



Downtown Augusta, GA

Office Submarket Report

Prepared by



Phuong Nguyen
Commercial Realtor



Search Analytics

INVENTORY SF

2.2M +0%

Prior Period 2.2M

UNDER CONSTRUCTION SF

0 -

Prior Period 0

12 MO NET ABSORPTION SF

(140K) -199.1%

Prior Period 141K

VACANCY RATE

25.5% +6.3%

Prior Period 19.2%

MARKET RENT/SF

\$22.25 +2.1%

Prior Period \$21.78

MARKET SALE PRICE/SF

\$163 +0.4%

Prior Period \$163

MARKET CAP RATE

8.6% +0.1%

Prior Period 8.5%

Key Metrics

Availability	
Vacant SF	563K ↑
Sublet SF	23.6K ↑
Availability Rate	28.0% ↑
Available SF	618K ↑
Available Asking Rent/SF	\$26.51 ↑
Occupancy Rate	74.5% ↓
Percent Leased Rate	75.7% ↓

Inventory	
Existing Buildings	42 ↓
Under Construction Avg SF	-
12 Mo Demolished SF	0 ↓
12 Mo Occupancy % at Delivery	-
12 Mo Construction Starts SF	0 ↓
12 Mo Delivered SF	0 ↓
12 Mo Avg Delivered SF	-

Sales Past Year	
Asking Price Per SF	\$269
Sale to Asking Price Differential	-14.5%
Sales Volume	\$15.4M ↑
Properties Sold	4 ↑
Months to Sale	15.5
For Sale Listings	6 ↓
Total For Sale SF	46.9K ↓

Demand	
12 Mo Net Absorp % of Inventory	-6.4% ↓
12 Mo Leased SF	33K ↓
Months on Market	25.1 ↑
Months to Lease	6.0 ↑
Months Vacant	6.4 ↑
24 Mo Lease Renewal Rate	42.7%
Population Growth 5 Yrs	1.9%



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9/26/2022

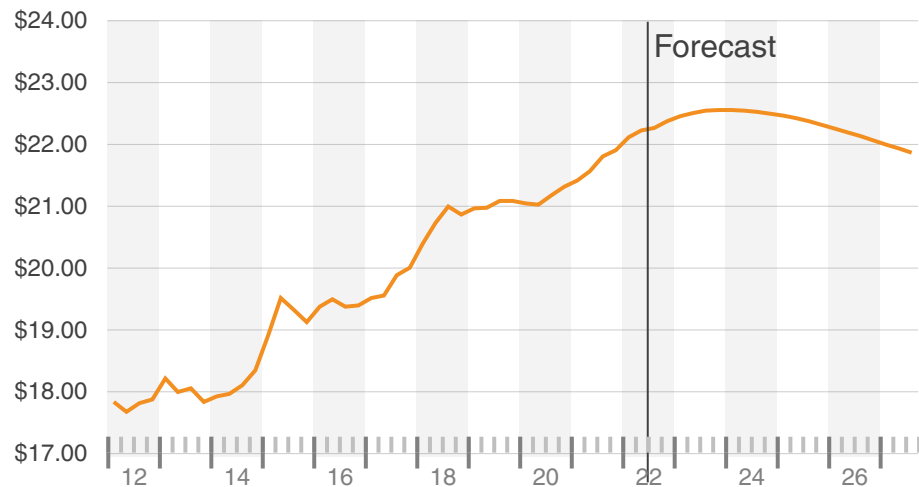
Page 1

Key Performance Indicators

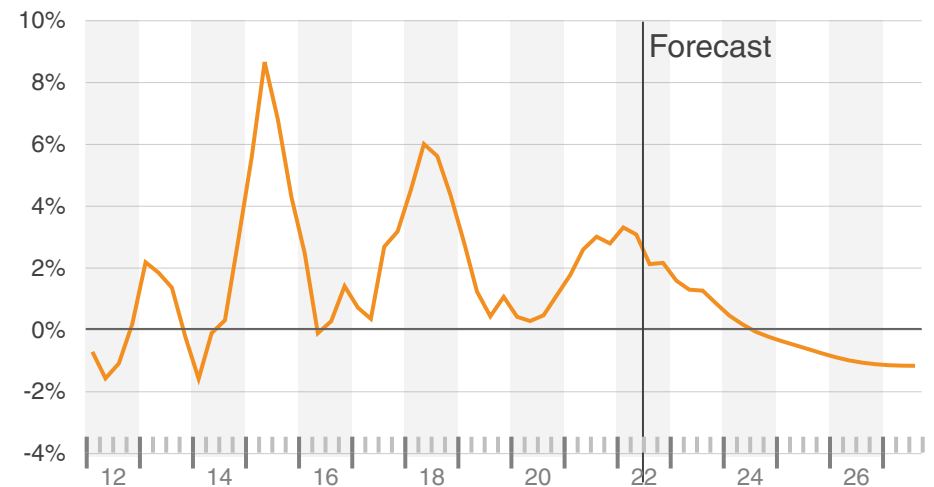


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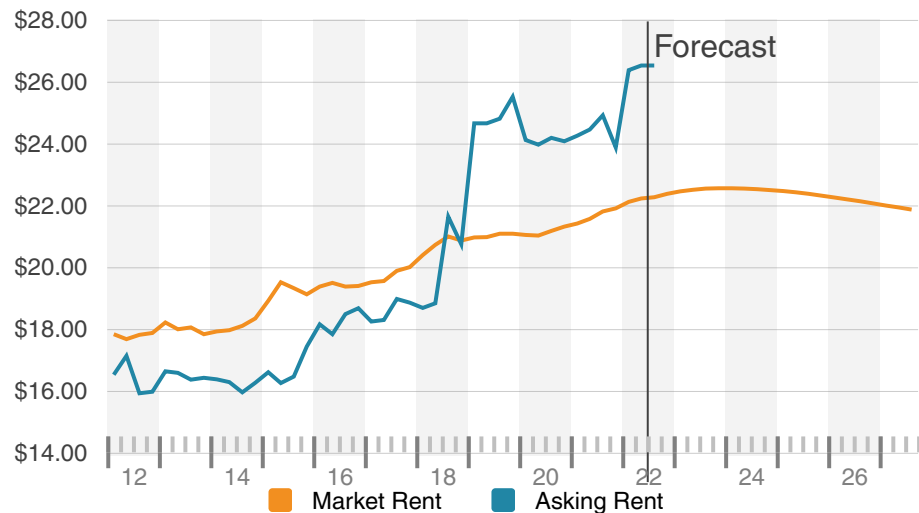
Market Rent Per SF



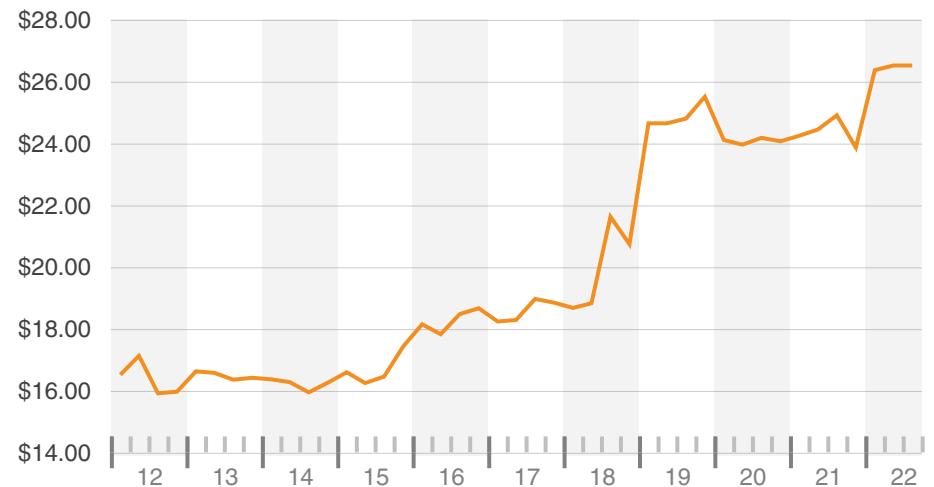
Market Rent Growth (YOY)



Market Rent & Asking Rent Per SF



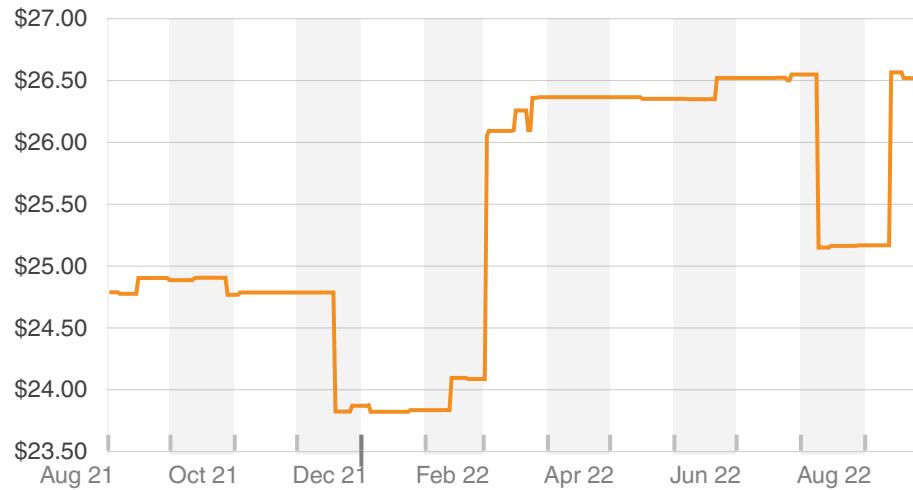
Asking Rent Per SF



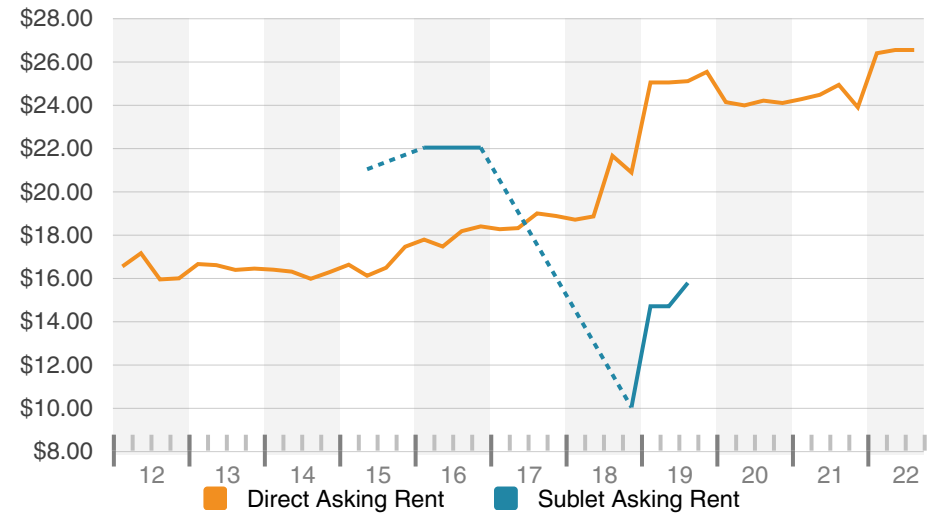
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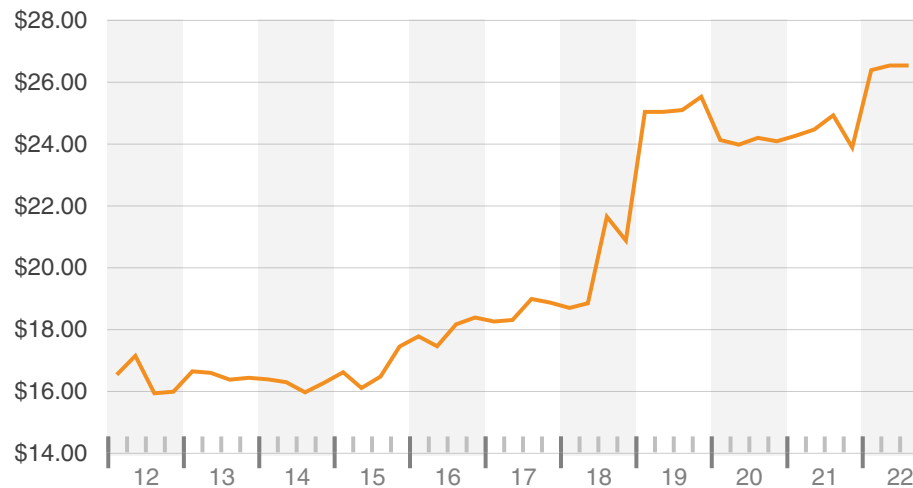
Daily Asking Rent Per SF



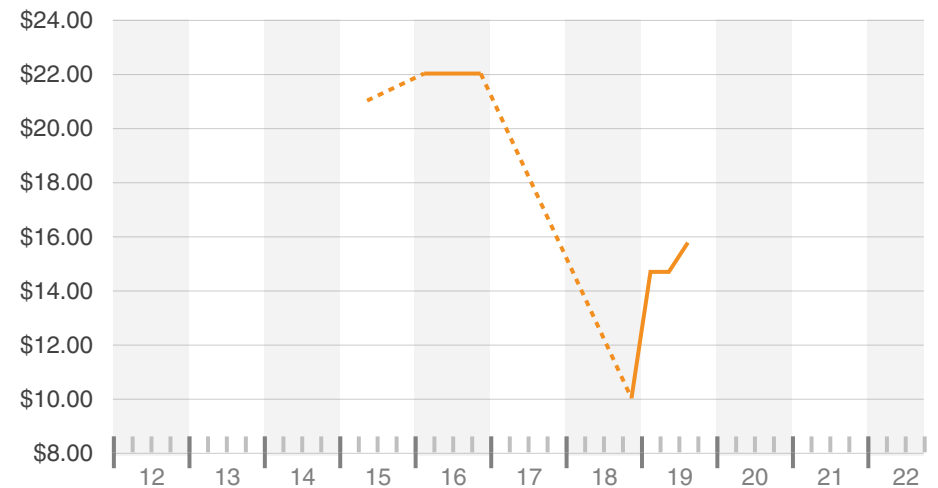
Direct & Sublet Rent Per SF



Direct Rent Per SF



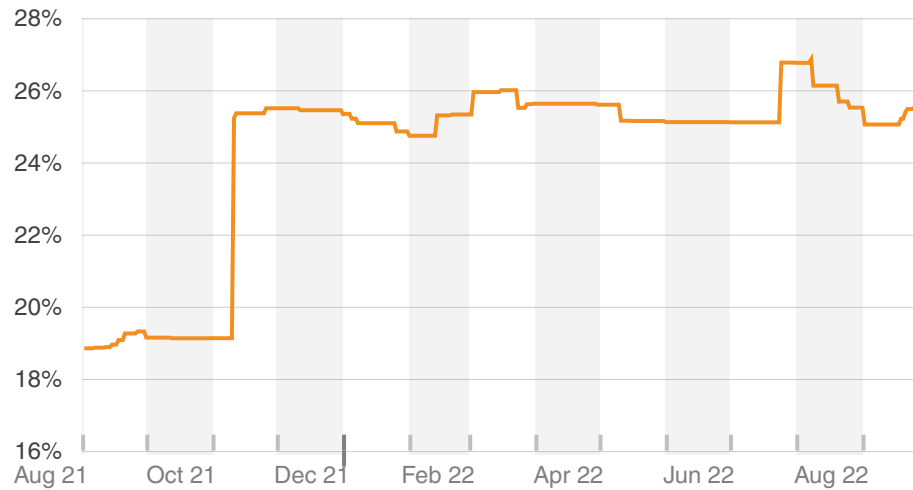
Sublet Rent Per SF



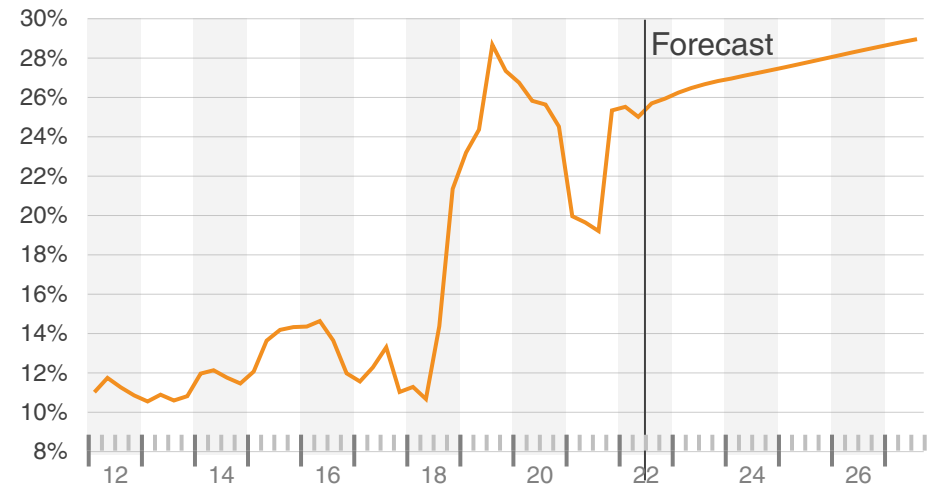
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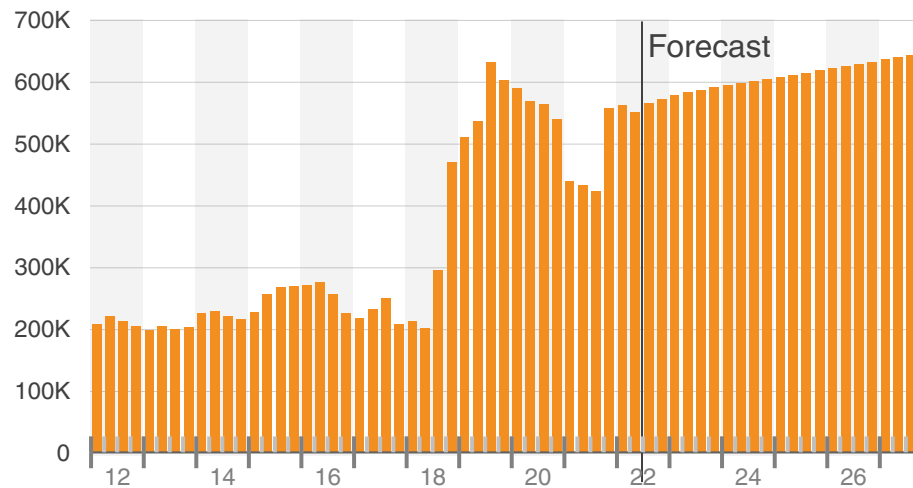
Daily Vacancy Rate



