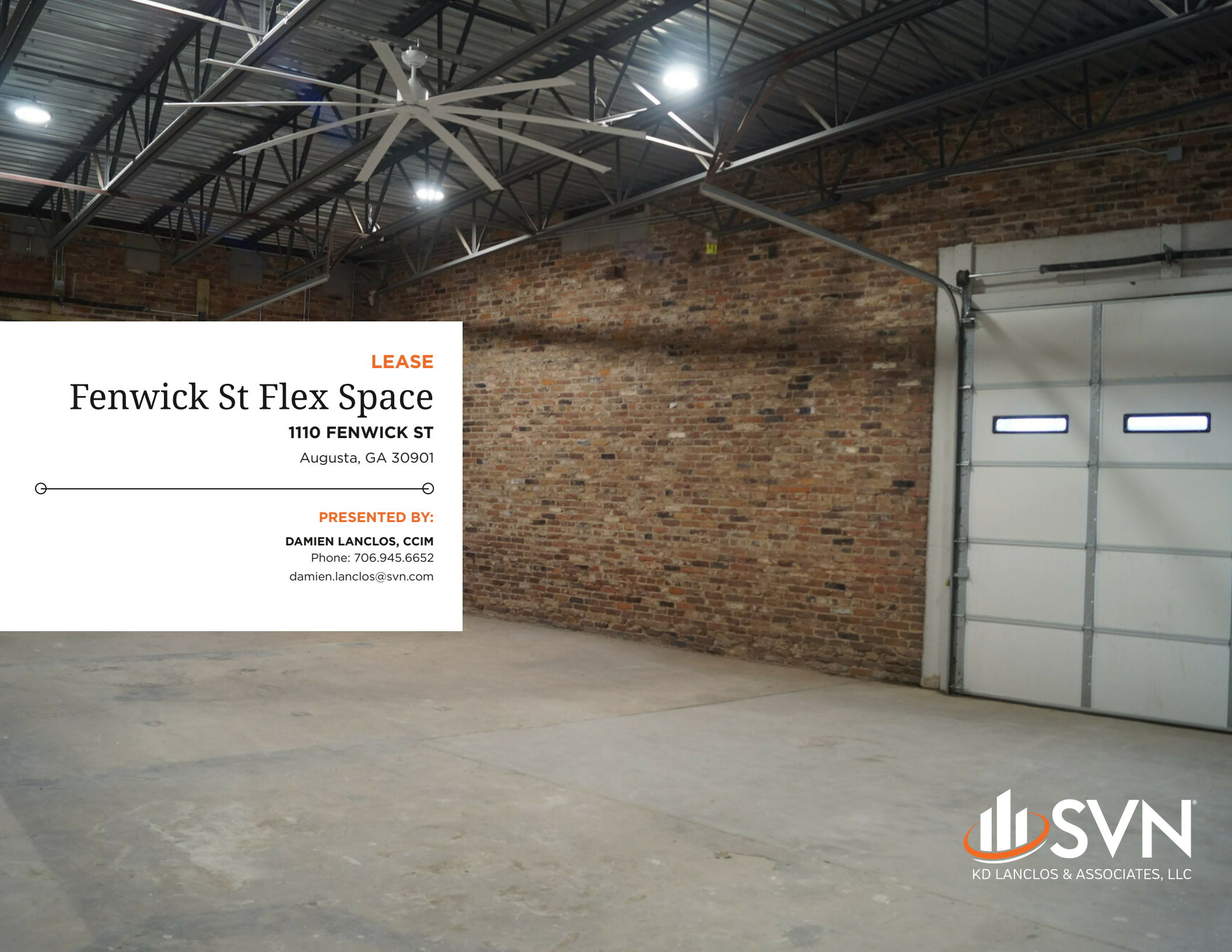




LEASE

Fenwick St Flex Space

1110 FENWICK ST

Augusta, GA 30901

PRESENTED BY:

