

# Office Condominiums

720 St. Sebastian Way, Augusta GA 30901



## PROPERTY OVERVIEW

- LEED Gold Building
- Historic textile mill fully modernized for commercial use
- Flexible design allows division of space to meet individual needs of owner/ tenant
- Designed to meet the needs of the medical and/ or general office professional user



This unique downtown location makes Sutherland Mill an excellent choice for your general office and/or medical office needs. It is located within walking distance of the downtown Medical District on St. Sebastian Way, which was designed to connect the downtown Business District and the Medical District.



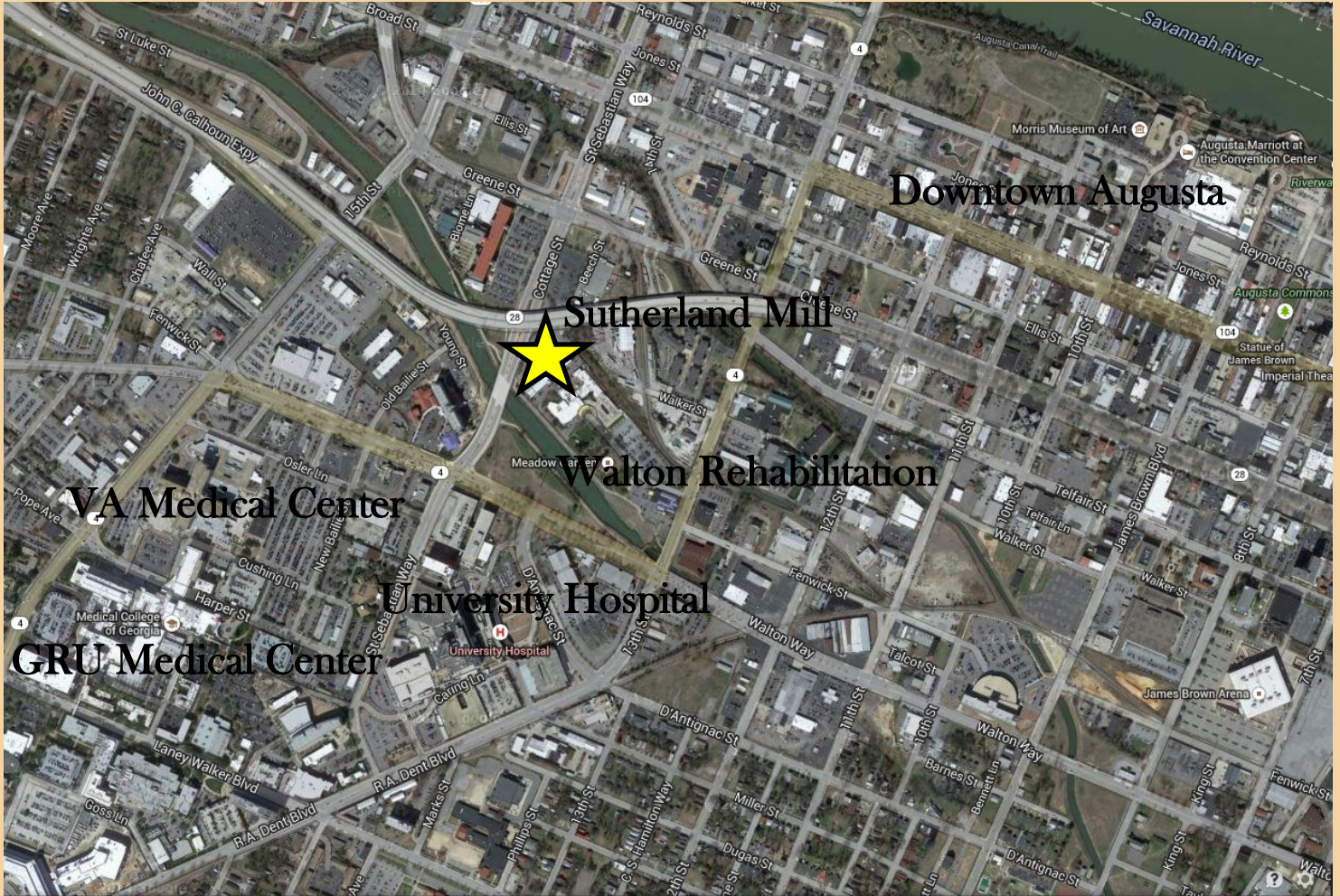
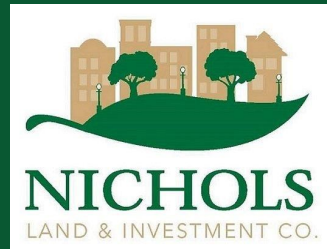
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**Sutherland Mill - located in the heart of Downtown between the Medical and Business Districts.**



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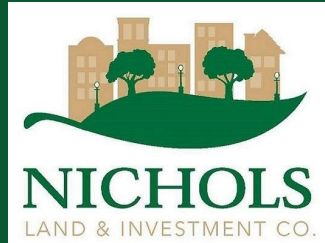
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## Awarded LEED Gold Certification

Sutherland Mill was one of the first LEED Gold Buildings in the Augusta area. Sutherland was rehabilitated in accordance with LEED (Leadership in Energy and Environmental Design) standards set up by the U.S. Green Building Council to promote green construction principles. The advantage to you is a beautiful, energy efficient and environmentally sound place to work.