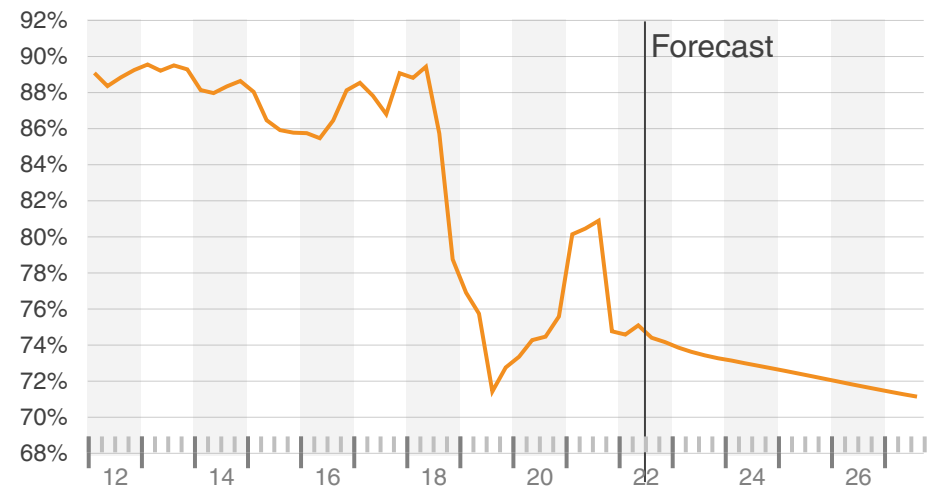
Vacancy Rate



Vacant SF



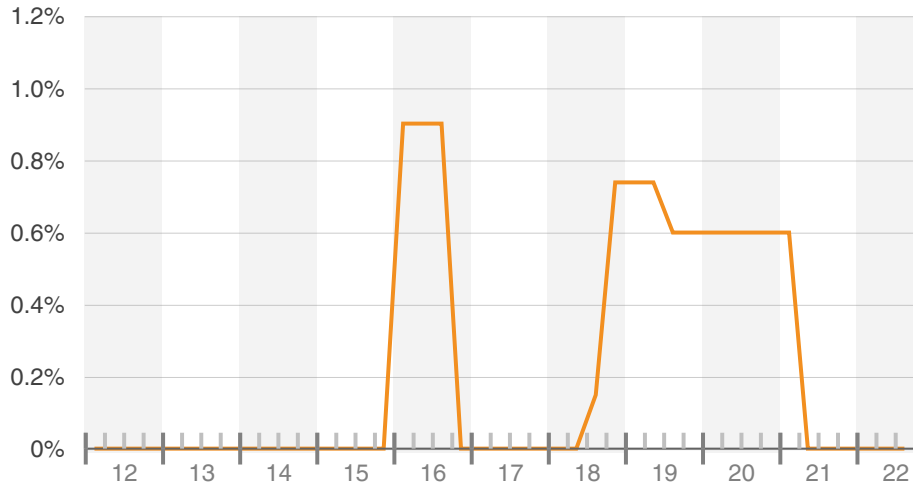
Occupancy Rate



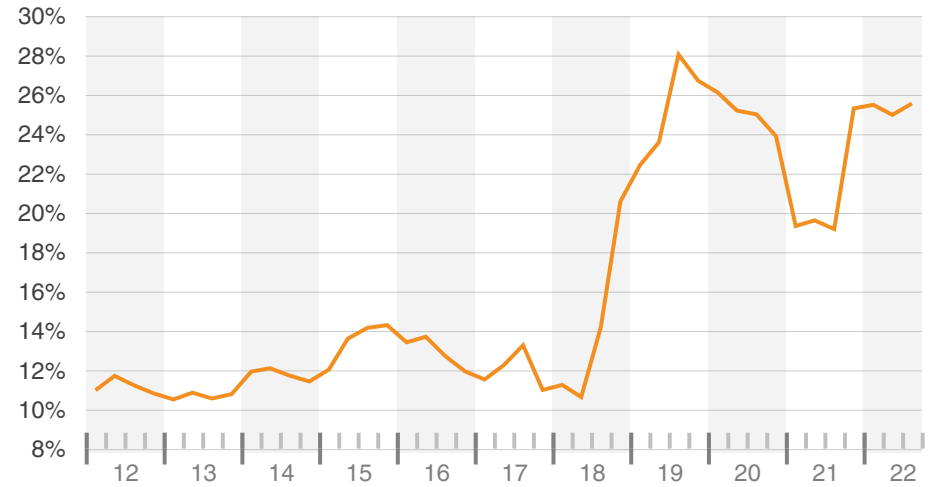
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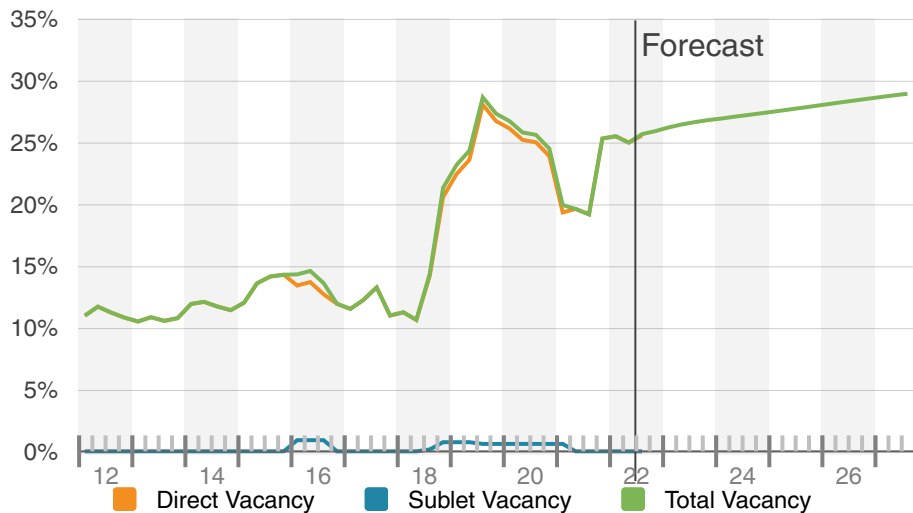
Sublet Vacancy Rate



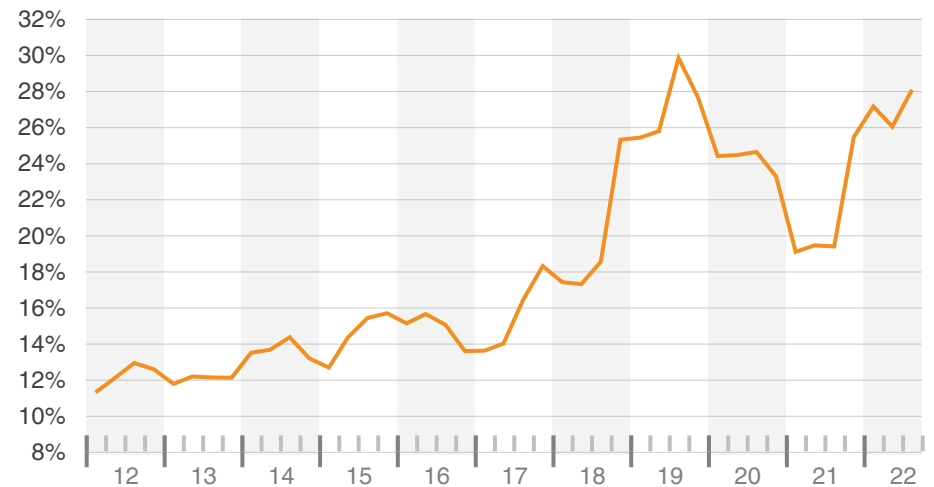
Direct Vacancy Rate



Direct, Sublet & Total Vacancy Rate



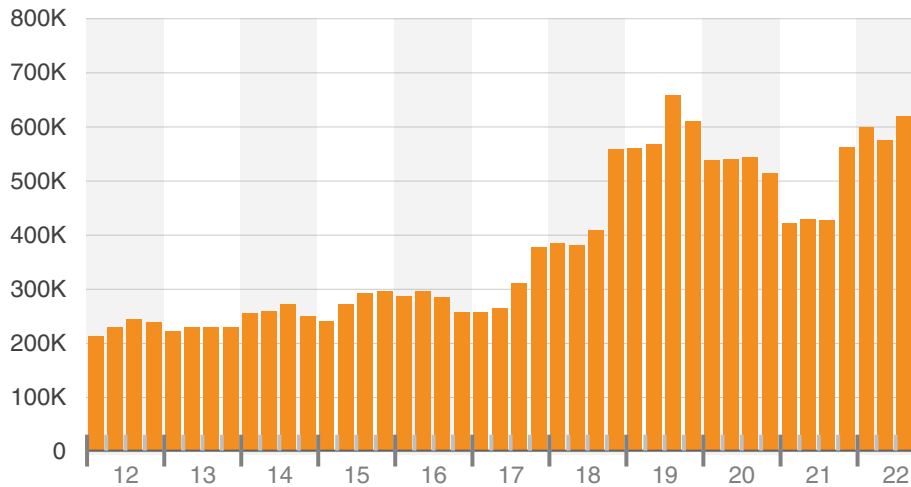
Availability Rate



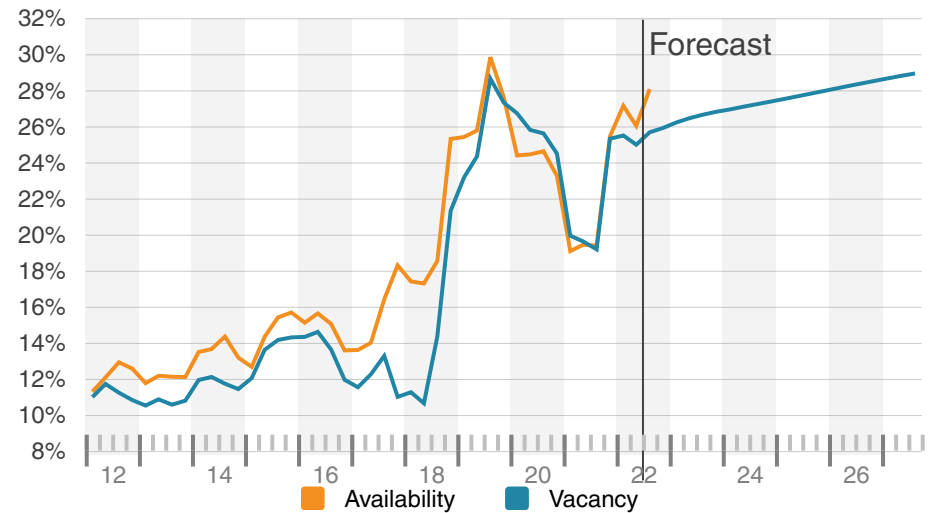
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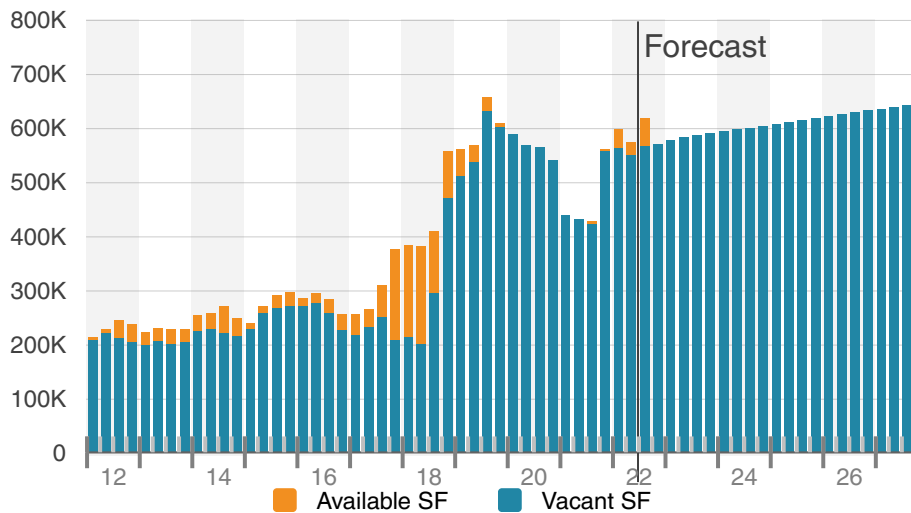
Available SF



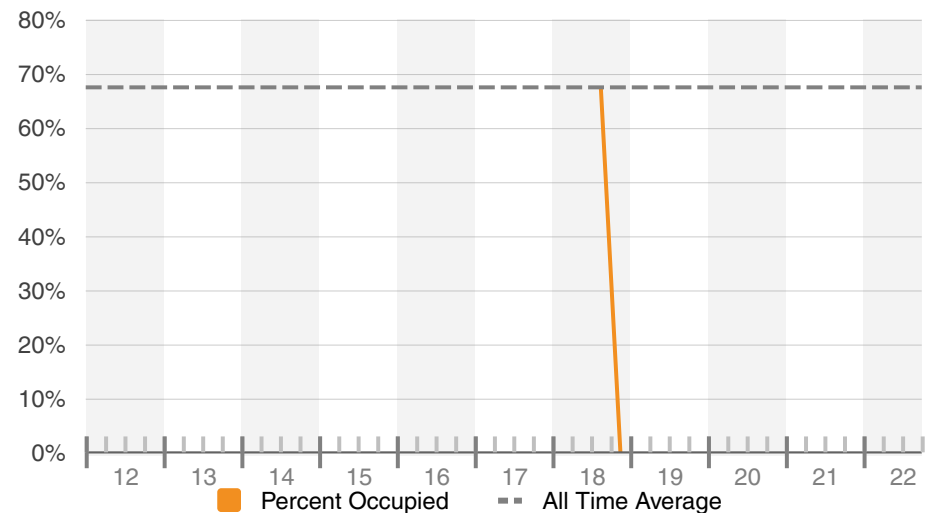
Availability & Vacancy Rate



Available & Vacant SF

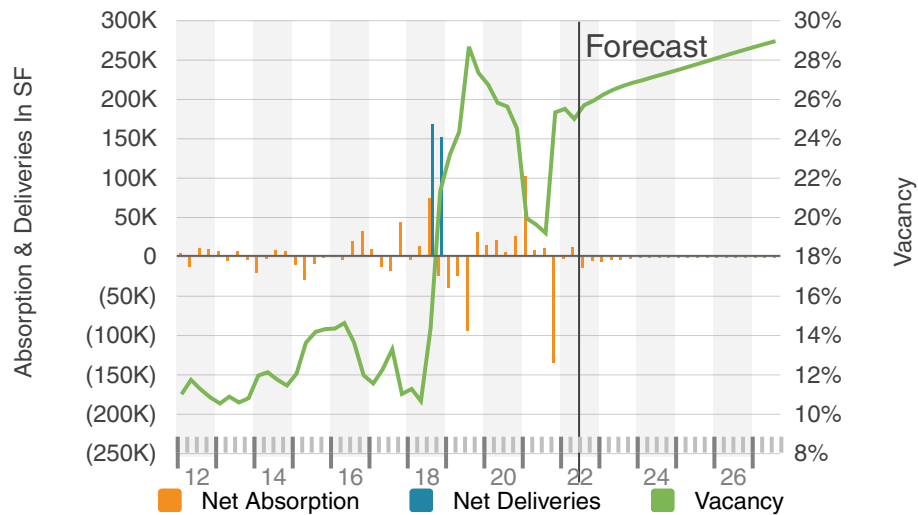


Occupancy At Delivery

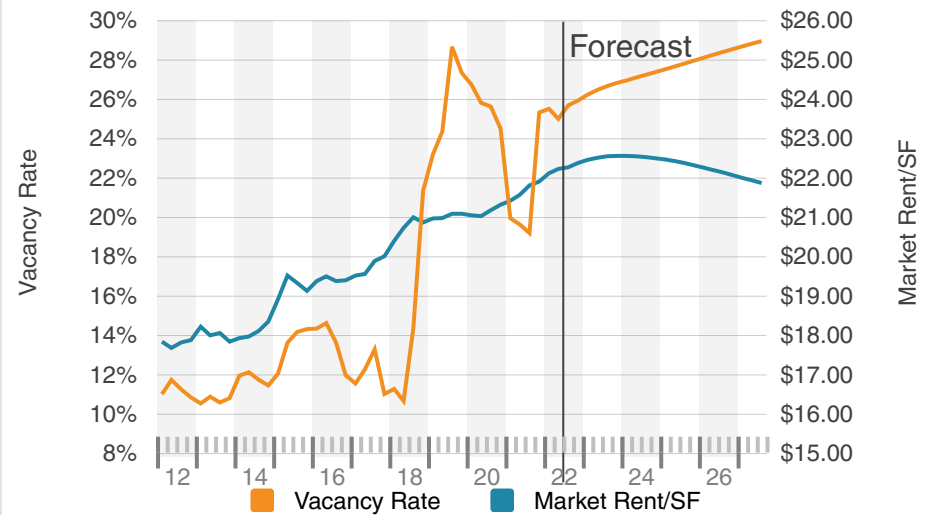


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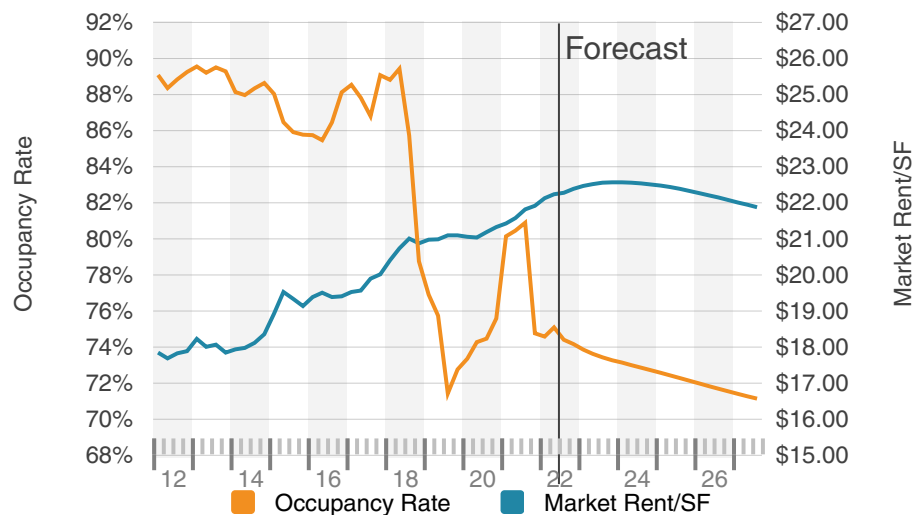
Net Absorption, Net Deliveries & Vacancy



