
Total Population	7,021	87,980	265,151
Average HH Income	\$27,464	\$45,889	\$55,770



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Additional Photos



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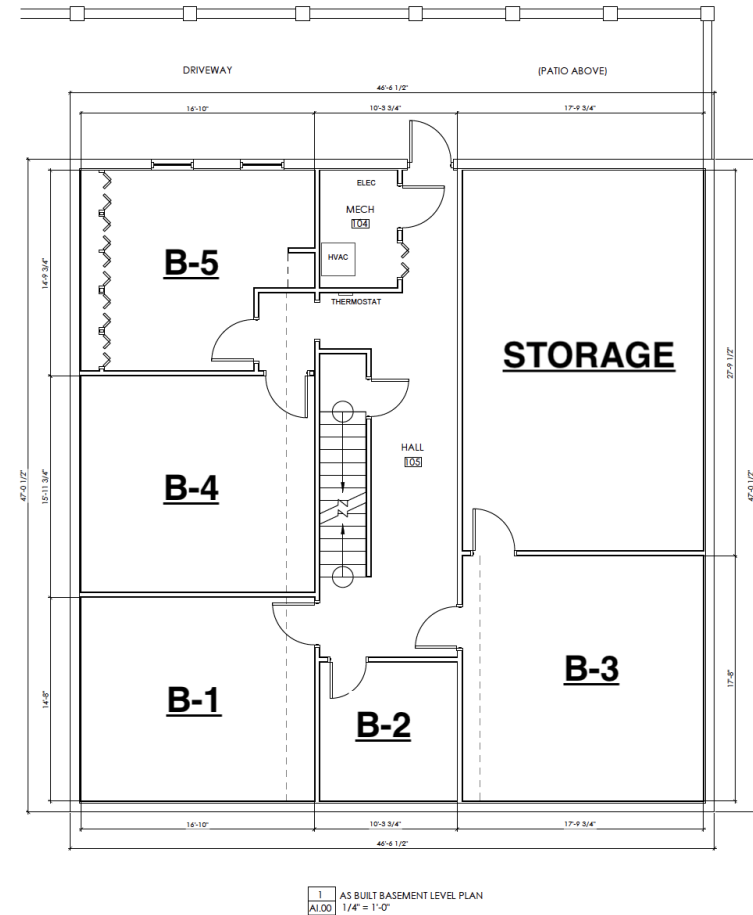
Lease Spaces

