

AUGUSTA

G E O R G I A

Development Authority of Richmond County

Customer Service Building Data

Stevens Creek Road Building



48,752 SQUARE FEET

5 acres

DEVELOPMENT AUTHORITY OF RICHMOND COUNTY

P.O. Box 922, Augusta, GA 30903

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

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

**STEVENS CREEK ROAD BUILDING
1040 STEVENS CREEK ROAD
AUGUSTA, GA 30907**

BUILDING SIZE

Office Space 48,752 SF

CONSTRUCTION

Year Built/Additions: 2007
Former Use: Customer Service
Exterior Walls: Masonry
Interior Walls: Masonry/ Sheetrock
Roof: Built Up
Ceiling Height: Drop ceiling
Column Spacing: 26' x 52'
Floor Thickness: 6" reinforced
Number of Restrooms: Six
Single/Multi Tenant: Single or multi
Number of Buildings: One
Number of Floors: Three
Floor Drains: n/a

UTILITIES / ZONING

Water: Augusta Utilities
Sewer: Augusta Utilities
Electric: Georgia Power
Natural Gas: Atlanta Gas Light
Telecommunications: AT&T
Zoning: Business/Office

***AVAILABILITY
May, 2009***

SITE ACREAGE

Acres 5

COST

Sales Price: n/a
Lease Price: \$16.00/SF/YR NNN
Terms: variable

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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
On-Site Parking:	350 spaces, paved
Highway Access:	Stevens Creek Road, Claussen Road, Riverwatch Parkway, Interstate 20

AIRPORTS

Augusta Regional:	10 miles
Atlanta	155 miles
Charlotte	154 miles

COMMENTS

- Plug and play customer service center
- Multiple fiber optic access and fully wired
- State of the art phone, data and security wiring
- Dedicated IT room with HVAC
- Open floor plan
- Excellent location in West Augusta
- Backup generator and UPS available
- Professionally managed
- Class A Office space
- Current location of the temporary location of Automatic Data Processing customer service
- 7/1000SF parking ratio

SEE ADDITIONAL PHOTOS ON PAGE 4

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