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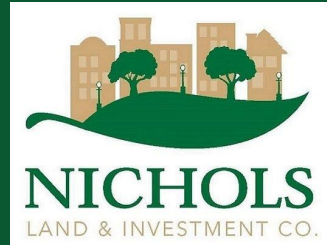
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## Lower Level

**The lower level of Sutherland offers a unique and open office environment and includes a shared conference room and break area, as well as a fitness center and shower. These spaces may be divided to accommodate your needs.**

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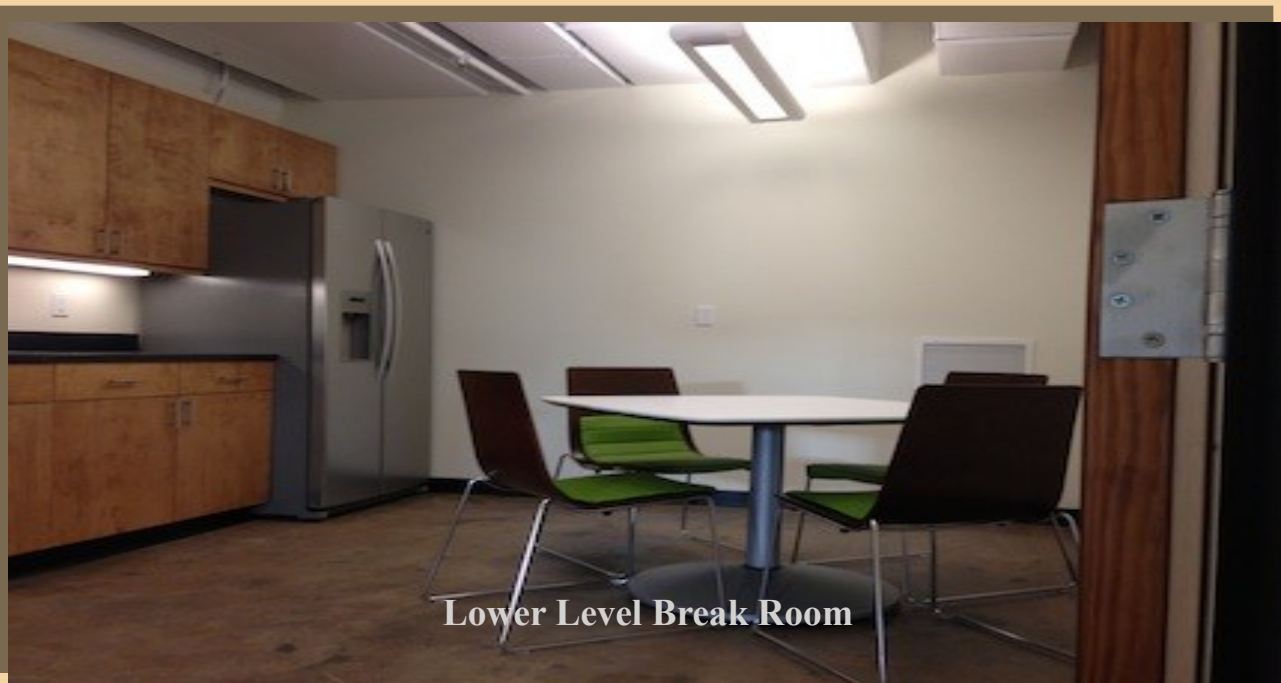
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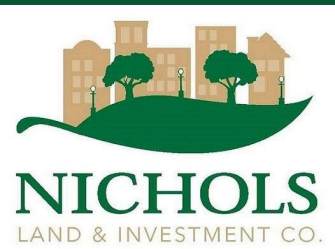
Lower Level Conference Room



Lower Level Break Room



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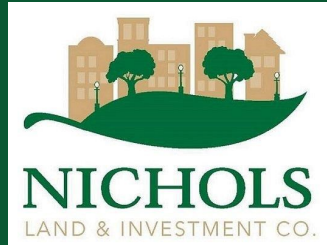
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## Augusta Ear Nose and Throat Office

**Augusta ENT occupies the second floor of Sutherland Mill. They incorporated a functional and beautiful medical office with the Mill's historic design features. The doctors' office is a great place to work and even a fun place to visit as a patient.**

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Augusta ENT Finished Space



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## Flywheel Office

The developers of Sutherland Mill chose the former generator room for their offices. They incorporated a glass-walled second floor into what had been a masonry "cube", resulting in a unique juxtaposition of historical and contemporary design elements.

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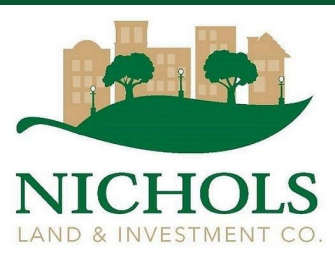


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## Allgood Professional Services Office

**Allgood Professional Services moved into Sutherland Mill as a tenant in 2012 and continues to grow as their business evolves. Modern office design blends with the Mill's ambience to give the space a unique character. This space truly shows the potential of the office space at Sutherland Mill.**

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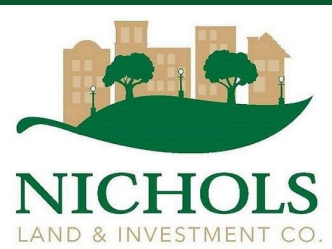
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