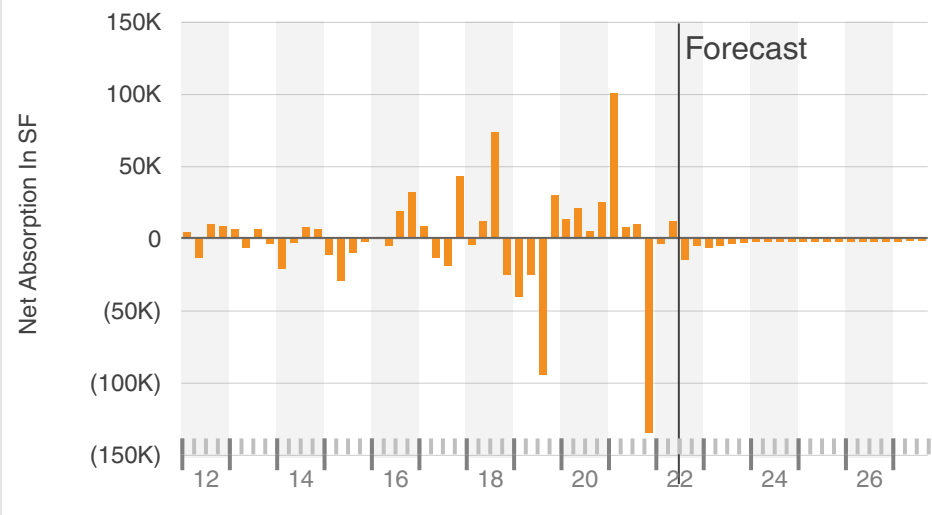
Vacancy & Market Rent Per SF



Occupancy & Market Rent Per SF

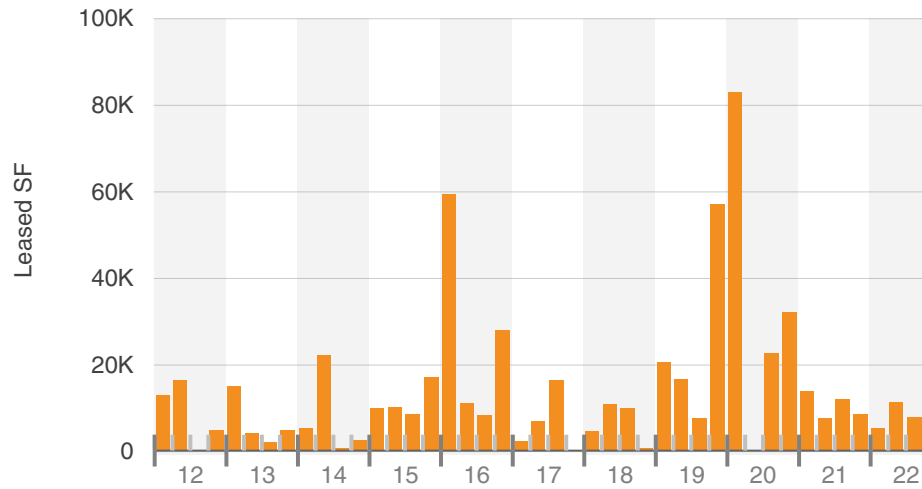


Net Absorption

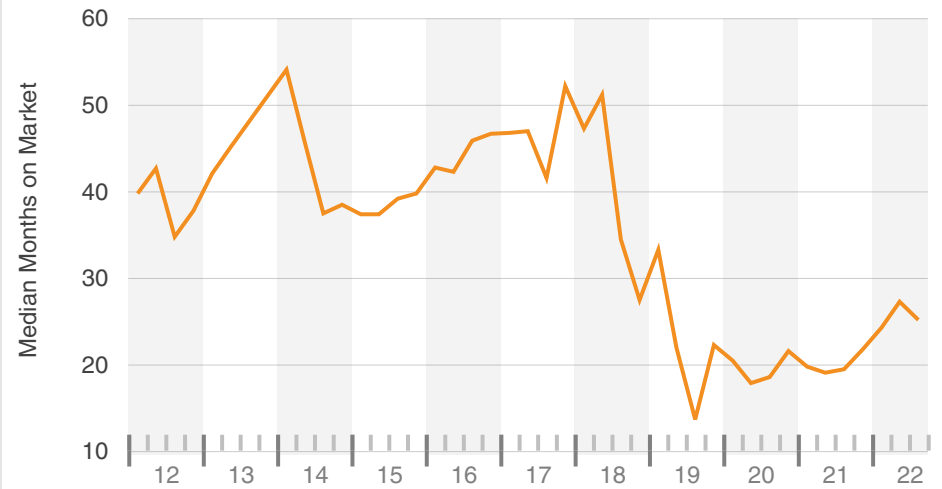


Search Analytics

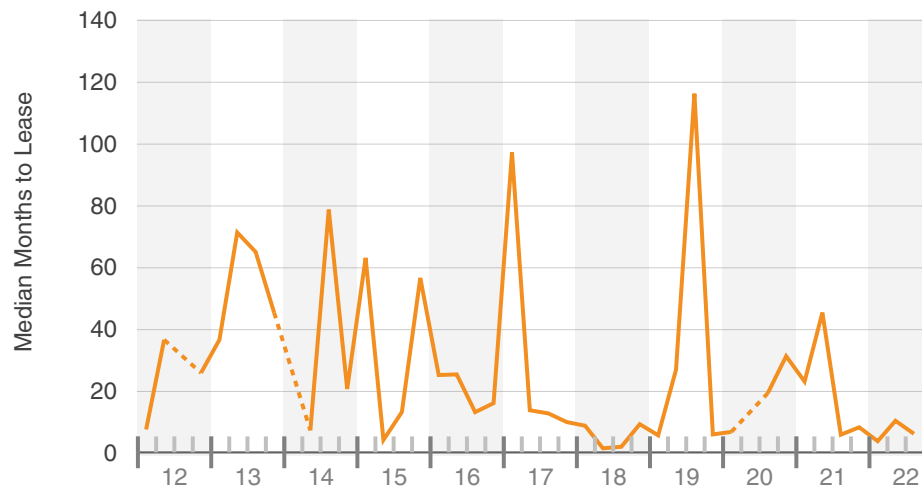
Leasing Activity



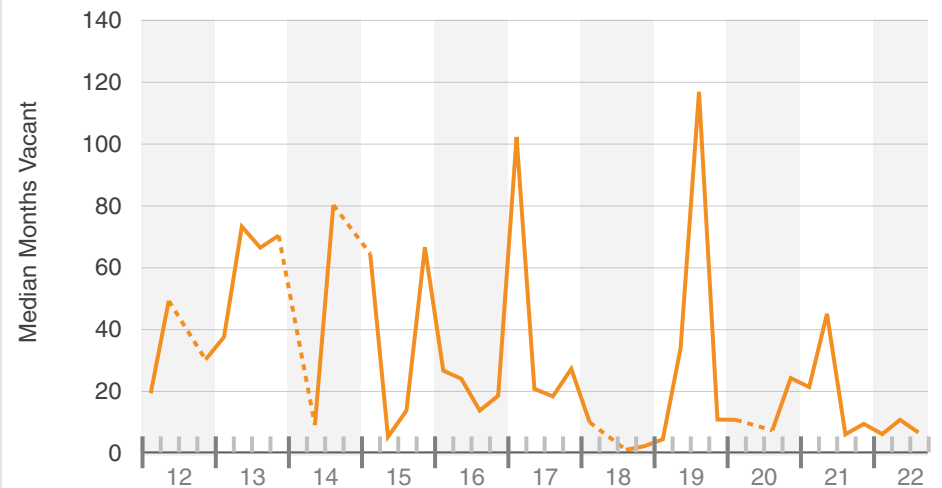
Months On Market



Months To Lease

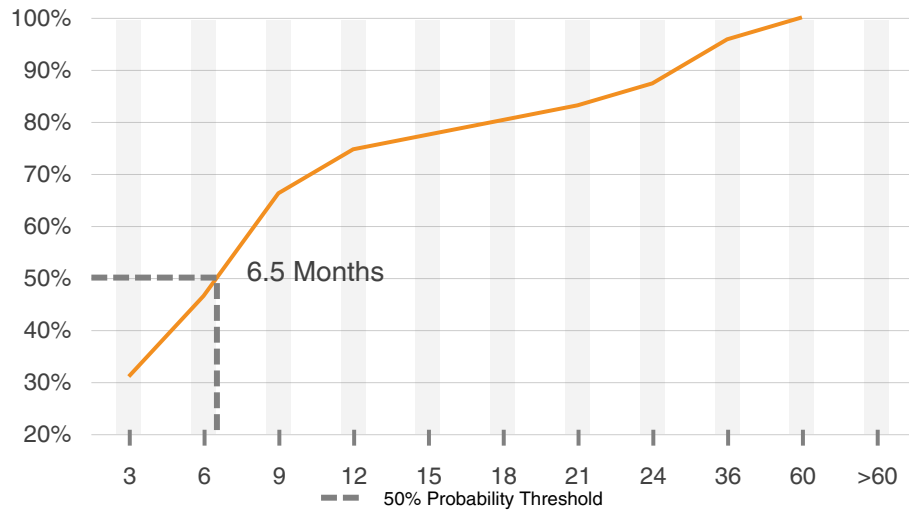


Months Vacant

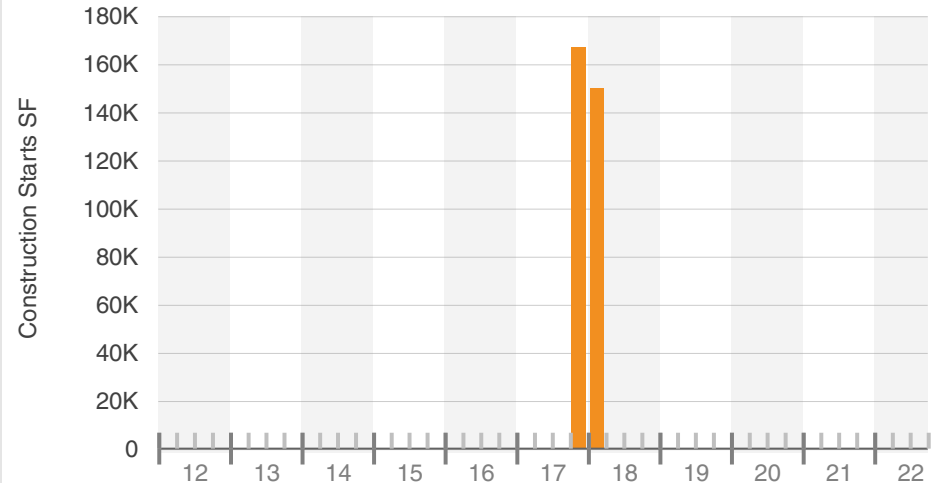


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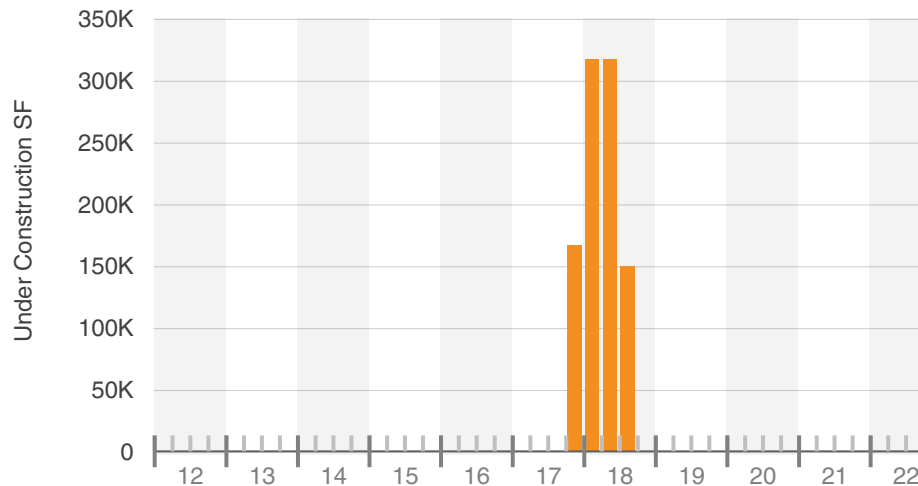
Probability Of Leasing In Months



