

# FORMER COWORKING FACILITY FOR LEASE/SALE



## JORDAN TROTTER

COMMERCIAL REAL ESTATE

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901 GREENE STREET  
DOWNTOWN AUGUSTA  
*CALL FOR PRICING*



901 Greene Street • Augusta GA • 30901

# 901 GREENE STREET

Augusta, GA 30901



**BUILDING SIZE:** 15,300 SF

**LOCATION:** Located in the heart of downtown Augusta near business, dining, shopping and entertainment district. This building is just 3 blocks from the newly developed Georgia Innovation Cyber Center Buildings. Easy access to North Augusta, I-20, and I-520.

**LEASE/SALE DESCRIPTION:** This 15,300 SF space was renovated in February 2018 and offers multiple open work spaces, individual offices, conference room work areas, ample common work space, and kitchen and entertainment space.

#### PROPERTY HIGHLIGHTS:

- 15,300 SF Class A Building
- Sale and Lease inclusive of furniture
- Fiber - WOW
- Completely renovated space
- 43 dedicated parking spaces across Greene Street
- 12 dedicated parking spaces behind building
- Within walking distance to downtown dining, business and entertainment
- Secure Access Technology with 24/7 Access
- All new HVAC equipment
- 5 new skylights
- Monitoring system with 8 interior and exterior cameras
- 43 offices fully furnished
- 5 conference rooms fully furnished (all include screens and wireless connectivity)
- 100 + event facility with (2) projectors
- Cafe with common area for events
- Fully functional cafe (refrigerator, dishwasher, disposal, microwave, etc.)
- 5 restrooms
- Small employee Cafe
- 7 messaging screens throughout building

# 901 GREENE STREET . AUGUSTA, GEORGIA

## PARKING



### BUILDING PARKING

- 8 dedicated parking spaces behind Greene St. building
- 41 dedicated parking spaces across Greene Street
- Evening and weekend free parking available in the Board of Education parking lot



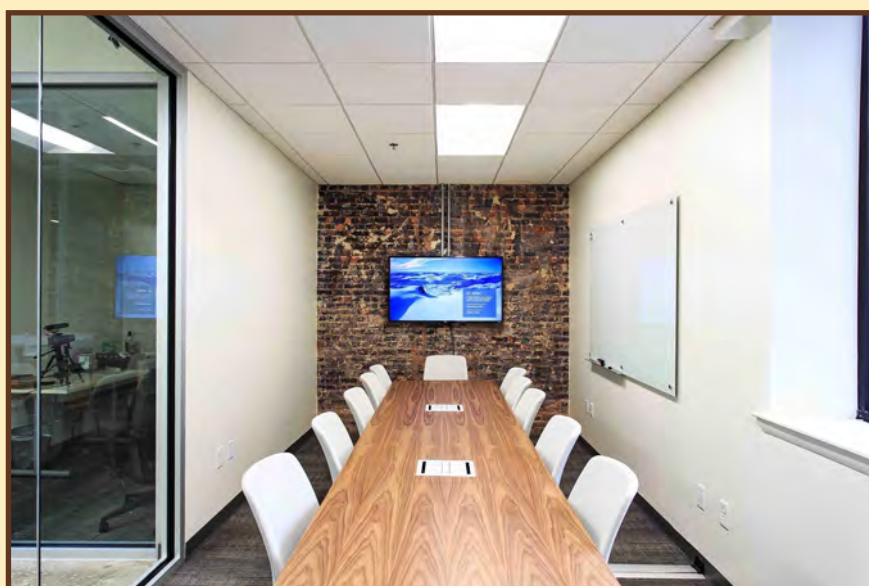
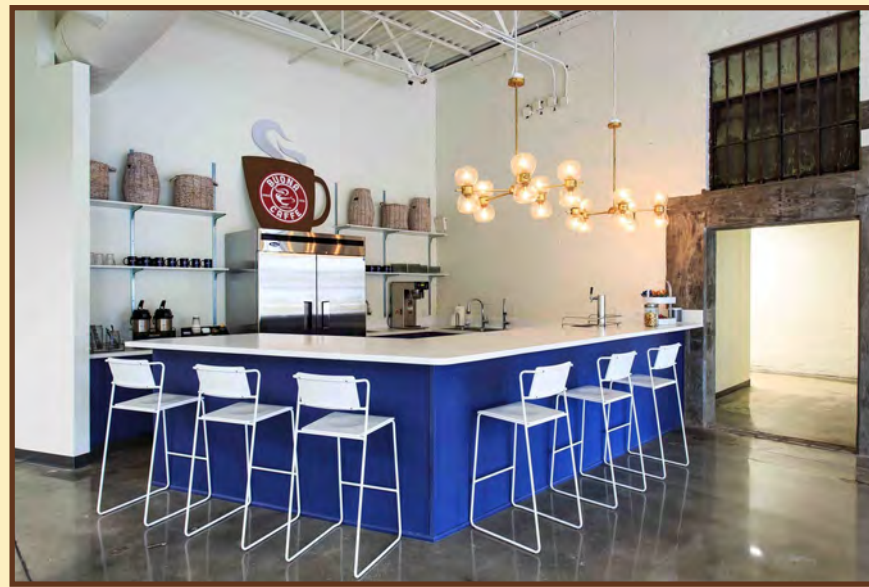
Private Greene Street parking lot 43 spaces