LEASE INFORMATION

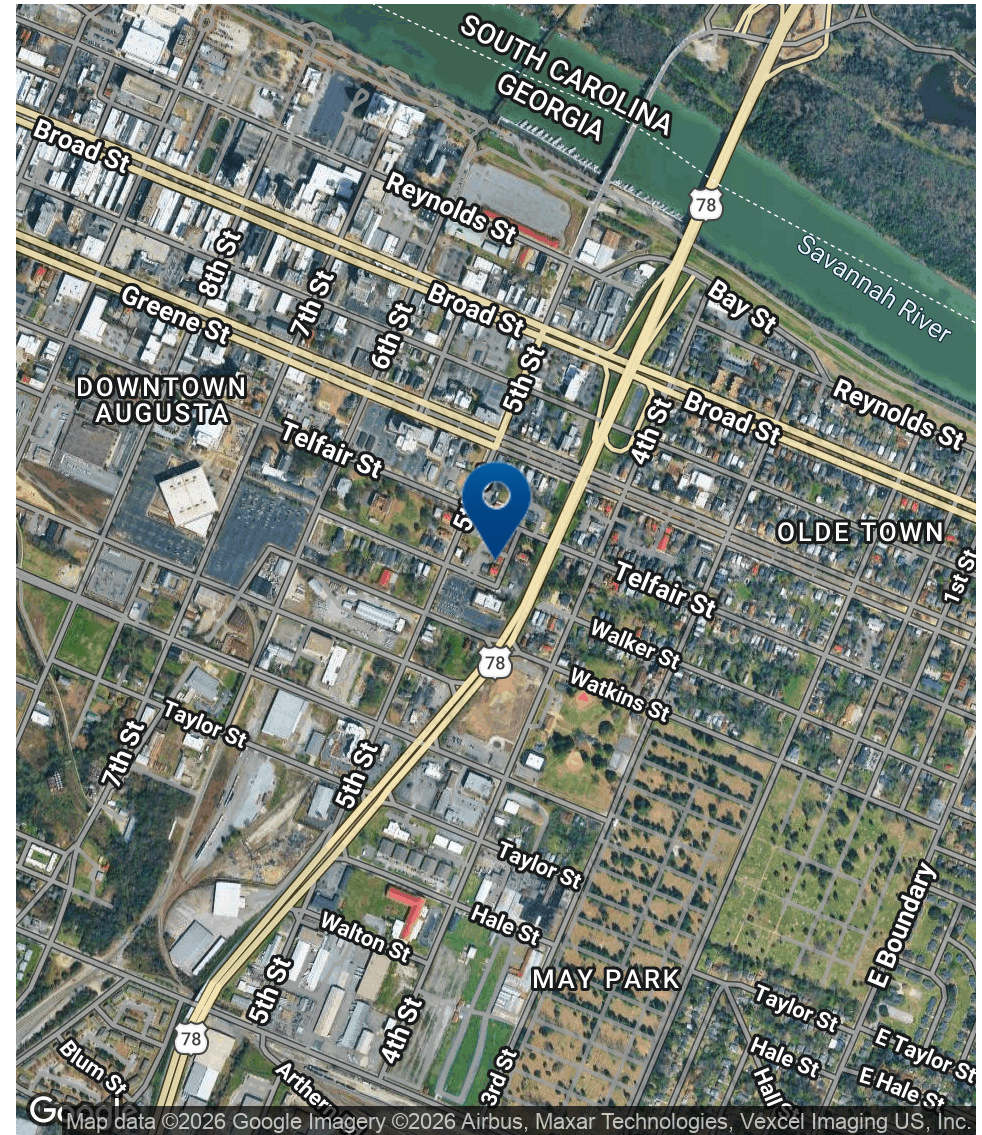
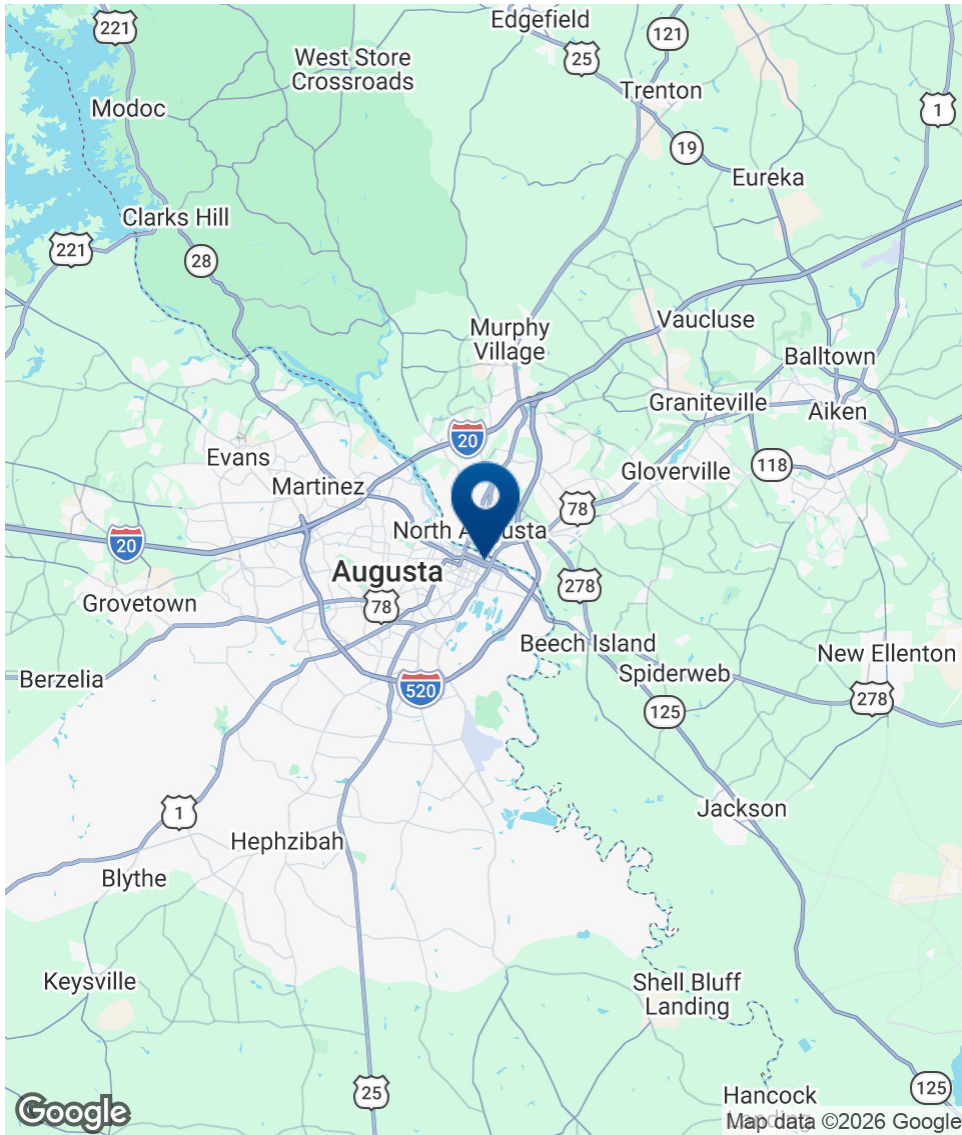
Lease Type:	Full Service; MG	Lease Term:	Negotiable
Total Space:	130 - 744 SF	Lease Rate:	\$300 - \$400 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
B-2	Available	130 SF	Full Service	\$400 per month
Storage	Available	504 - 744 SF	Modified Gross	\$300 per month