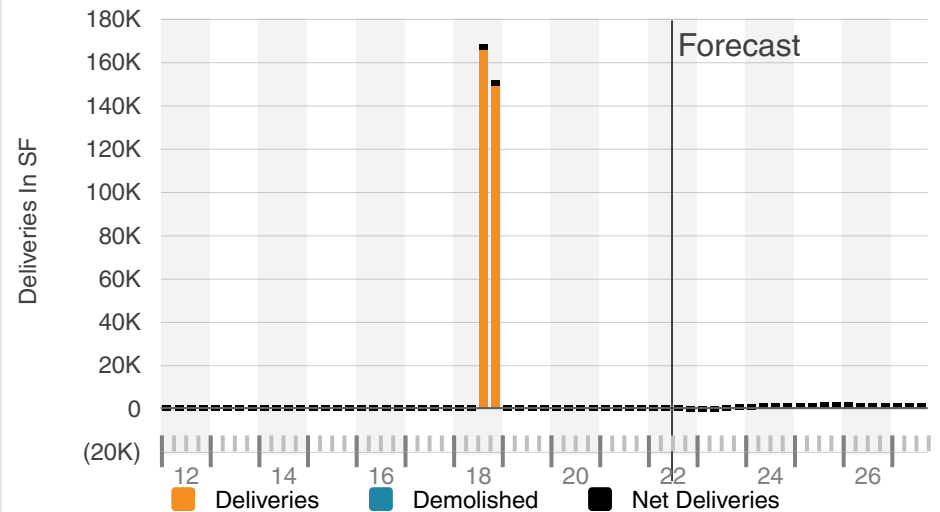
Construction Starts



Under Construction

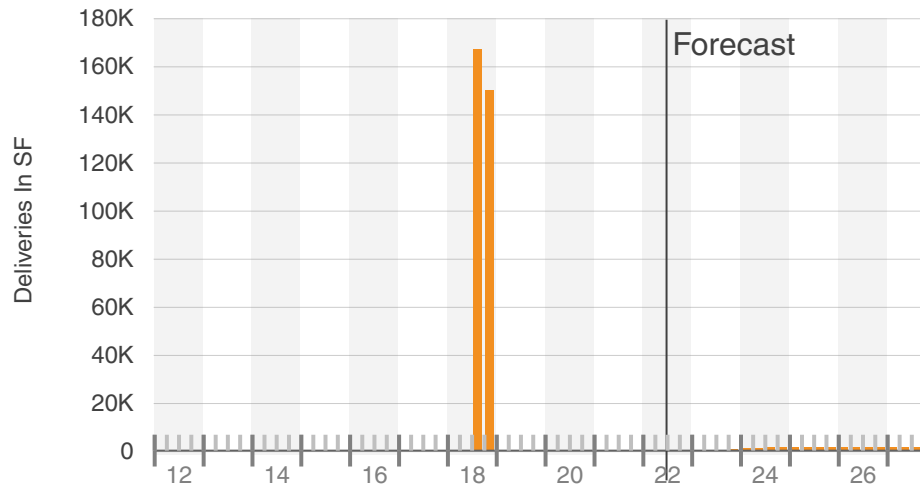


Deliveries & Demolitions

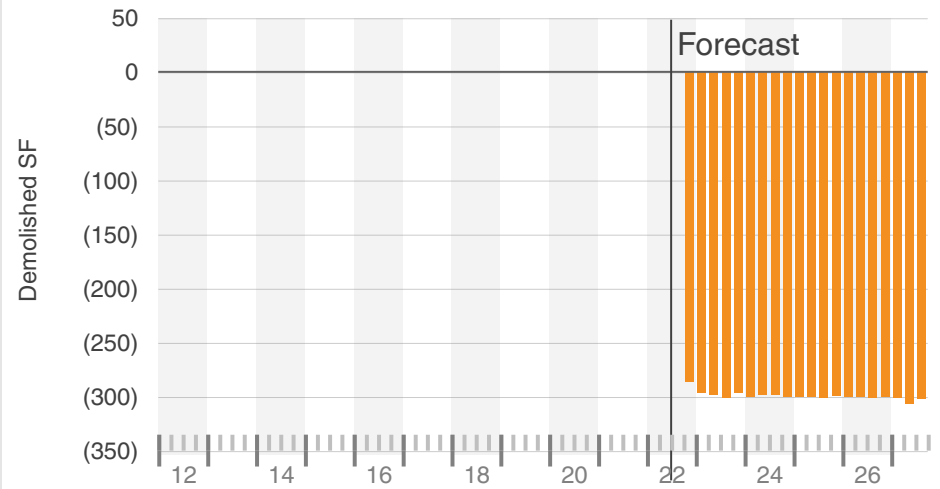


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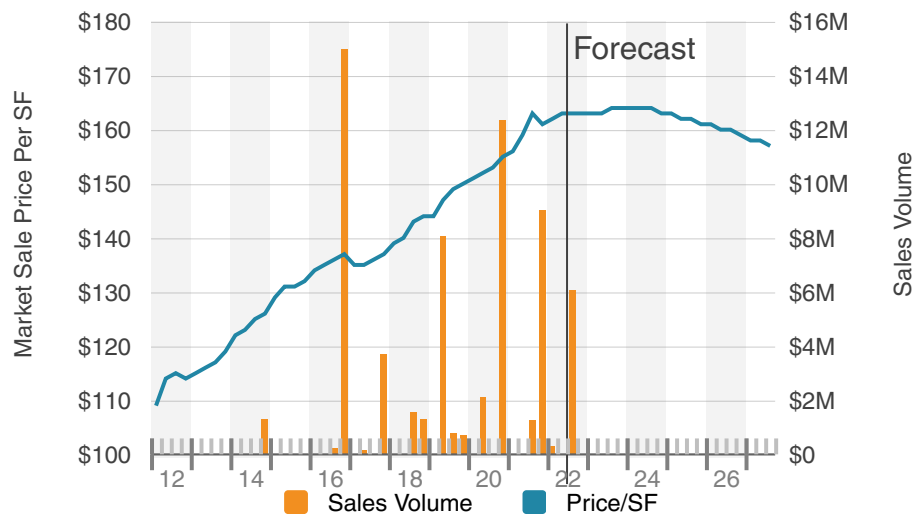
Deliveries



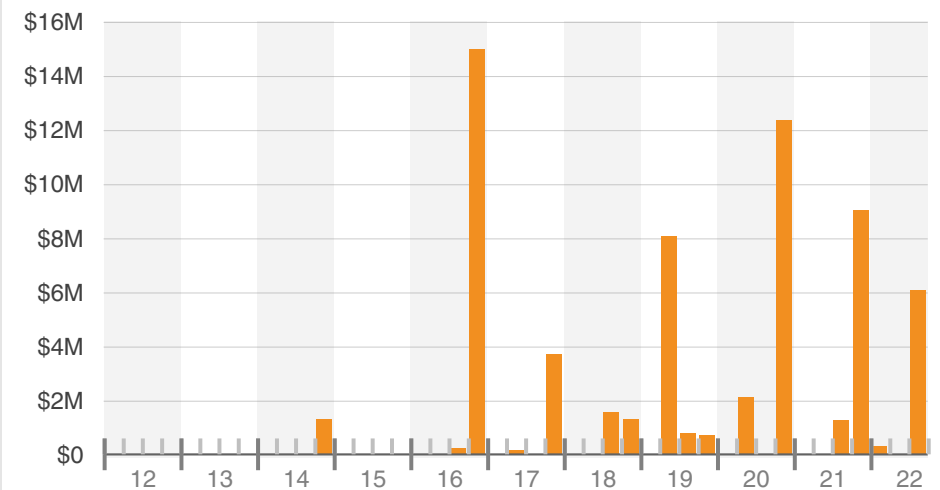
Demolitions



Sales Volume & Market Sale Price Per SF

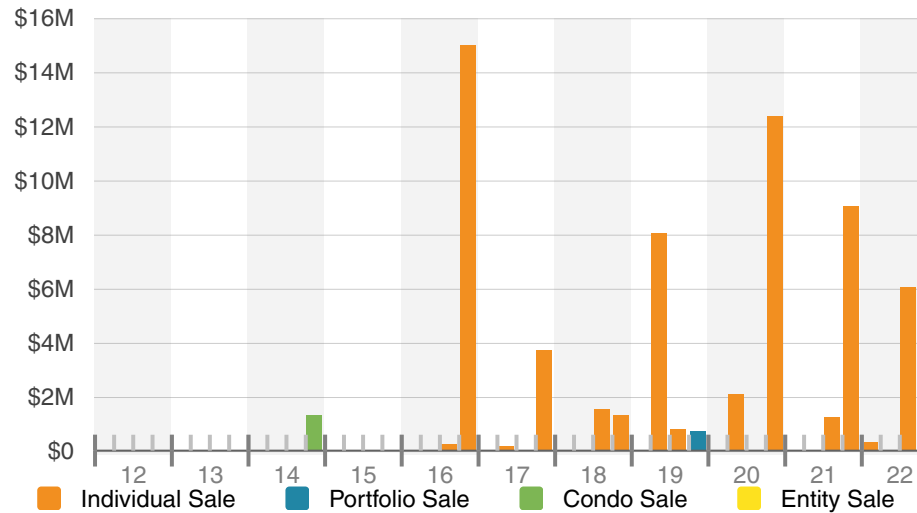


Sales Volume

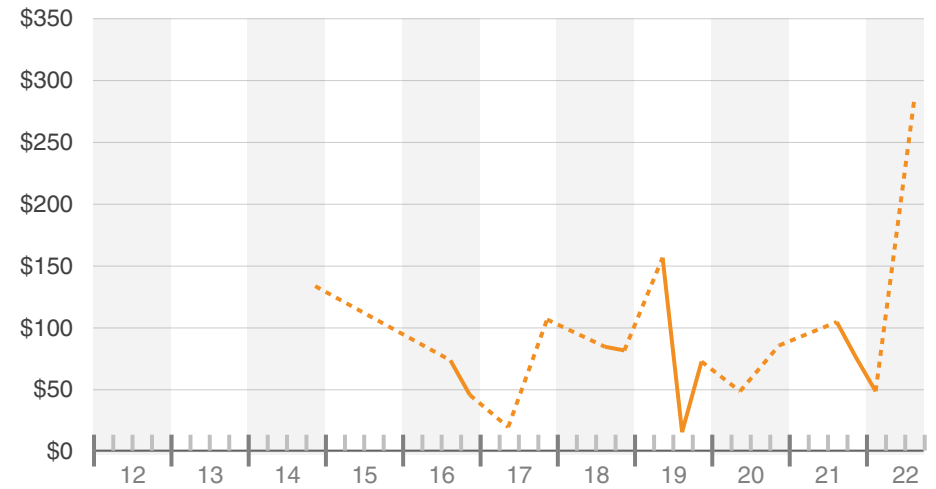


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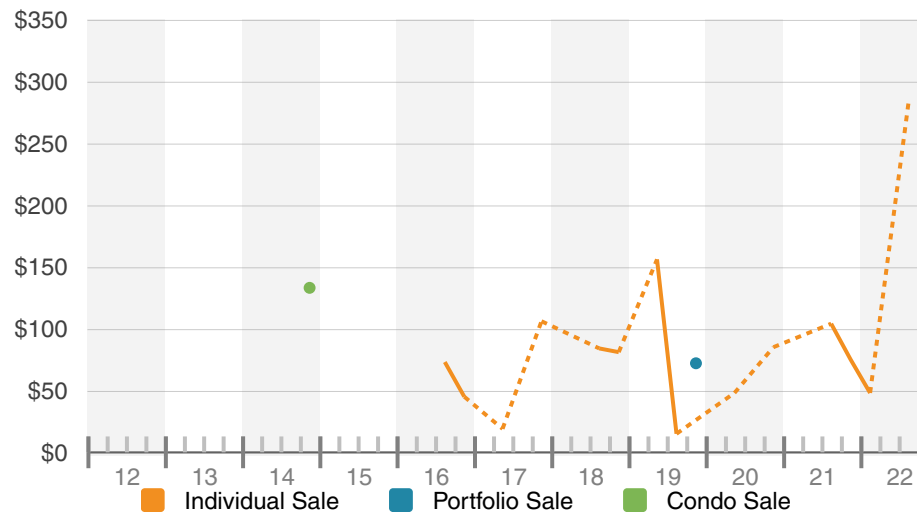
Sales Volume By Transaction Type