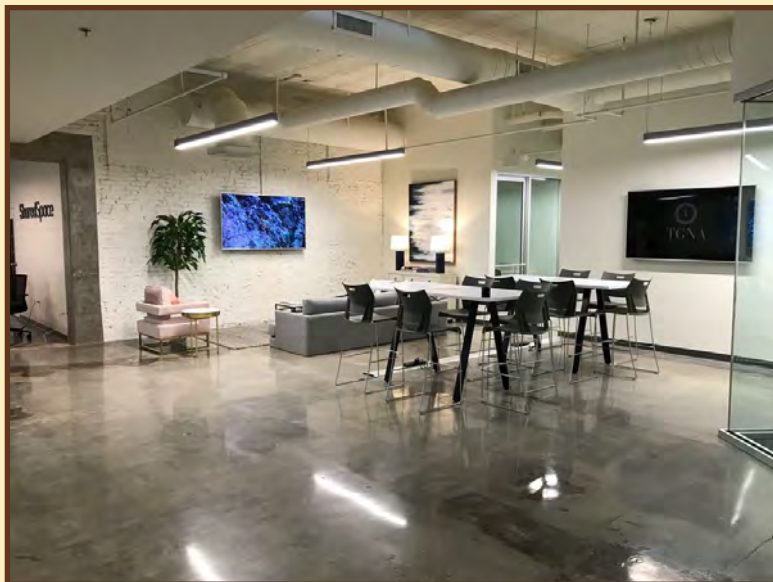
Board of Education parking lot



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## MARKET OVERVIEW DEMOGRAPHICS

Augusta includes 3 higher educational institutes and a major military installation. The area's largest employer is the U.S. Army Cyber Center of Excellence and Ft. Gordon.