DAMIEN LANCLOS, CCIM

Phone: 706.945.6652

damien.lanclos@svn.com

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

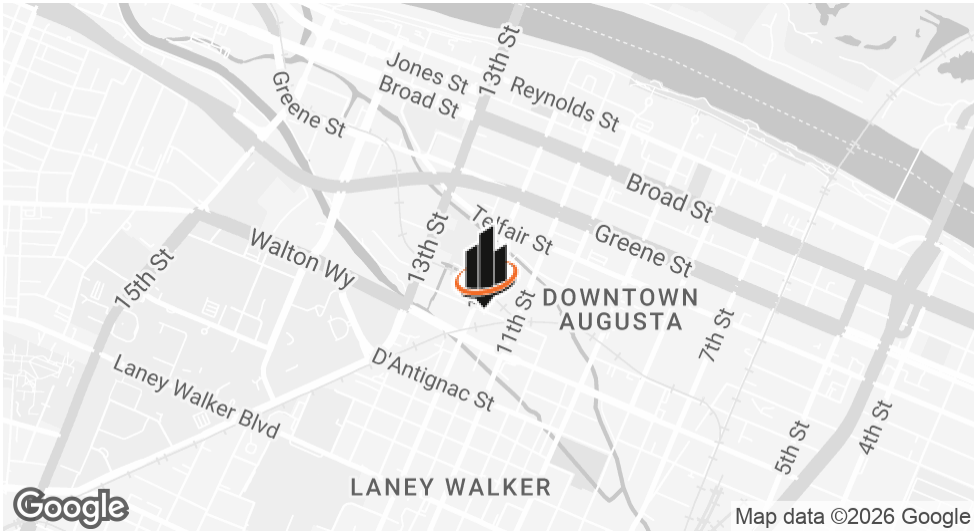
To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$15 SF/yr (MG)
NUMBER OF UNITS:	4
AVAILABLE SF:	1,434 SF
LOT SIZE:	1.06 Acres
BUILDING SIZE:	9,212 SF

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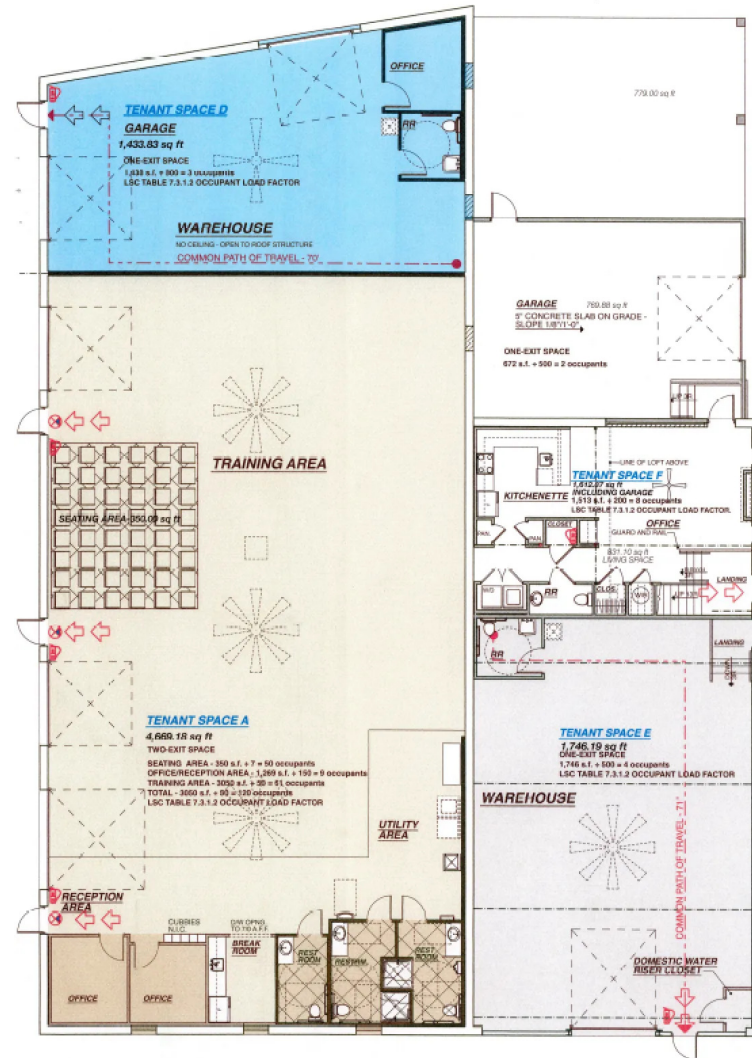
PROPERTY DESCRIPTION

Introducing an exceptional leasing opportunity at 1110 Fenwick St, Augusta, GA, 30901. This property boasts modern amenities, versatile floor plans, and flexible lease terms, making it an ideal choice for businesses of all sizes. With ample parking and high-speed internet connectivity this property offers the perfect blend of convenience and functionality. Unit D can have access to a perimeter fenced lay down yard.