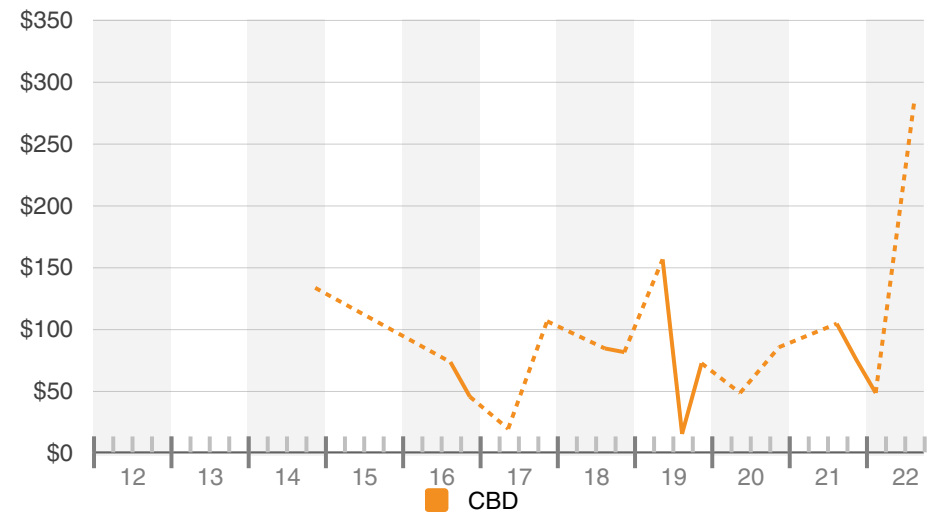
Sale Price Per SF



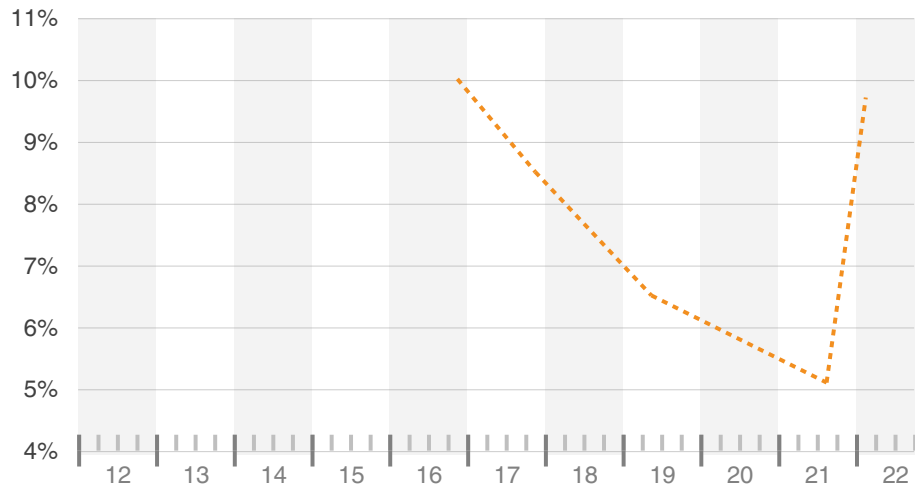
Sale Price Per SF By Transaction Type



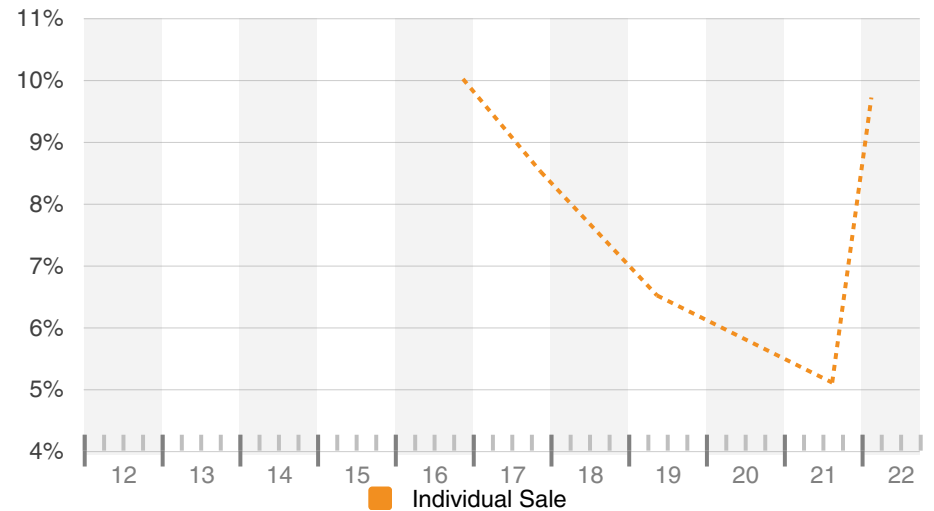
Sale Price Per SF By Location Type



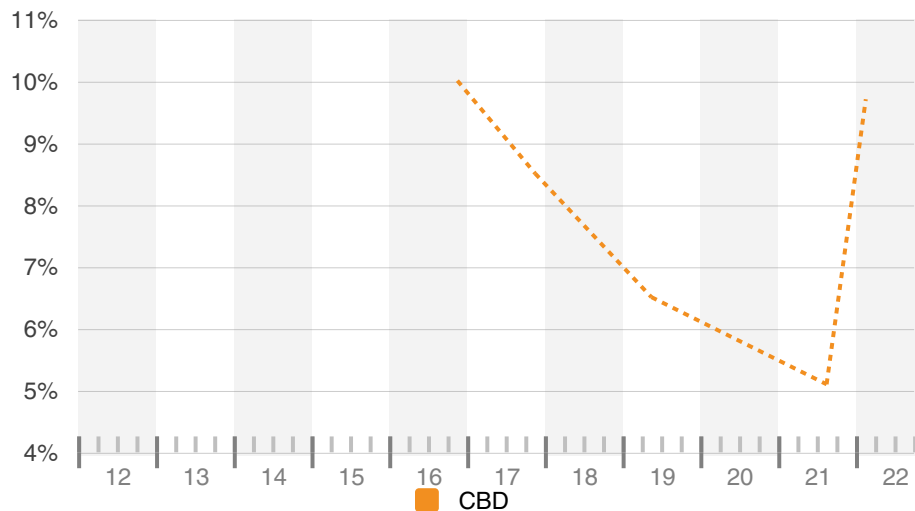
Cap Rate



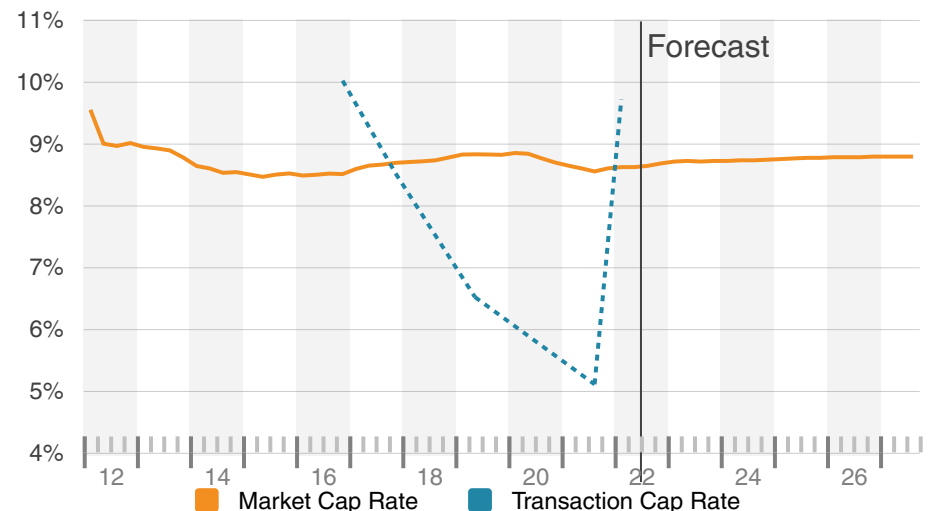
Cap Rate By Transaction Type



Cap Rate By Location Type

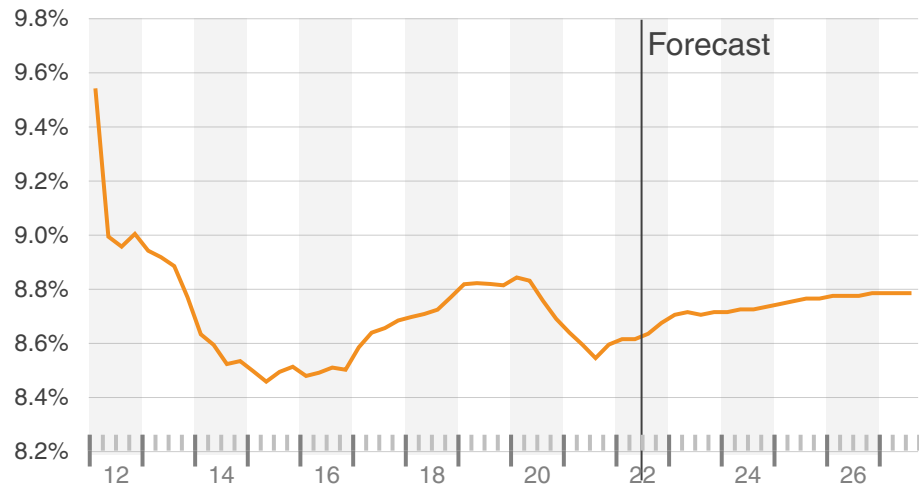


Market Cap Rate & Transaction Cap Rate

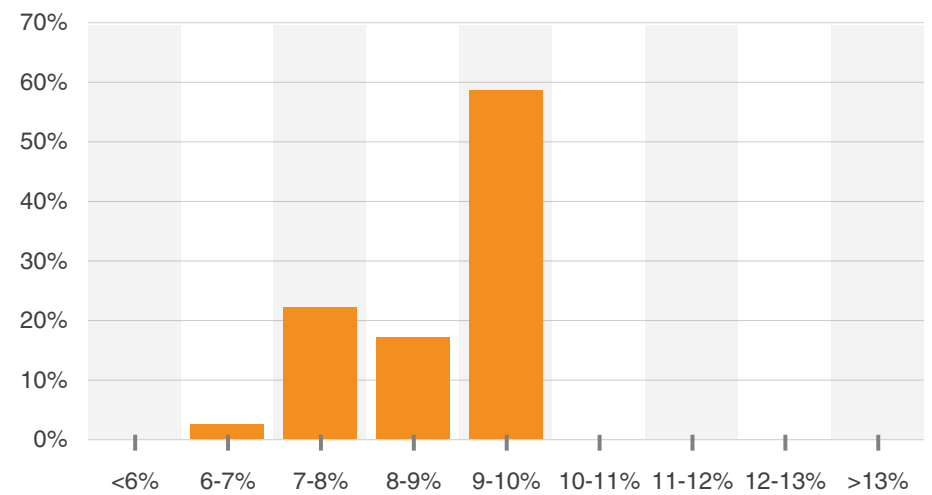


Search Analytics

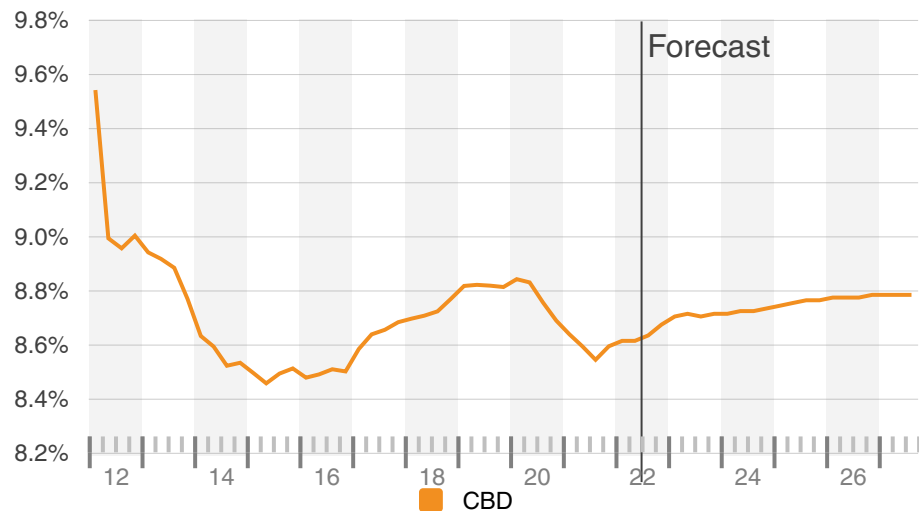
Market Cap Rate



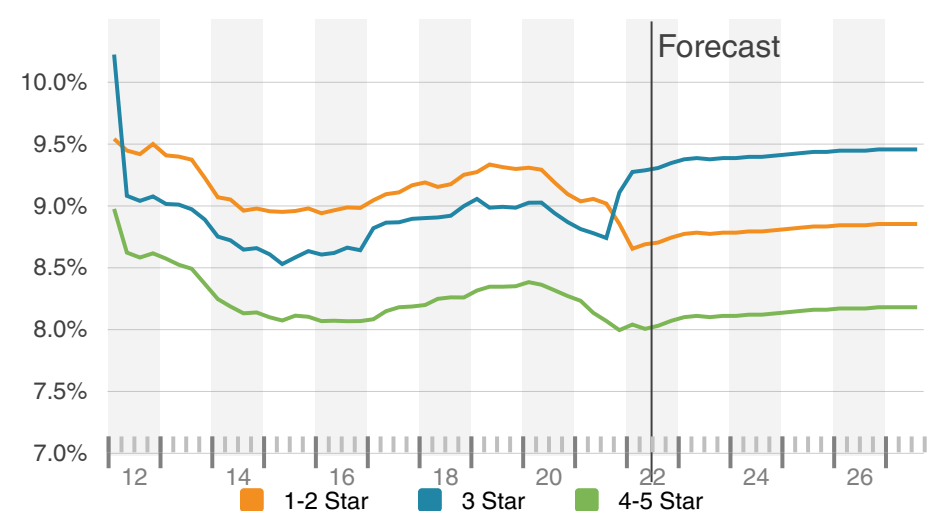
Market Cap Rate Distribution



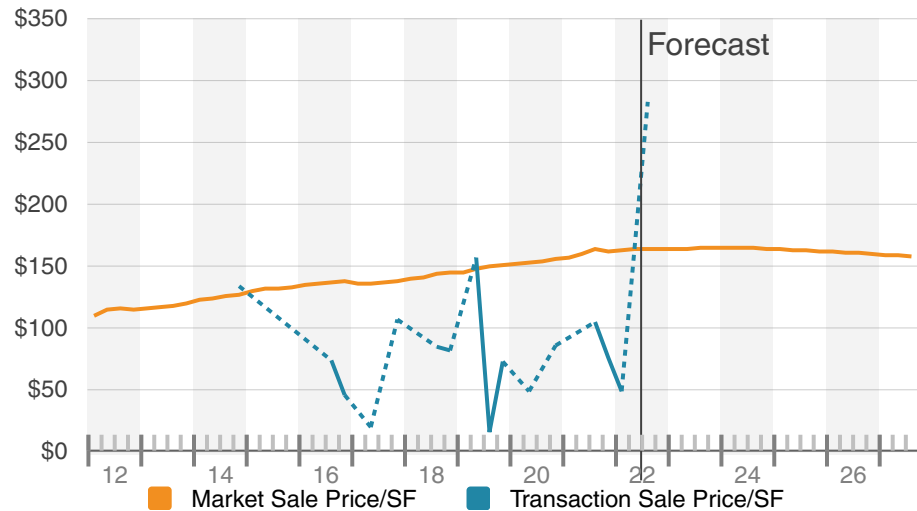
Market Cap Rate By Location Type



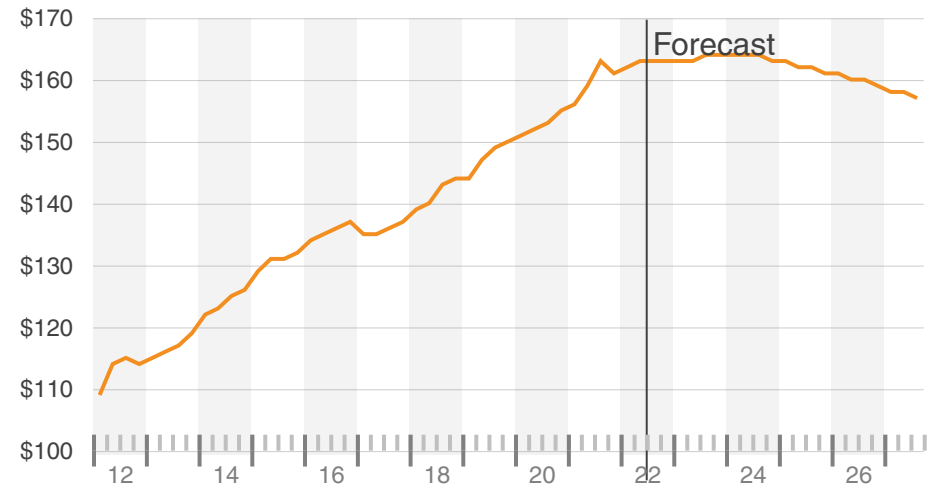
Market Cap Rate By Star Rating



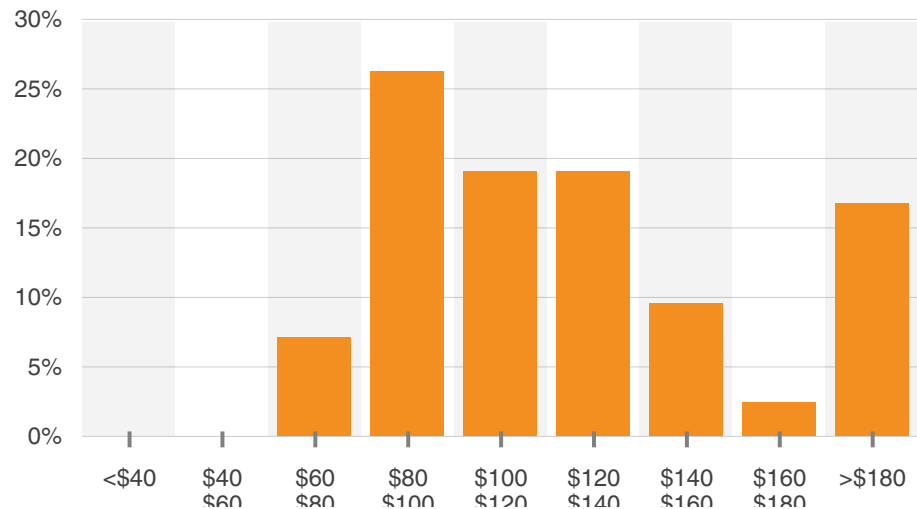
Market Sale Price & Transaction Sale Price Per SF



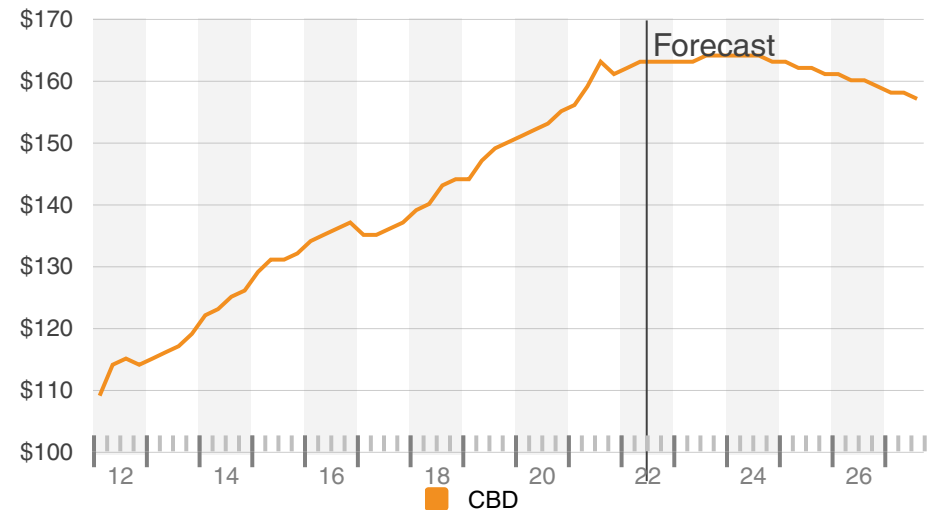
Market Sale Price Per SF



Market Sale Price Per SF Distribution

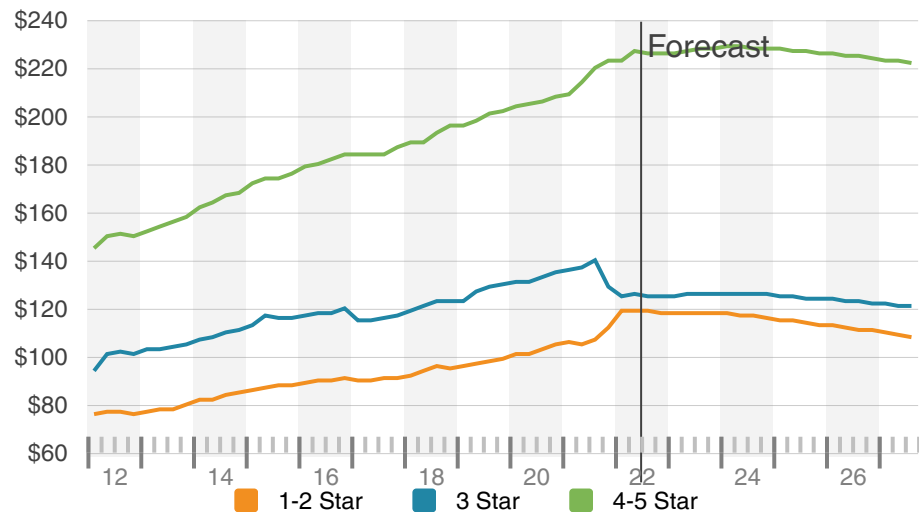


Market Sale Price Per SF By Location Type

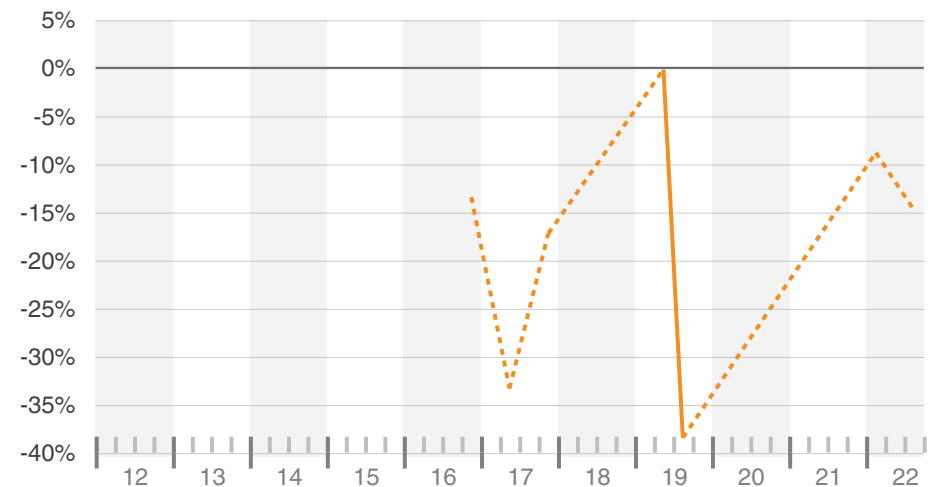


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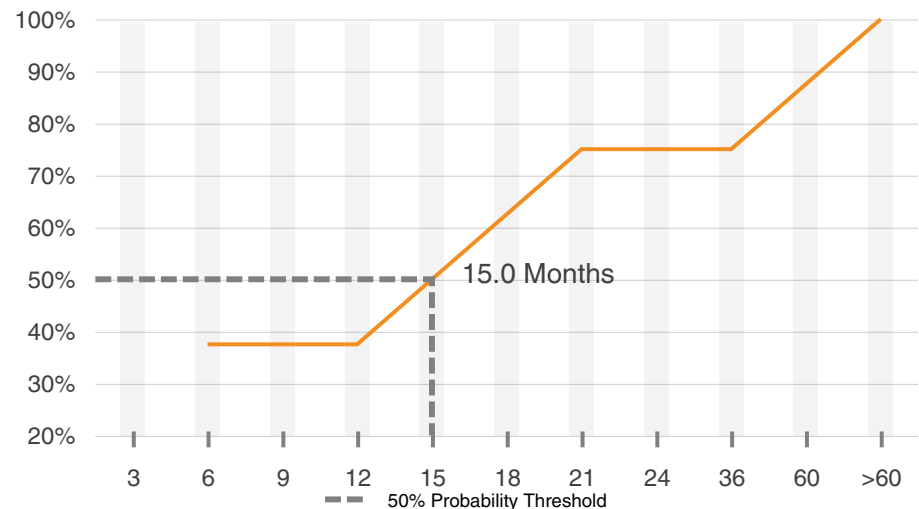
Market Sale Price Per SF By Star Rating



