



Augusta Riverfront Center

1 10th St, Augusta, GA 30901

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Augusta Riverfront Center

\$25.00 /SF/Yr

Downtown Class "A" Office Space available at the Augusta Riverfront Center. Up to 17,000 square feet available with private Offices, Conference, Break and Server Room. 1st Floor space with Lobby exposure. 3rd floor space overlooking Savannah River. Located in Downtown Augusta at the Riverwalk. Adjacent to the Augusta Convention Center and Marriott Hotel & Suites. Walk to Dining and shopping on Broad Street.

Rental Rate:	\$25.00 /SF/Yr
Total Space Available:	18,410 SF
Max. Contiguous:	11,380.00 SF
Property Type:	Office
Property Sub-type:	Medical
Building Class:	B
Rentable Building Area:	137,000 SF
Year Built:	1991
Walk Score ®:	42 (Car-Dependent)
Rental Rate Mo:	\$2.08 USD/SF/Mo



1st Floor Ste 100

Space Available	4,630 SF
Rental Rate	\$25.00 /SF/Yr
Date Available	60 Days
Service Type	Full Service Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	[object Object]

Ground Floor space with Lobby exposure. Very nice finishes with 10 ft Ceilings. 9 Private Offices with Conference & Break room. Large open area for modular furniture. Downtown Class "A" Office Space available at the Augusta Riverfront Center. Up to 17,000 square feet available with private Offices, Conference, Break and Server Room.

1

3rd Floor Ste 3rd Floor

Space Available	7,500 SF
Rental Rate	\$25.00 /SF/Yr
Contiguous Area	11,380 SF
Date Available	60 Days
Service Type	Full Service Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	[object Object]

Downtown Class "A" Office Space available at the Augusta Riverfront Center. Up to 17,000 square feet available with private Offices, Conference, Break and Server Room. 3rd Floor space is built out as Executive space with Large private offices, Conference Room, Open area and Break Room overlooking Savannah River. Located in Downtown Augusta at the Riverwalk. Adjacent to the Augusta Convention Center and Marriott Hotel & Suites. Walk to Dining and shopping on Broad Street.

2

4th Floor Ste 430

Space Available	3,880 SF
Rental Rate	\$25.00 /SF/Yr
Contiguous Area	11,380 SF
Date Available	60 Days
Service Type	Full Service Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	[object Object]

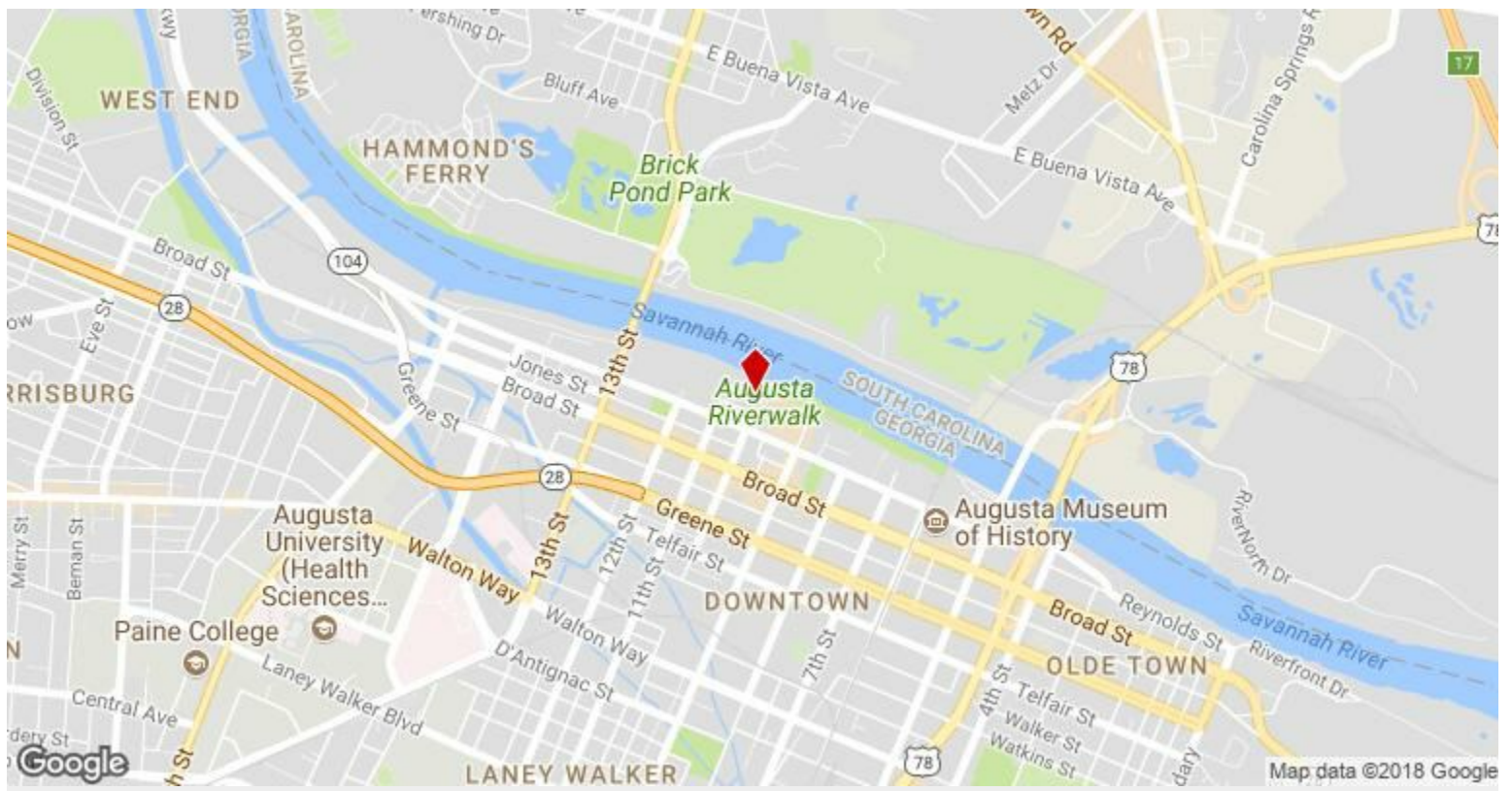
Large cubicle area with private offices on the perimeter, Overlooks the new AU Cyber Campus Downtown. Located in Downtown Augusta at the Riverwalk. Adjacent to the Augusta Convention Center and Marriott Hotel & Suites. Walk to Dining and shopping on Broad Street. e area with perimeter offices.

3

6th Floor Ste 650

Space Available	2,400 SF
Rental Rate	\$25.00 /SF/Yr
Date Available	60 Days
Service Type	Full Service Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Small space with Private Offices, Bullpen area and break-room. Located in Downtown Augusta at the Riverwalk. Adjacent to the Augusta Convention Center and Marriott Hotel & Suites. Walk to Dining and shopping on Broad Street.



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