

AUGUSTA

G E O R G I A

Augusta Economic Development Authority

Office Building Data

Broad Street Building



9,540 SQUARE FEET

1.02 acres

AUGUSTA ECONOMIC DEVELOPMENT AUTHORITY

Suite 560, 1450 Greene Street, Augusta, GA 30901

(706) 821-1321 (706) 821-1316

E-mail: WSprouse@AugustaEDA.com www.AugustaEDA.com

**BROAD STREET BUILDING
1301 BROAD STREET
AUGUSTA, GA 30901**

BUILDING SIZE

Office Space 9,466SF

AVAILABILITY

Immediately

CONSTRUCTION

Year Built/Additions: 1976
Former Use: Commercial
Exterior Walls: Brick
Interior Walls: Masonry/Sheetrock
Roof: Built Up
Ceiling Height: 10'
Floor Thickness: 6"
Number of Restrooms: Five
Single/Multi Tenant: Single or multi
Number of Buildings: One
Number of Floors: Two
Floor Drains: n/a

SITE ACREAGE

Acres 1.02

COST

Sales Price: \$1,500,000
Lease Price: \$12.00/SF/YR

MECHANICAL

Heat: Forced air
Air Conditioning: Fully air conditioned
Sprinkler System: 100% wet
Compressed Air: n/a
Lighting: Fluorescent

UTILITIES / ZONING

Water: Augusta Utilities
Sewer: Augusta Utilities
Electric: Georgia Power
Natural Gas: Atlanta Gas Light
3" main
Telecommunications: AT&T
Zoning: Commercial/Office

TRANSPORTATION / PARKING

On-Site Parking: 52 spaces, paved
Highway Access: Broad Street, Riverwatch
Parkway, Interstate 20
Airports:
Augusta Regional: Less than 12 miles
Atlanta 155 miles
Charlotte 154 miles

COMMENTS

Excellent office building in downtown Augusta

jellis0611

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