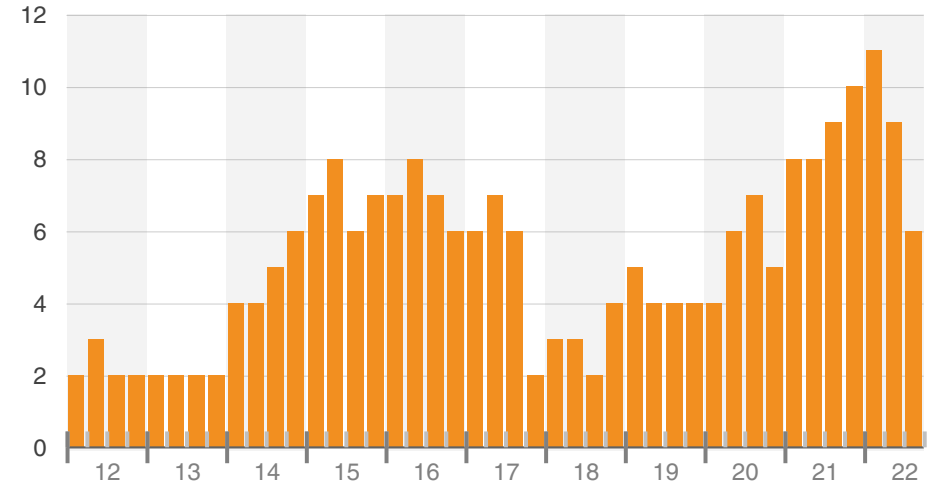
Sale To Asking Price Differential



Probability Of Selling In Months

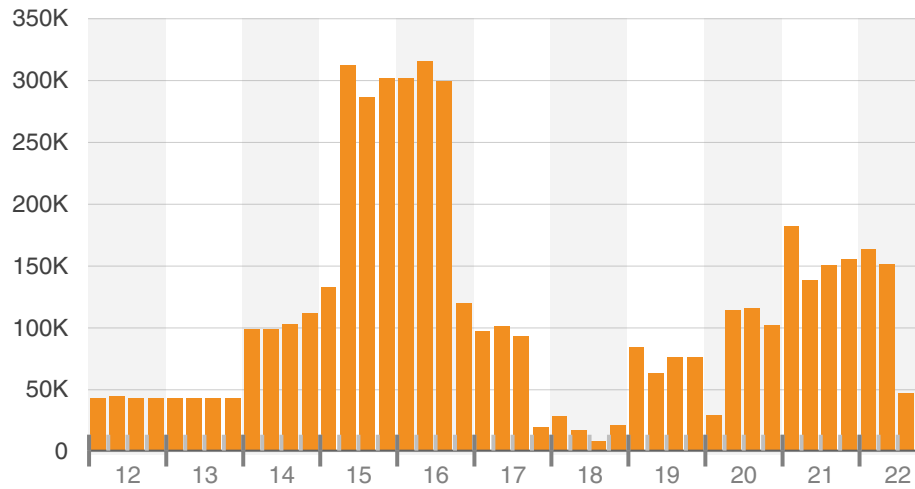


For Sale Total Listings

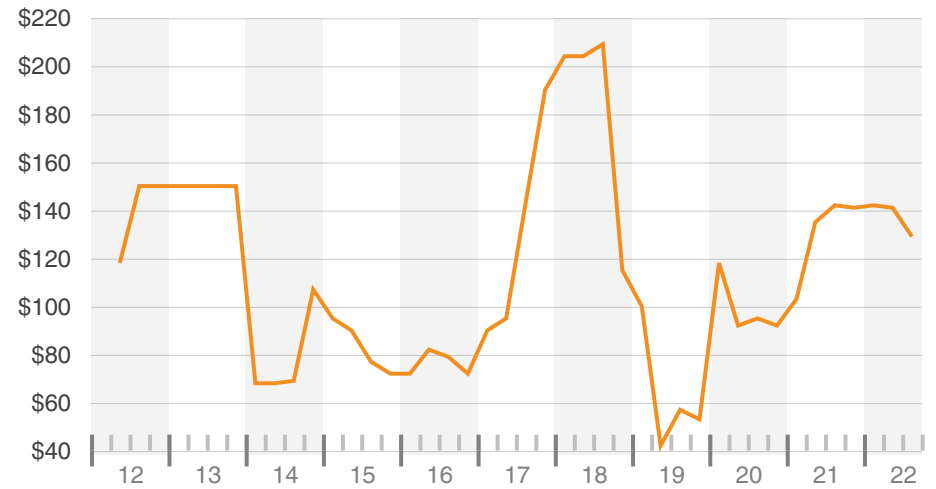


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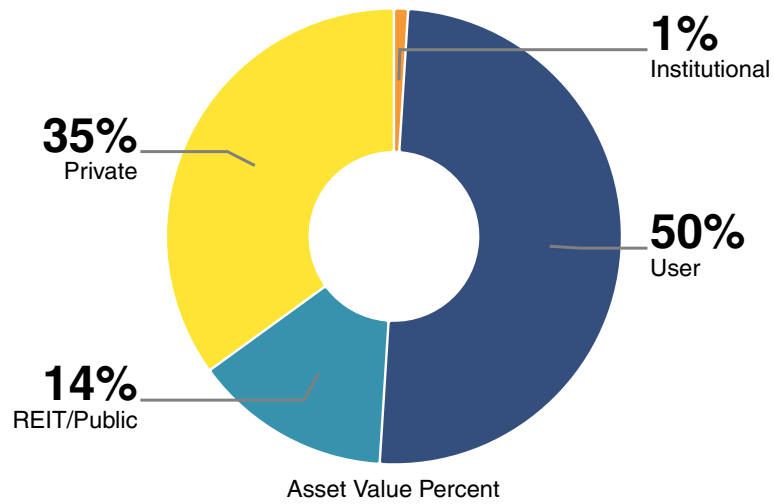
For Sale Total SF



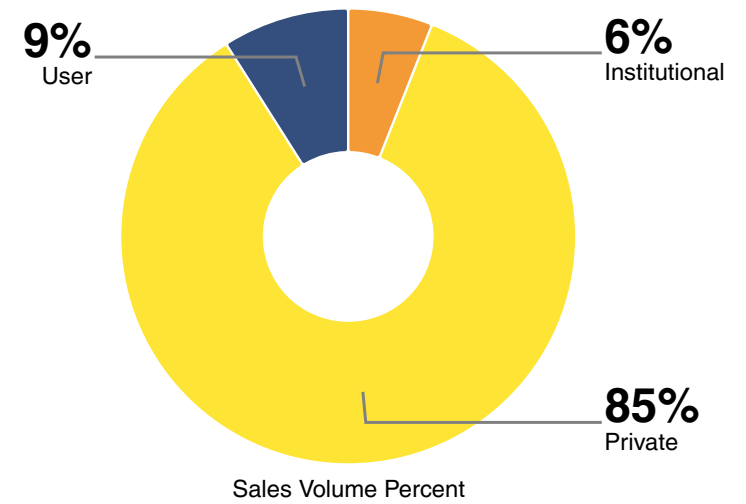
For Sale Asking Price Per SF



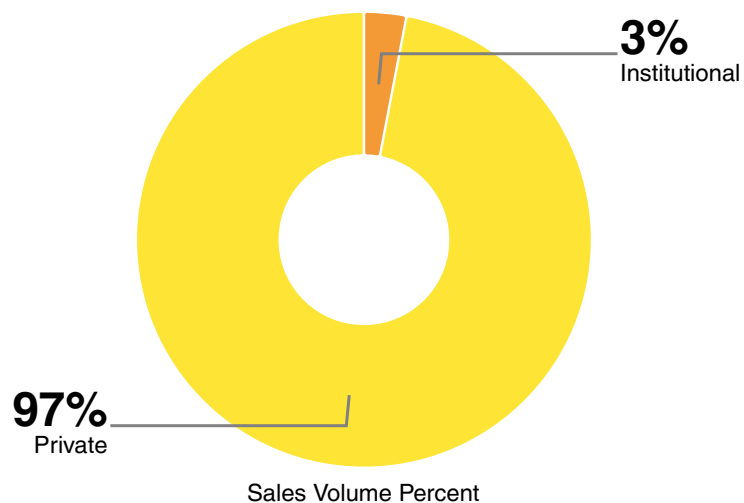
Asset Value By Owner Type



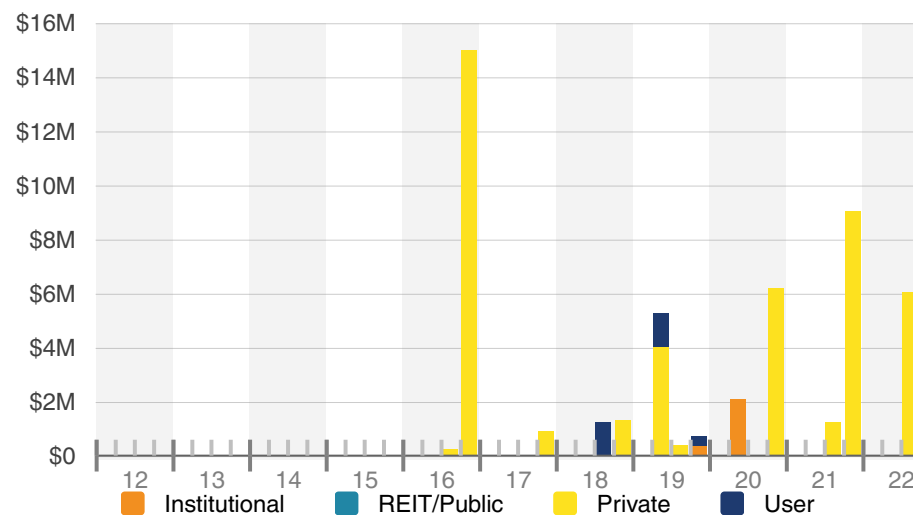
Sales By Buyer Type



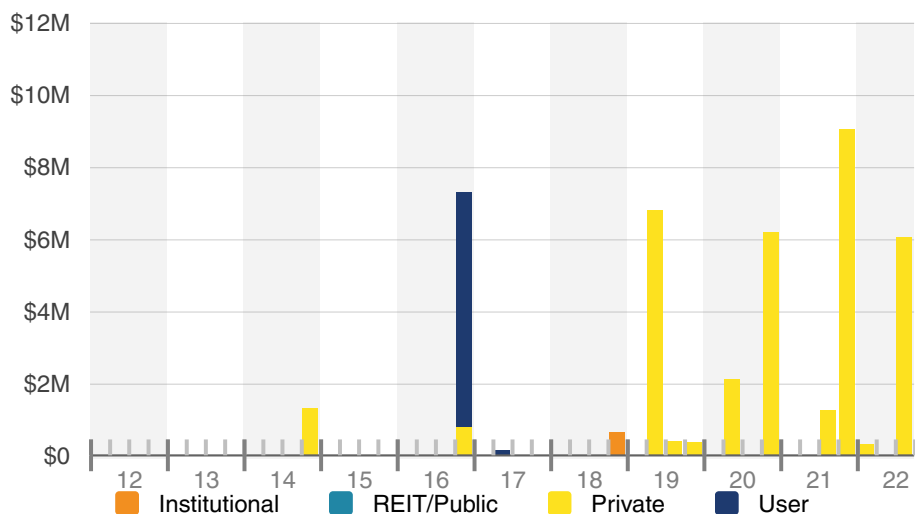
Sales By Seller Type



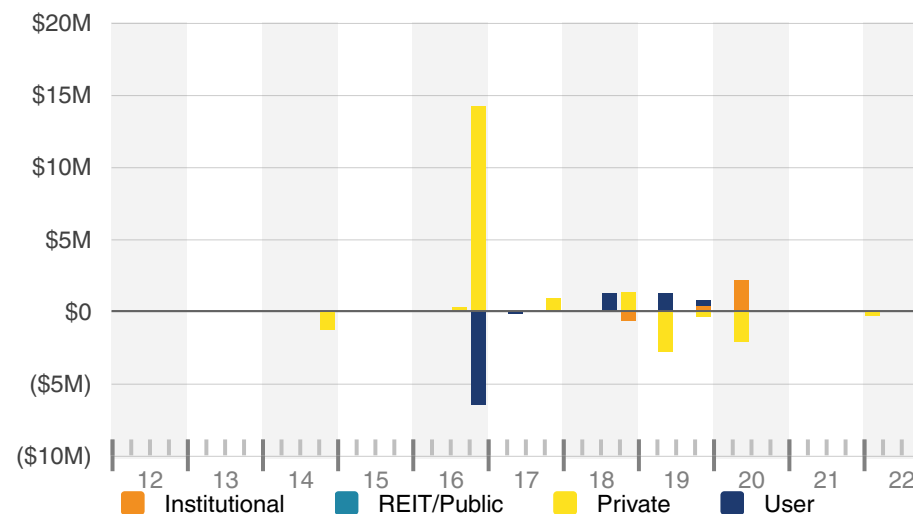
Sales Volume By Buyer Type



Sales Volume By Seller Type

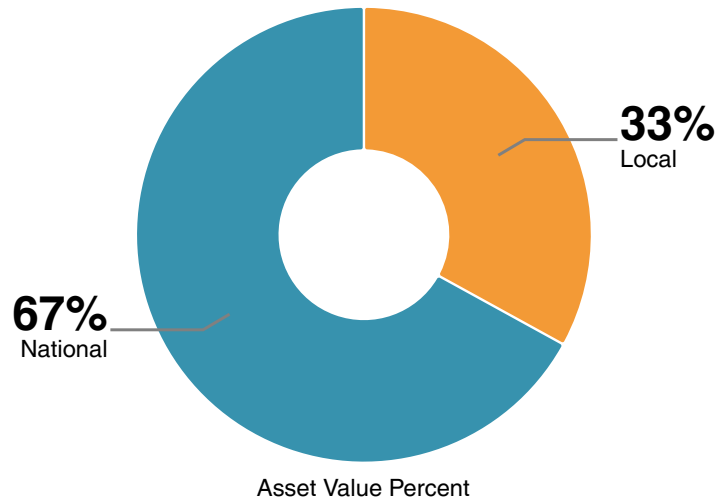


Net Buying & Selling By Owner Type

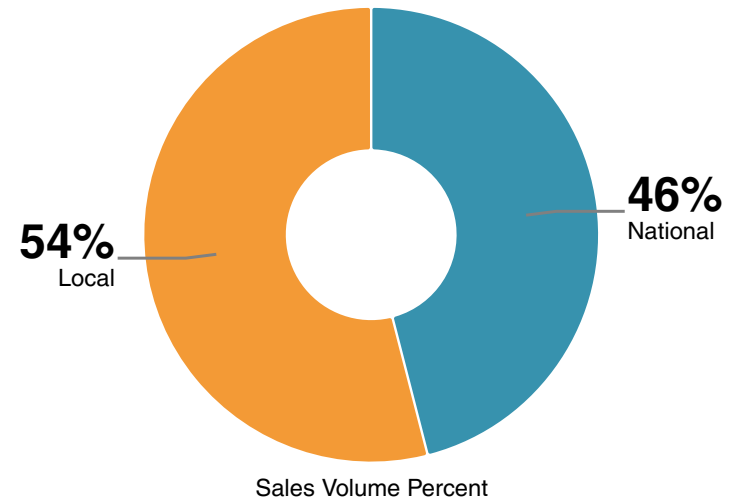


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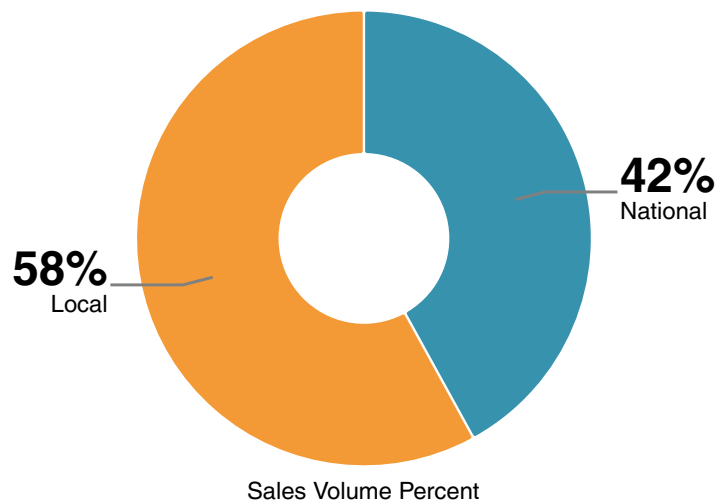
Asset Value By Owner Origin