PROPERTY HIGHLIGHTS

- Newly renovated
- Unit D Available - 1,434 sf
- Corner Location
- Ease of Access

FLOOR PLANS

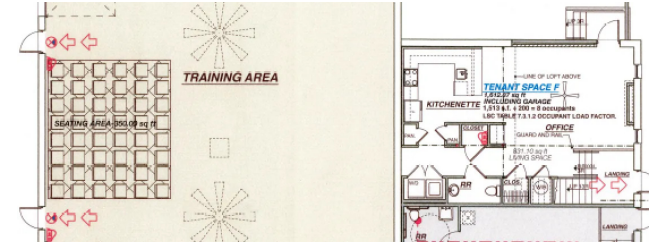


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ADDITIONAL PHOTOS



DAMIEN LANCLLOS, CCIM

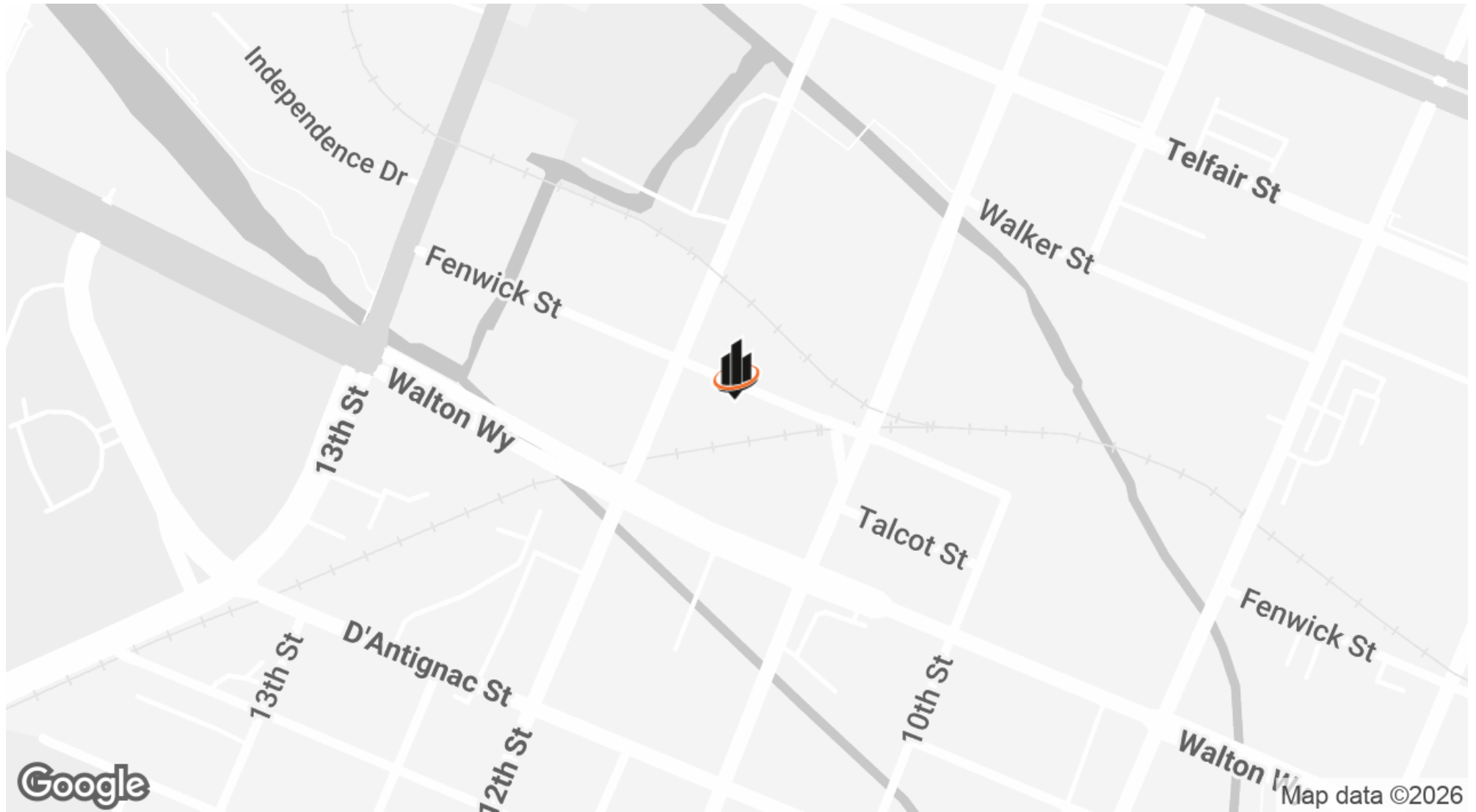
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LOCATION MAP