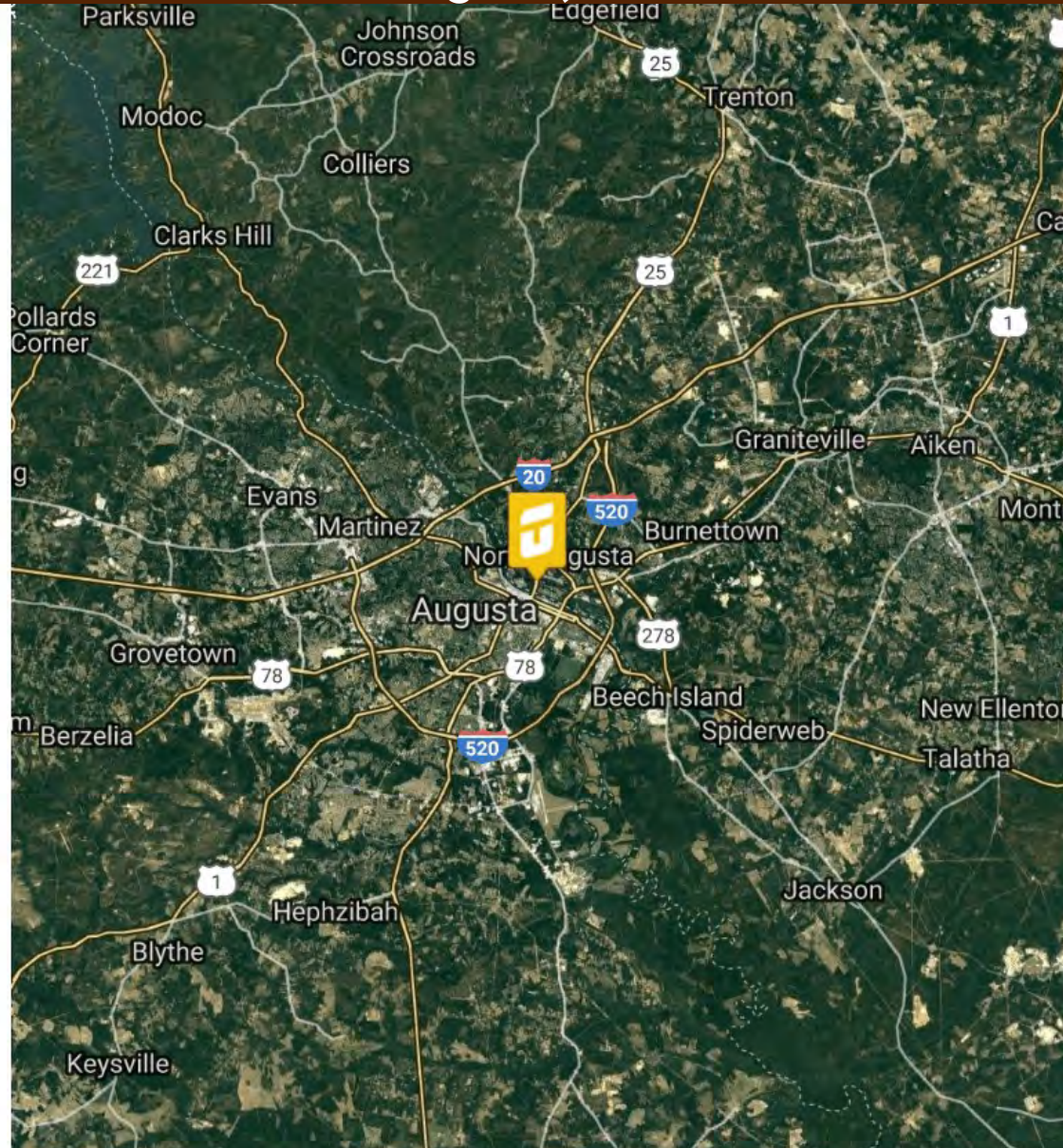
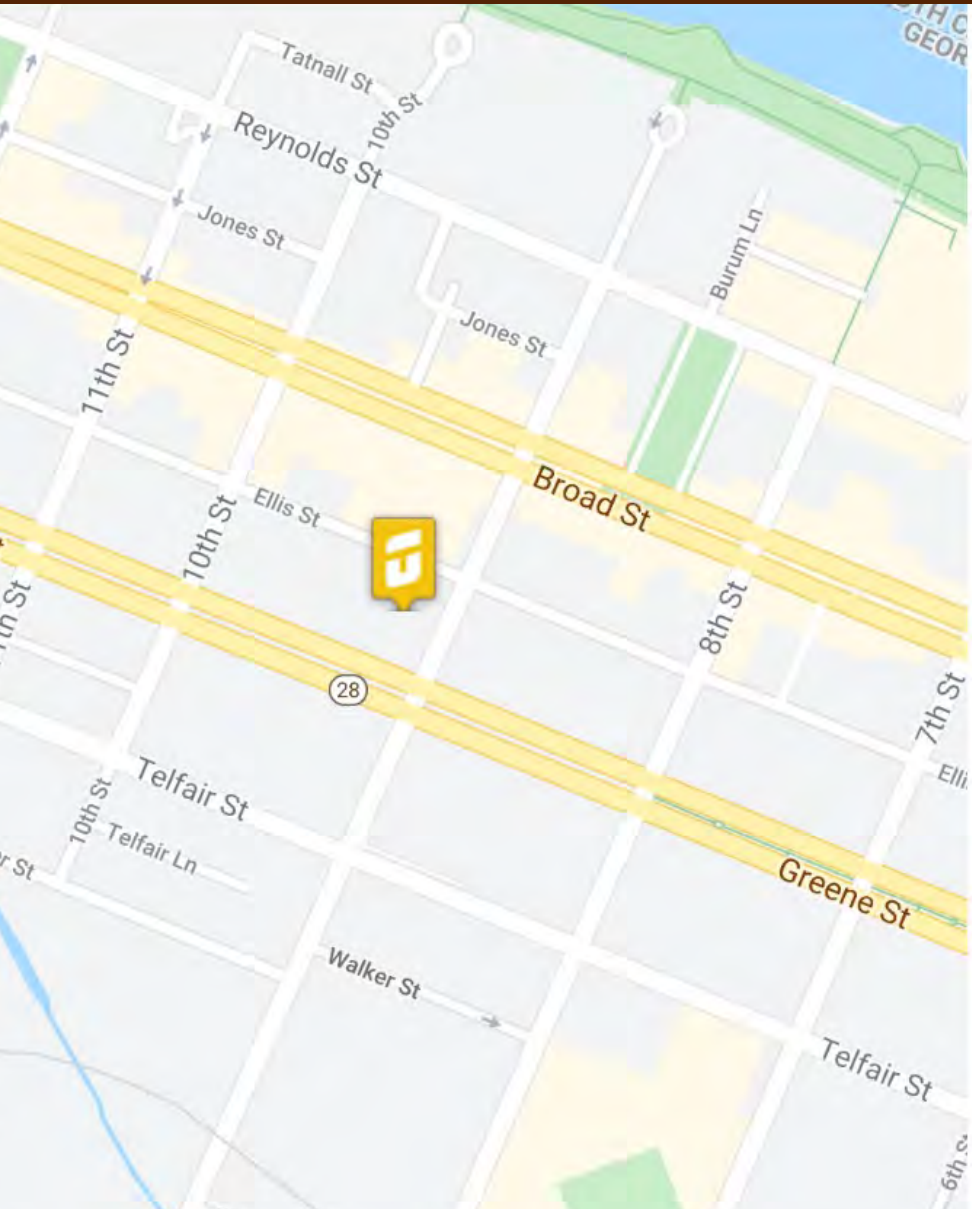
- **Average commute:** 23.5 minutes
- **Median Home Value in Augusta:** \$138,300
- **Job Growth:** Augusta-Richmond County has seen the job market increase by 3.5% over the last year. Future job growth over the next ten years is predicted to be 38.5%, which is higher than the US average of 33.5%.