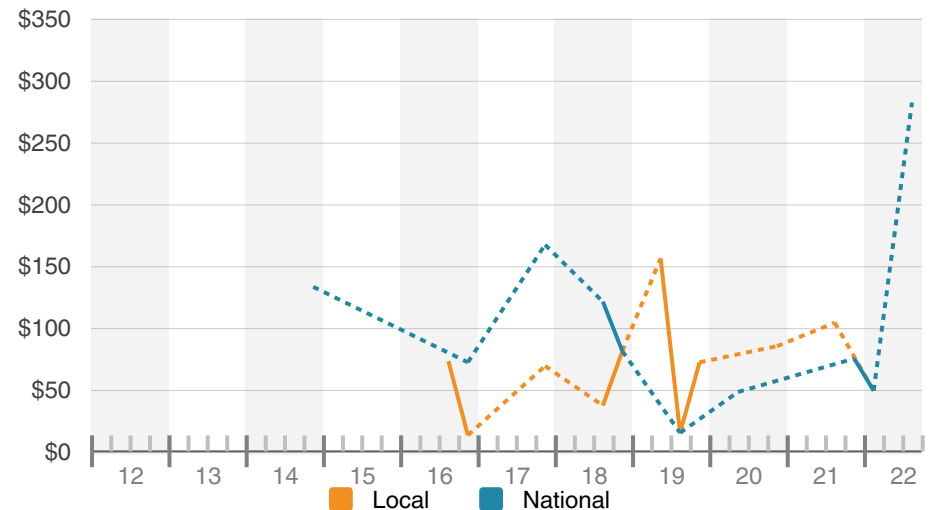
Sales Volume By Buyer Origin



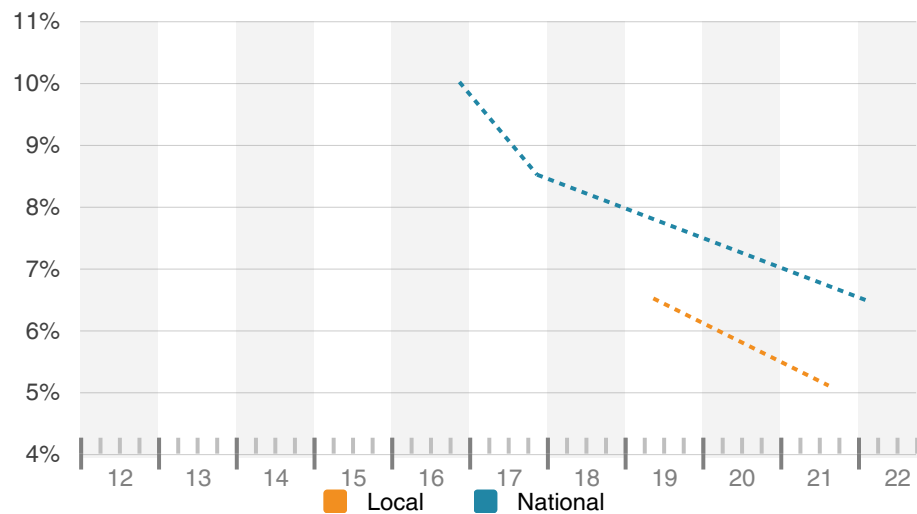
Sales Volume By Seller Origin

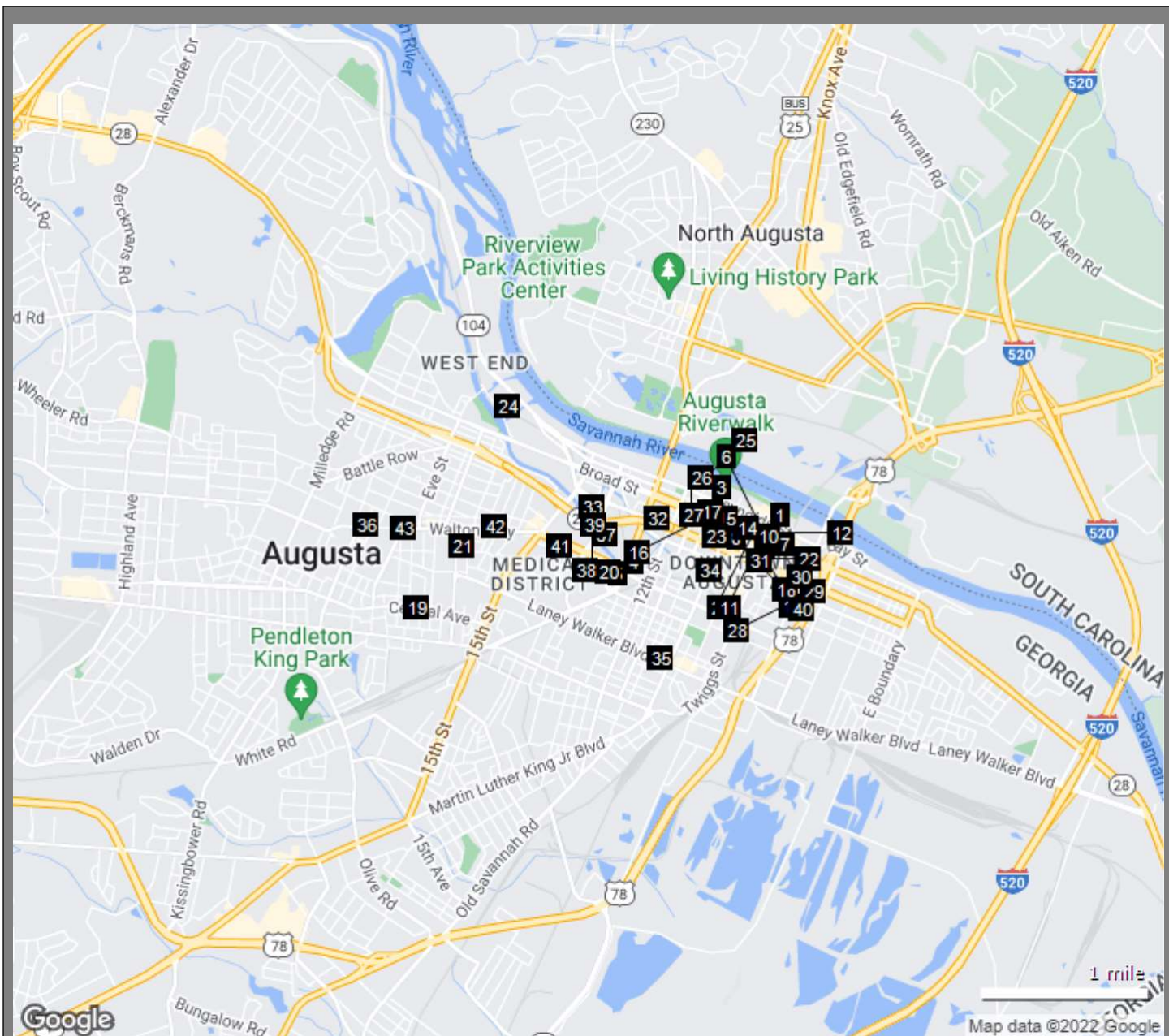


Average Price Per SF By Buyer Origin



Average Cap Rate By Buyer Origin





	Address	City	Property Type	Property Size	Space Avail	Rent/SF/Yr
1	1 7th St	Augusta	Class C Office/Office/Residential	126,751 SF	35,137 SF	\$16.00
2	126-142 8th St	Augusta	Class B Office	7,110 SF	379 SF	\$21.37
3	1 10th St	Augusta	Class B Office/Medical	145,000 SF	23,168 SF	\$24.50
4	630 13th St	Augusta	Class A Office/Medical	21,430 SF	3,462 SF	Withheld
5	811 13th St	Augusta	Class B Office/Medical	47,034 SF	3,913 SF	Withheld
6	713-719 Broad	Augusta	Class B Office	128,711 SF	102,358 SF	Withheld
7	607-609 Broad St	Augusta	Class B Office	9,884 SF	2,726 SF	\$11.00
8	699 Broad St	Augusta	Class A Office	187,891 SF	40,274 SF	\$22.00
9	702 Broad St	Augusta	Class B Office	44,000 SF	9,700 SF	Withheld
10	713 Broad St	Augusta	Class C Office	11,876 SF	11,876 SF	Withheld

	Address	City	Property Type	Property Size	Space Avail	Rent/SF/Yr
11	725 Broad St	Augusta	Class B Office	160,015 SF	11,232 SF	Withheld
12	735 Broad St	Augusta	Class C Office	9,527 SF	8,522 SF	Withheld
13	801 Broad St	Augusta	Class B Office	121,212 SF	16,358 SF	\$18.50
14	823 Broad St	Augusta	Class B Office/Office Building	13,200 SF	13,200 SF	Withheld
15	933 Broad St	Augusta	Class B Office/Office Live/Work Unit	40,500 SF	22,000 SF	\$21.00
16	985 Broad St	Augusta	Class B Office/Office Live/Work Unit	19,570 SF	18,910 SF	\$20.00
17	1005 Broad St	Augusta	Class B Office/Office/Residential	15,127 SF	8,700 SF	Withheld
18	1019 Broad St	Augusta	Class B Office/Storefront Retail/Office	14,811 SF	3,280 SF	\$21.00
19	1715-1721 Central Ave	Augusta	Class C Office/Medical	9,452 SF	5,400 SF	\$7.00
20	1303 Dantignac St	Augusta	Class B Office/Medical	55,134 SF	2,154 SF	Withheld
21	1008 Druid Park Ave	Augusta	Class C Office/Medical	3,968 SF	3,968 SF	\$15.50
22	630 Ellis St	Augusta	Class C Office/Office/Residential	8,040 SF	366 SF	\$29.16-\$52.20
23	922 Ellis St	Augusta	Class C Office/Office/Residential	52,368 SF	42,200 SF	Withheld
24	1721 Goodrich St	Augusta	Class B Office/Office Building	36,500 SF	36,500 SF	Withheld
25	100 Grace Hopper Ln	Augusta	Class A Office	167,000 SF	600 SF	Withheld
26	200 Grace Hopper Ln	Augusta	Class A Office	150,000 SF	82,558 SF	\$34.50
27	300 Grace Hopper Ln	Augusta	Class A Office	250,000 SF	250,000 SF	Withheld
28	436 Greene St	Augusta	Class C Office	3,066 SF	1,250 SF	\$14.40
29	440 Greene St	Augusta	Class C Office	4,934 SF	988 SF	Withheld
30	501 Greene St	Augusta	Class B Office/Office/Residential	46,824 SF	10,000 SF	\$15.00
31	701 Greene St	Augusta	Class B Office	30,240 SF	9,700 SF	\$18.50
32	1253 Greene St	Augusta	Class B Office	4,000 SF	4,000 SF	\$15.00
33	1450 Greene St	Augusta	Class A Office/Office Building (Strip Center)	179,122 SF	6,221 SF	\$22.00
34	531 James Brown Blvd	Augusta	Class B Office/Office/Residential	12,000 SF	5,200 SF	\$16.50
35	925 Laney Walker Blvd	Augusta	Class B Office/Medical	16,095 SF	16,095 SF	\$14.95-\$20.35
36	825 Russell St	Augusta	Class C Office/Office Live/Work Unit	3,000 SF	2,400 SF	Withheld
37	720 Saint Sebastian Way	Augusta	Class A Office	56,000 SF	1,865 SF	Withheld
38	820 Saint Sebastian Way	Augusta	Class B Office/Medical	99,494 SF	36,511 SF	Withheld
39	818 St Sebastian Way	Augusta	Class B Office/Medical	119,000 SF	5,605 SF	Withheld
40	429 Walker St	Augusta	Class B Office/Loft/Creative Space	6,186 SF	1,950 SF	\$9.00-\$36.00
41	1456 Walton Way	Augusta	Class C Office/Medical	4,660 SF	2,000 SF	\$16.50
42	1607 Walton Way	Augusta	Class B Office/Medical	10,332 SF	3,500 SF	\$16.50
43	1927 Walton Way	Augusta	Class C Office	2,200 SF	2,200 SF	\$16.50



1 7th St
River Place Condominiums
Augusta, GA 30901
Richmond County

Building Type: **Class C Office/Office/Residential**
Status: **Built 1990, Renov May 2012**
Building Size: **126,751 SF**
Typical Floor Size: **51,000 SF**
Stories: **5**
Expenses: **2021 Tax @ \$0.34/sf**
Parking: **200 Covered Spaces are available; Ratio of 1.57/1,000 SF**

Space Avail: **35,137 SF**
Max Contig: **23,577 SF**
Smallest Space: **1,000 SF**
Rent/SF/Yr: **\$16.00**
% Leased: **72.3%**



126-142 8th St
Union Savings Bank Building
Augusta, GA 30901
Richmond County

Building Type: **Class B Office**
Status: **Built 1916**
Building Size: **7,110 SF**
Typical Floor Size: **3,555 SF**
Stories: **2**
Expenses: **2021 Tax @ \$1.06/sf**

Space Avail: **379 SF**
Max Contig: **379 SF**
Smallest Space: **379 SF**
Rent/SF/Yr: **\$21.37**
% Leased: **94.7%**



1 10th St
Augusta, GA 30901
Richmond County

Building Type: **Class B Office/Medical**
Status: **Built 1991**
Building Size: **145,000 SF**
Typical Floor Size: **20,714 SF**
Stories: **7**
Expenses: **2021 Tax @ \$0.98/sf, 2011 Est Tax @ \$1.73/sf**
Parking: **100 Surface Spaces are available; Ratio of 0.73/1,000 SF**

Space Avail: **23,168 SF**
Max Contig: **14,000 SF**
Smallest Space: **2,165 SF**
Rent/SF/Yr: **\$24.50**
% Leased: **84.0%**



630 13th St
Augusta, GA 30901
Richmond County

Building Type: **Class A Office/Medical**
Status: **Built 2002**
Building Size: **21,430 SF**
Typical Floor Size: **10,715 SF**
Stories: **2**
Expenses: **2021 Tax @ \$2.01/sf**
Parking: **40 Surface Spaces are available; Ratio of 1.87/1,000 SF**

Space Avail: **3,462 SF**
Max Contig: **3,462 SF**
Smallest Space: **3,462 SF**
Rent/SF/Yr: **Withheld**
% Leased: **83.9%**



811 13th St

**Professional Center 3 - The
Dennis Building**

Augusta, GA 30901

Richmond County

Building Type: **Class B Office/Medical**

Status: **Built 1994**

Building Size: **47,034 SF**

Typical Floor Size: **23,517 SF**

Stories: **2**

Expenses: **2021 Tax @ \$1.22/sf**

Parking: **200 free Surface Spaces are available; Ratio of 4.25/1,000 SF**

Space Avail: **3,913 SF**

Max Contig: **3,913 SF**

Smallest Space: **3,913 SF**

Rent/SF/Yr: **Withheld**

% Leased: **91.7%**



713-719 Broad

**The News Buildings
Downtown Augusta, GA**

Augusta, GA 30901

Richmond County

Building Type: **Class B Office**

Status: **Built 1916, Renov 1980**

Building Size: **128,711 SF**

Typical Floor Size: **42,904 SF**

Stories: **3**

Space Avail: **102,358 SF**

Max Contig: **49,783 SF**

Smallest Space: **16,634 SF**

Rent/SF/Yr: **Withheld**

% Leased: **20.5%**



607-609 Broad St

Augusta, GA 30901

Richmond County

Building Type: **Class B Office**

Status: **Built 1921**

Building Size: **9,884 SF**

Typical Floor Size: **2,726 SF**

Stories: **2**

Expenses: **2021 Tax @ \$0.56/sf**

Space Avail: **2,726 SF**

Max Contig: **2,726 SF**

Smallest Space: **2,726 SF**

Rent/SF/Yr: **\$11.00**

% Leased: **72.4%**



699 Broad St

Augusta, GA 30901

Richmond County

Building Type: **Class A Office**

Status: **Built 1960**

Building Size: **187,891 SF**

Typical Floor Size: **10,800 SF**

Stories: **17**

Expenses: **2021 Tax @ \$0.82/sf**

Parking: **250 Covered Spaces are available; 150 Surface Spaces are available; Ratio of 2.13/1,000 SF**

Space Avail: **40,274 SF**

Max Contig: **10,800 SF**

Smallest Space: **1,000 SF**

Rent/SF/Yr: **\$22.00**

% Leased: **81.3%**



702 Broad St
The Leonard Building
Augusta, GA 30901
Richmond County

Building Type: **Class B Office**
Status: **Built 1880**
Building Size: **44,000 SF**
Typical Floor Size: **8,800 SF**
Stories: **5**
Expenses: **2021 Tax @ \$0.25/sf**
Parking: **Ratio of 0.00/1,000 SF**

Space Avail: **9,700 SF**
Max Contig: **9,700 SF**
Smallest Space: **9,700 SF**
Rent/SF/Yr: **Withheld**
% Leased: **78.0%**



713 Broad St
Augusta, GA 30901
Richmond County

Building Type: **Class C Office**
Status: **Built 1919, Renov 1987**
Building Size: **11,876 SF**
Typical Floor Size: **5,938 SF**
Stories: **2**
Expenses: **2021 Tax @ \$0.70/sf**

Space Avail: **11,876 SF**
Max Contig: **5,964 SF**
Smallest Space: **5,912 SF**
Rent/SF/Yr: **Withheld**
% Leased: **0%**



725 Broad St
News Bldg
Augusta, GA 30901
Richmond County

Building Type: **Class B Office**
Status: **Built 1916**
Building Size: **160,015 SF**
Typical Floor Size: **40,004 SF**
Stories: **4**
Expenses: **2021 Tax @ \$0.47/sf**
Parking: **500 Reserved Spaces @ \$25.00/mo; Ratio of 3.12/1,000 SF**

Space Avail: **11,232 SF**
Max Contig: **6,160 SF**
Smallest Space: **5,072 SF**
Rent/SF/Yr: **Withheld**
% Leased: **93.0%**



735 Broad St
Augusta, GA 30901
Richmond County

Building Type: **Class C Office**
Status: **Built 1916**
Building Size: **9,527 SF**
Typical Floor Size: **4,763 SF**
Stories: **2**
Expenses: **2021 Tax @ \$0.74/sf**