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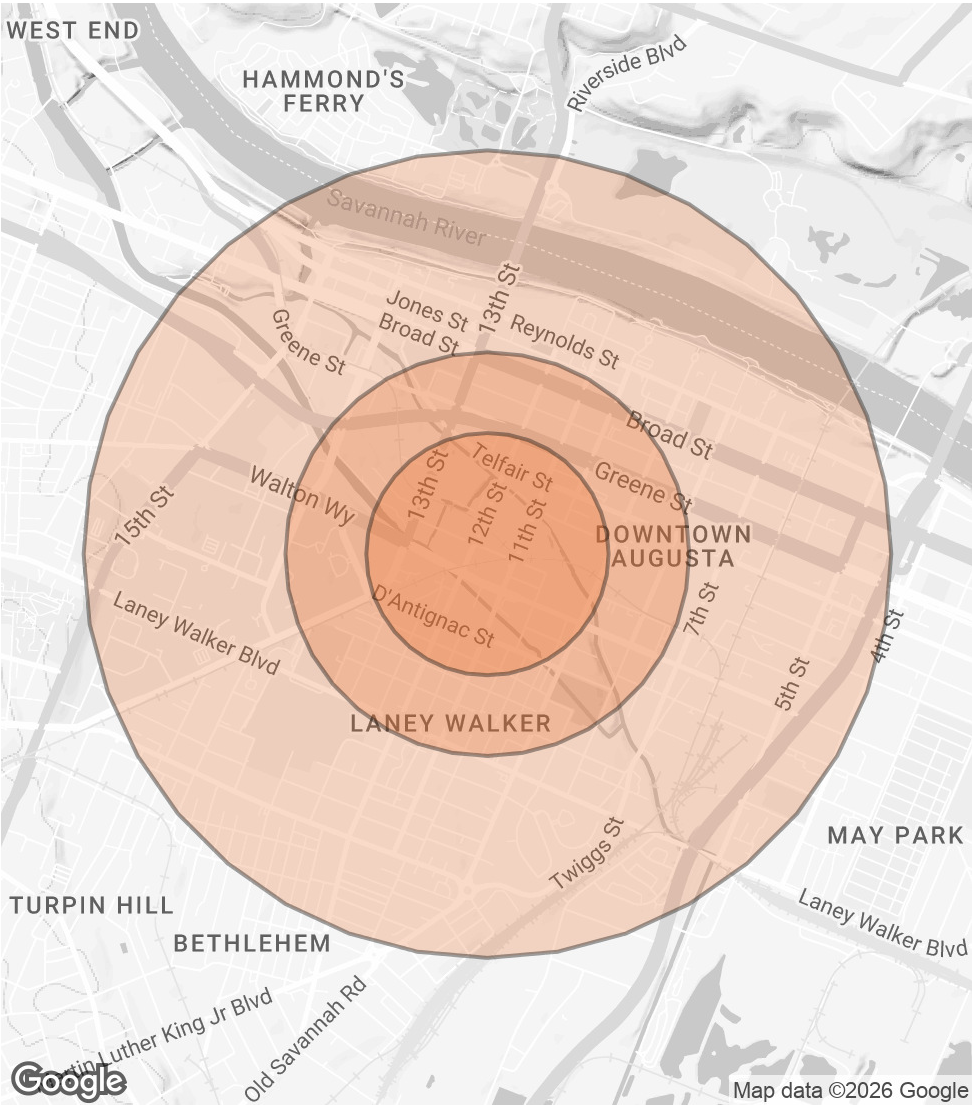
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	572	2,132	6,423
AVERAGE AGE	49	48	43
AVERAGE AGE (MALE)	48	47	42
AVERAGE AGE (FEMALE)	50	49	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	318	1,122	2,965
# OF PERSONS PER HH	1.8	1.9	2.2
AVERAGE HH INCOME	\$35,535	\$36,658	\$45,337
AVERAGE HOUSE VALUE	\$218,558	\$224,375	\$167,751

2020 American Community Survey (ACS)



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MANAGING DIRECTOR



DAMIEN LANCLOS, CCIM

Managing Director

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Direct: 706.945.6652

PROFESSIONAL BACKGROUND

Damien Lanclos, CCIM serves as Managing Director of SVN / KD Lanclos & Associates LLC and specializes in the sale and leasing of office, retail, land and multifamily properties in the CSRA.

Prior to commercial real estate, Lanclos worked in the medical sales industry where he was quickly promoted to manage his firm s international operation in Europe. His focus involved working with medical diagnostic and surgical products, providing marketing and sales direction and oversight. After living abroad for several years, Lanclos moved back to the U.S. and entered the pharmaceutical industry, ultimately being promoted to the position of National Account Executive while at Johnson & Johnson.

Since founding SVN | KD Lanclos & Associates in 2013, Lanclos has exceeded over \$100 million in transaction volume and is a continued recipient of the SVN President’s Circle Award in recognition of outstanding sales. Lanclos is consistently ranked in the Top 50 Producers in the Nation of completed transactions at SVN. In 2017, Lanclos was inducted into the Atlanta Commercial Board of Realtors Million Dollar Club.

Lanclos earned a Bachelor of Arts in English from the University of Georgia. In his free time Lanclos enjoys spending time with his family and fishing the Southwest

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