

AUGUSTA

G E O R G I A

Augusta Economic Development Authority

Customer Service Building Data

Riverwatch Building



25,070 SQUARE FEET

2 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

**RIVERWATCH BUILDING
3121 RIVERWATCH PARKWAY
AUGUSTA, GA 30907**

BUILDING SIZE

Office Space 25,070SF

CONSTRUCTION

Year Built/Additions: 1999
Former Use: Flex
Exterior Walls: Masonry
Interior Walls: Masonry
Roof: Metal
Ceiling Height
Center: 22'
Eaves: 26'
Floor Thickness: 6" reinforced
Number of Restrooms: Four
Single/Multi Tenant: Single or multi
Number of Buildings: One
Number of Floors: One
Floor Drains: n/a

UTILITIES / ZONING

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

AVAILABILITY

Immediately

SITE ACREAGE

Acres 2

COST

Sales Price: negotiable
Lease Price: \$9.50/SF/YR
Terms: variable

MECHANICAL

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

TRANSPORTATION / PARKING

Dock High Doors: n/a
Drive-In Doors: n/a
Rail Siding: no
On-Site Parking: 300 available paved
Highway Access: Riverwatch
Parkway, Interstate
20

Airports:
Augusta Regional: 15 miles
Atlanta 155 miles
Charlotte 154 miles

COMMENTS

Great flex space that can be built out to the tenant's needs with office use. Available parking and expansion of building can be provided.

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