Space Avail: **8,522 SF**
Max Contig: **2,739 SF**
Smallest Space: **1,646 SF**
Rent/SF/Yr: **Withheld**
% Leased: **10.6%**



801 Broad St
The Truist Building
Augusta, GA 30901
Richmond County

Building Type: **Class B Office**
Status: **Built 1975**
Building Size: **121,212 SF**
Typical Floor Size: **11,019 SF**
Stories: **11**
Expenses: **2021 Tax @ \$0.65/sf**
Parking: **200 Covered Spaces are available; 124 Surface Spaces are available; Ratio of 2.67/1,000 SF**

Space Avail: **16,358 SF**
Max Contig: **6,083 SF**
Smallest Space: **292 SF**
Rent/SF/Yr: **\$18.50**
% Leased: **86.5%**



823 Broad St
Augusta, GA 30901
Richmond County

Building Type: **Class B Office/Office Building**
Status: **Built 1923**
Building Size: **13,200 SF**
Typical Floor Size: **4,400 SF**
Stories: **3**
Expenses: **2021 Tax @ \$1.21/sf**

Space Avail: **13,200 SF**
Max Contig: **13,200 SF**
Smallest Space: **4,400 SF**
Rent/SF/Yr: **Withheld**
% Leased: **0%**



933 Broad St
Augusta, GA 30901
Richmond County

Building Type: **Class B Office/Office Live/Work Unit**
Status: **Built 1940**
Building Size: **40,500 SF**
Typical Floor Size: **10,000 SF**
Stories: **4**
Expenses: **2021 Tax @ \$0.62/sf**
Parking: **60 Surface Spaces are available; Ratio of 1.58/1,000 SF**

Space Avail: **22,000 SF**
Max Contig: **11,000 SF**
Smallest Space: **5,000 SF**
Rent/SF/Yr: **\$21.00**
% Leased: **45.7%**



985 Broad St
Augusta, GA 30901
Richmond County

Building Type: **Class B Office/Office Live/Work Unit**
Status: **Built 1957**
Building Size: **19,570 SF**
Typical Floor Size: **2,400 SF**
Stories: **4**
Expenses: **2021 Tax @ \$1.76/sf**
Parking: **60 Surface Spaces are available; Ratio of 3.07/1,000 SF**

Space Avail: **18,910 SF**
Max Contig: **6,310 SF**
Smallest Space: **2,400 SF**
Rent/SF/Yr: **\$20.00**
% Leased: **100%**



1005 Broad St
Augusta, GA 30901
Richmond County

Building Type: **Class B Office/Office/Residential**
Status: **Built 1912, Renov 2007**
Building Size: **15,127 SF**
Typical Floor Size: **6,063 SF**
Stories: **3**
Expenses: **2021 Tax @ \$1.12/sf; 2012 Ops @ \$9.52/sf**
Parking: **15 Surface Spaces are available; Ratio of 0.99/1,000 SF**

Space Avail: **8,700 SF**
Max Contig: **4,000 SF**
Smallest Space: **600 SF**
Rent/SF/Yr: **Withheld**
% Leased: **42.5%**



1019 Broad St
Augusta, GA 30901
Richmond County

Building Type: **Class B Office/Storefront Retail/Office**
Status: **Built 1932**
Building Size: **14,811 SF**
Typical Floor Size: **4,937 SF**
Stories: **3**
Expenses: **2021 Tax @ \$1.05/sf**

Space Avail: **3,280 SF**
Max Contig: **3,280 SF**
Smallest Space: **3,280 SF**
Rent/SF/Yr: **\$21.00**
% Leased: **77.9%**



1715-1721 Central Ave
Augusta, GA 30904
Richmond County

Building Type: **Class C Office/Medical**
Status: **Built 1962**
Building Size: **9,452 SF**
Typical Floor Size: **9,452 SF**
Stories: **1**
Expenses: **2021 Tax @ \$0.17/sf**
Parking: **20 free Surface Spaces are available; Ratio of 2.12/1,000 SF**

Space Avail: **5,400 SF**
Max Contig: **2,700 SF**
Smallest Space: **900 SF**
Rent/SF/Yr: **\$7.00**
% Leased: **42.9%**



1303 Dantignac St
Bldg IV
Augusta, GA 30901
Richmond County

Building Type: **Class B Office/Medical**
Status: **Built 1995**
Building Size: **55,134 SF**
Typical Floor Size: **27,567 SF**
Stories: **2**
Expenses: **2021 Tax @ \$1.27/sf**
Parking: **68 Surface Spaces are available; Ratio of 1.23/1,000 SF**

Space Avail: **2,154 SF**
Max Contig: **1,192 SF**
Smallest Space: **962 SF**
Rent/SF/Yr: **Withheld**
% Leased: **96.1%**



1008 Druid Park Ave
Augusta, GA 30904
Richmond County

Building Type: **Class C Office/Medical**
Status: **Built 1959**
Building Size: **3,968 SF**
Typical Floor Size: **3,968 SF**
Stories: **1**
Expenses: **2021 Tax @ \$1.26/sf**
Parking: **6 Surface Spaces are available; Ratio of 1.51/1,000 SF**

Space Avail: **3,968 SF**
Max Contig: **3,968 SF**
Smallest Space: **3,968 SF**
Rent/SF/Yr: **\$15.50**
% Leased: **0%**



630 Ellis St
Augusta, GA 30901
Richmond County

Building Type: **Class C Office/Office/Residential**
Status: **Built 1967**
Building Size: **8,040 SF**
Typical Floor Size: **4,020 SF**
Stories: **2**
Expenses: **2021 Tax @ \$0.28/sf**
Parking: **Ratio of 0.00/1,000 SF**

Space Avail: **366 SF**
Max Contig: **185 SF**
Smallest Space: **89 SF**
Rent/SF/Yr: **\$29.16-\$52.20**
% Leased: **95.5%**



922 Ellis St
Augusta, GA 30901
Richmond County

Building Type: **Class C Office/Office/Residential**
Status: **Built 1951**
Building Size: **52,368 SF**
Typical Floor Size: **10,474 SF**
Stories: **5**
Expenses: **2021 Tax @ \$0.39/sf**
Parking: **87 Surface Spaces are available; Ratio of 1.66/1,000 SF**

Space Avail: **42,200 SF**
Max Contig: **42,200 SF**
Smallest Space: **600 SF**
Rent/SF/Yr: **Withheld**
% Leased: **19.4%**



1721 Goodrich St
Augusta, GA 30904
Richmond County

Building Type: **Class B Office/Office Building**
Status: **Built 1988, Renov 2015**
Building Size: **36,500 SF**
Typical Floor Size: **12,167 SF**
Stories: **3**

Space Avail: **36,500 SF**
Max Contig: **36,501 SF**
Smallest Space: **12,167 SF**
Rent/SF/Yr: **Withheld**
% Leased: **0%**



100 Grace Hopper Ln
Hull McKnight Georgia Cyber Center
Augusta, GA 30901
Richmond County

Building Type: **Class A Office**
Status: **Built 2018**
Building Size: **167,000 SF**
Typical Floor Size: **33,400 SF**
Stories: **5**
Expenses: **2021 Tax @ \$0.00/sf**

Space Avail: **600 SF**
Max Contig: **600 SF**
Smallest Space: **150 SF**
Rent/SF/Yr: **Withheld**
% Leased: **100%**



200 Grace Hopper Ln
Shaffer MacCartney Building
Augusta, GA 30901
Richmond County

Building Type: **Class A Office**
Status: **Built 2018**
Building Size: **150,000 SF**
Typical Floor Size: **30,000 SF**
Stories: **5**
Expenses: **2021 Tax @ \$0.00/sf**

Space Avail: **82,558 SF**
Max Contig: **33,867 SF**
Smallest Space: **1,500 SF**
Rent/SF/Yr: **\$34.50**
% Leased: **79.8%**



300 Grace Hopper Ln
Augusta, GA 30901
Richmond County

Building Type: **Class A Office**
Status: **Proposed, breaks ground Jan 2023**
Building Size: **250,000 SF**
Typical Floor Size: **25,000 SF**
Stories: **10**
Expenses: **2021 Tax @ \$0.00/sf**

Space Avail: **250,000 SF**
Max Contig: **250,000 SF**
Smallest Space: **25,000 SF**
Rent/SF/Yr: **Withheld**
% Leased: **0%**



436 Greene St
Augusta, GA 30901
Richmond County

Building Type: **Class C Office**
Status: **Built 1983**
Building Size: **3,066 SF**
Typical Floor Size: **1,533 SF**
Stories: **2**
Expenses: **2021 Tax @ \$1.12/sf**

Space Avail: **1,250 SF**
Max Contig: **1,250 SF**
Smallest Space: **1,250 SF**
Rent/SF/Yr: **\$14.40**
% Leased: **59.2%**

Parking: **10 free Surface Spaces are available; Ratio of 3.26/1,000 SF**



440 Greene St
Augusta, GA 30901
Richmond County

Building Type: **Class C Office**
Status: **Built 1861**
Building Size: **4,934 SF**
Typical Floor Size: **2,345 SF**
Stories: **2**
Expenses: **2021 Tax @ \$0.63/sf**
Parking: **10 free Surface Spaces are available; Ratio of 4.18/1,000 SF**

Space Avail: **988 SF**
Max Contig: **670 SF**
Smallest Space: **156 SF**
Rent/SF/Yr: **Withheld**
% Leased: **93.6%**



501 Greene St
Hatcher Building
Augusta, GA 30901
Richmond County

Building Type: **Class B Office/Office/Residential**
Status: **Built 1965**
Building Size: **46,824 SF**
Typical Floor Size: **9,600 SF**
Stories: **5**
Expenses: **2021 Tax @ \$0.71/sf**
Parking: **180 free Surface Spaces are available; Ratio of 3.84/1,000 SF**

Space Avail: **10,000 SF**
Max Contig: **10,000 SF**
Smallest Space: **10,000 SF**
Rent/SF/Yr: **\$15.00**
% Leased: **78.6%**



701 Greene St
Augusta, GA 30901
Richmond County

Building Type: **Class B Office**
Status: **Built 1987**
Building Size: **30,240 SF**
Typical Floor Size: **10,080 SF**
Stories: **3**
Expenses: **2021 Tax @ \$0.94/sf**
Parking: **80 free Surface Spaces are available; Ratio of 2.65/1,000 SF**

Space Avail: **9,700 SF**
Max Contig: **7,200 SF**
Smallest Space: **2,500 SF**
Rent/SF/Yr: **\$18.50**
% Leased: **67.9%**



1253 Greene St
Augusta, GA 30901
Richmond County

Building Type: **Class B Office**
Status: **Built 1973**
Building Size: **4,000 SF**
Typical Floor Size: **4,000 SF**
Stories: **1**
Expenses: **2021 Tax @ \$0.96/sf**
Parking: **60 free Surface Spaces are available; Ratio of 5.06/1,000 SF**

Space Avail: **4,000 SF**
Max Contig: **4,000 SF**
Smallest Space: **4,000 SF**
Rent/SF/Yr: **\$15.00**
% Leased: **0%**



1450 Greene St
Enterprise Mill
Augusta, GA 30901
Richmond County

Building Type: **Class A Office/Office Building (Strip Ctr)** Space Avail: **6,221 SF**
Status: **Built 1881, Renov 2000** Max Contig: **2,721 SF**
Building Size: **179,122 SF** Smallest Space: **1,576 SF**
Typical Floor Size: **59,707 SF** Rent/SF/Yr: **\$22.00**
Stories: **3** % Leased: **98.5%**
Expenses: **2021 Tax @ \$0.80/sf; 2007 Combined Est Tax/Ops @ \$5.08/sf**
Parking: **337 Surface Spaces are available; Ratio of 0.72/1,000 SF**



531 James Brown Blvd
Red Star Building
Augusta, GA 30901
Richmond County

Building Type: **Class B Office/Office/Residential** Space Avail: **5,200 SF**
Status: **Built 1895, Renov Jan 2012** Max Contig: **5,200 SF**
Building Size: **12,000 SF** Smallest Space: **1,800 SF**
Typical Floor Size: **3,600 SF** Rent/SF/Yr: **\$16.50**
Stories: **2** % Leased: **56.7%**
Expenses: **2021 Tax @ \$0.90/sf**



925 Laney Walker Blvd
Augusta, GA 30901
Richmond County

Building Type: **Class B Office/Medical** Space Avail: **16,095 SF**
Status: **Built 2004** Max Contig: **16,095 SF**
Building Size: **16,095 SF** Smallest Space: **280 SF**
Typical Floor Size: **5,365 SF** Rent/SF/Yr: **\$14.95-\$20.35**
Stories: **3** % Leased: **0%**
Expenses: **2021 Tax @ \$0.99/sf**
Parking: **36 Surface Spaces are available; Ratio of 2.24/1,000 SF**



825 Russell St
Augusta, GA 30904
Richmond County

Building Type: **Class C Office/Office Live/Work Unit** Space Avail: **2,400 SF**
Status: **Built 1915** Max Contig: **2,400 SF**
Building Size: **3,000 SF** Smallest Space: **2,400 SF**
Typical Floor Size: **3,000 SF** Rent/SF/Yr: **Withheld**
Stories: **1** % Leased: **100%**
Expenses: **2021 Tax @ \$0.66/sf**
Parking: **6 Surface Spaces are available; Ratio of 2.00/1,000 SF**



720 Saint Sebastian Way
Sutherland Mill Building
Augusta, GA 30901
Richmond County

Building Type: **Class A Office**
Status: **Built 1887**
Building Size: **56,000 SF**
Typical Floor Size: **18,667 SF**
Stories: **3**
Expenses: **2021 Tax @ \$0.15/sf**
Parking: **128 Surface Spaces are available; Ratio of 2.29/1,000 SF**

Space Avail: **1,865 SF**
Max Contig: **1,865 SF**
Smallest Space: **1,865 SF**
Rent/SF/Yr: **Withheld**
% Leased: **96.7%**



820 Saint Sebastian Way
Professional Center 1
Augusta, GA 30901
Richmond County

Building Type: **Class B Office/Medical**
Status: **Built 1978**
Building Size: **99,494 SF**
Typical Floor Size: **12,437 SF**
Stories: **8**
Expenses: **2021 Tax @ \$0.00/sf**
Parking: **5 Surface Spaces are available; Ratio of 0.05/1,000 SF**

Space Avail: **36,511 SF**
Max Contig: **10,996 SF**
Smallest Space: **642 SF**
Rent/SF/Yr: **Withheld**
% Leased: **63.3%**



818 St Sebastian Way
Augusta POB II
Augusta, GA 30901
Richmond County

Building Type: **Class B Office/Medical**
Status: **Built 1987**
Building Size: **119,000 SF**
Typical Floor Size: **29,750 SF**
Stories: **4**
Expenses: **2021 Tax @ \$1.45/sf**
Parking: **88 Surface Spaces are available; Ratio of 0.73/1,000 SF**

Space Avail: **5,605 SF**
Max Contig: **2,324 SF**
Smallest Space: **1,076 SF**
Rent/SF/Yr: **Withheld**
% Leased: **95.3%**



429 Walker St
Augusta, GA 30901
Richmond County

Building Type: **Class B Office/Loft/Creative Space**
Status: **Built 1896**
Building Size: **6,186 SF**
Typical Floor Size: **1,547 SF**
Stories: **2**
Expenses: **2021 Tax @ \$0.64/sf**
Parking: **9 Surface Spaces are available; Ratio of 1.45/1,000 SF**

Space Avail: **1,950 SF**
Max Contig: **400 SF**
Smallest Space: **100 SF**
Rent/SF/Yr: **\$9.00-\$36.00**
% Leased: **68.5%**



1456 Walton Way
Augusta, GA 30901
Richmond County

Building Type: **Class C Office/Medical**
Status: **Built 1978**
Building Size: **4,660 SF**
Typical Floor Size: **4,660 SF**
Stories: **1**
Expenses: **2021 Tax @ \$1.12/sf**
Parking: **20 Surface Spaces are available; Ratio of 4.29/1,000 SF**

Space Avail: **2,000 SF**
Max Contig: **2,000 SF**
Smallest Space: **2,000 SF**
Rent/SF/Yr: **\$16.50**
% Leased: **57.1%**



1607 Walton Way
Augusta, GA 30904
Richmond County

Building Type: **Class B Office/Medical**
Status: **Built 1957**
Building Size: **10,332 SF**
Typical Floor Size: **10,332 SF**
Stories: **1**
Expenses: **2021 Tax @ \$2.26/sf**
Parking: **91 free Surface Spaces are available; Ratio of 8.81/1,000 SF**

Space Avail: **3,500 SF**
Max Contig: **3,500 SF**
Smallest Space: **2,200 SF**
Rent/SF/Yr: **\$16.50**
% Leased: **66.1%**



1927 Walton Way
Walton Way Retail-Office
Augusta, GA 30904
Richmond County

Building Type: **Class C Office**
Status: **Built 1970**
Building Size: **2,200 SF**
Typical Floor Size: **2,200 SF**
Stories: **1**
Expenses: **2021 Tax @ \$1.04/sf**

Space Avail: **2,200 SF**
Max Contig: **2,200 SF**
Smallest Space: **2,200 SF**
Rent/SF/Yr: **\$16.50**
% Leased: **0%**