Location Map



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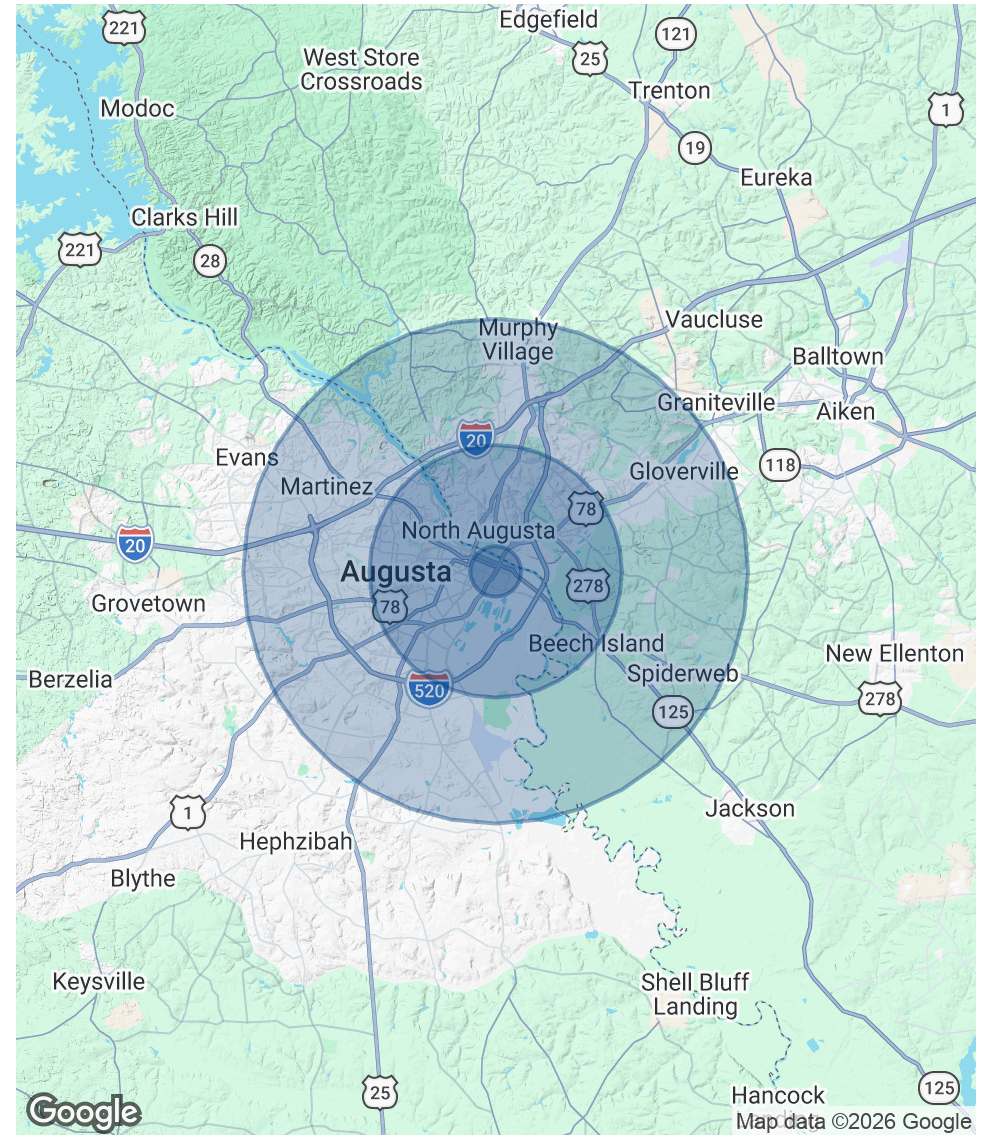
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Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	7,021	87,980	265,151
Average Age	38.9	36.8	37.6
Average Age (Male)	35.2	34.6	36.0
Average Age (Female)	38.8	39.4	40.0

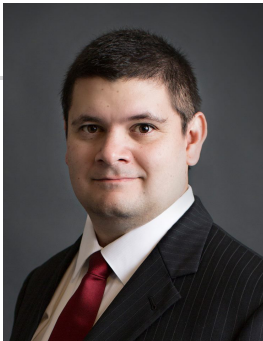
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,674	42,445	121,296
# of Persons per HH	1.9	2.1	2.2
Average HH Income	\$27,464	\$45,889	\$55,770
Average House Value	\$117,627	\$125,443	\$136,211

* Demographic data derived from 2020 ACS - US Census



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Advisor Bio



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PROFESSIONAL BACKGROUND

Joe Edge is a seasoned commercial real estate broker with more than twenty years of experience in the commercial real estate industry. Following four years of service in the United States Marine Corps, he began his career in real estate and, in 2006, acquired Sherman & Hemstreet Real Estate, a firm that now has more than a century of history. Under his leadership, Sherman & Hemstreet has grown into one of the largest commercial real estate firms in the area, providing comprehensive real estate services across the Southeastern United States.

Licensed in both Georgia and South Carolina, Joe personally oversees transactions throughout both states. He holds the Certified Commercial Investment Member (CCIM) and Society of Industrial and Office Realtors (SIOR) designations—two of the most prestigious credentials in the industry. The CCIM designation represents the highest level of expertise for investment sales brokers, while the SIOR designation recognizes top-tier office and industrial brokers who meet rigorous production and performance standards. In addition, Joe is a candidate for the Certified Property Manager (CPM) designation, reflecting his commitment to excellence in property management.

Through his leadership, Sherman & Hemstreet continues to set the standard for commercial real estate services in the region, building on its historic legacy with innovative strategies and a client-focused approach.

MEMBERSHIPS

Certified Commercial Investment Member (CCIM)

Sherman & Hemstreet Real Estate Company

4316 Washington Road
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