- **Major Industry:** Fort Gordon, Savannah River Site, Augusta University, Augusta University Health, University Hospital, Augusta University, Charlie Norwood VA Medical Center, Bridgestone, East Central Regional, E-Z-Go/Textron, Inc., Doctors Hospital, Starbucks





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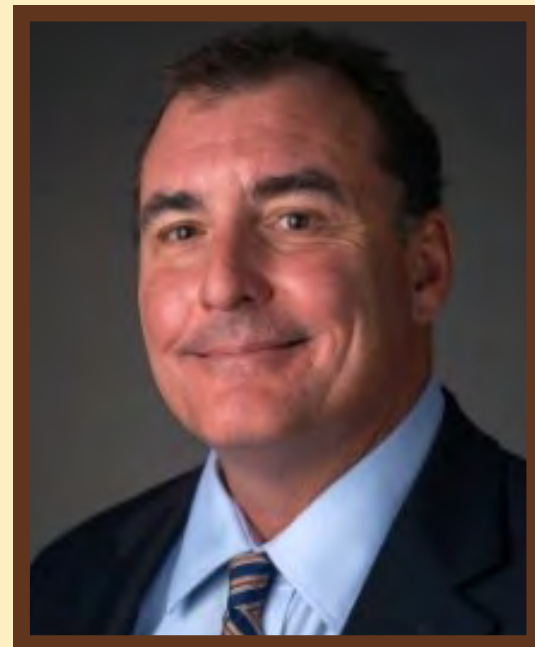
**CONTACT for Sale or Lease Information:**



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