



**10,243 Divisible Square  
Feet Available**

Modified  
Gross Rent

**\$24.00  
Per SQFT**

Available  
Floors

**1st and  
2<sup>nd</sup> Floors**

Tenant  
Improvement  
Allowance

**Negotiable**

Building  
Square Feet

**46,087 SF**

## **Ideal Location**

### **High-Growth Market**

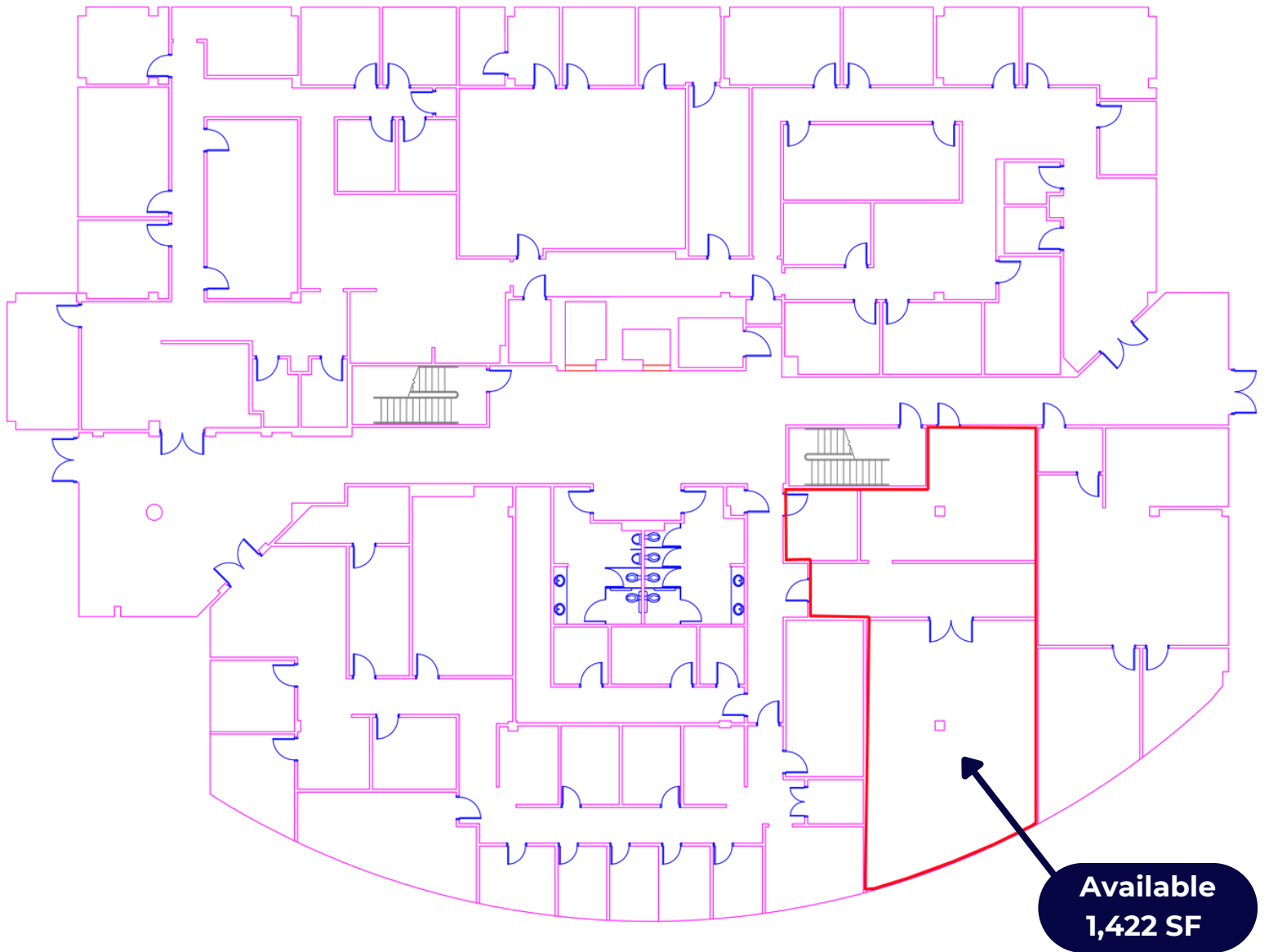
Position your business for success at Northwest Corporate, a premier Class A office building offering exceptional visibility, accessibility, and flexibility.

Located at 621 NW Frontage Road in Augusta, GA, this impressive property is strategically positioned near Bobby Jones Expressway and Interstate 20, placing you just minutes from retail, dining, and major roadways.

With over 76,000 vehicles passing daily, your company will benefit from unmatched exposure in a thriving commercial corridor.

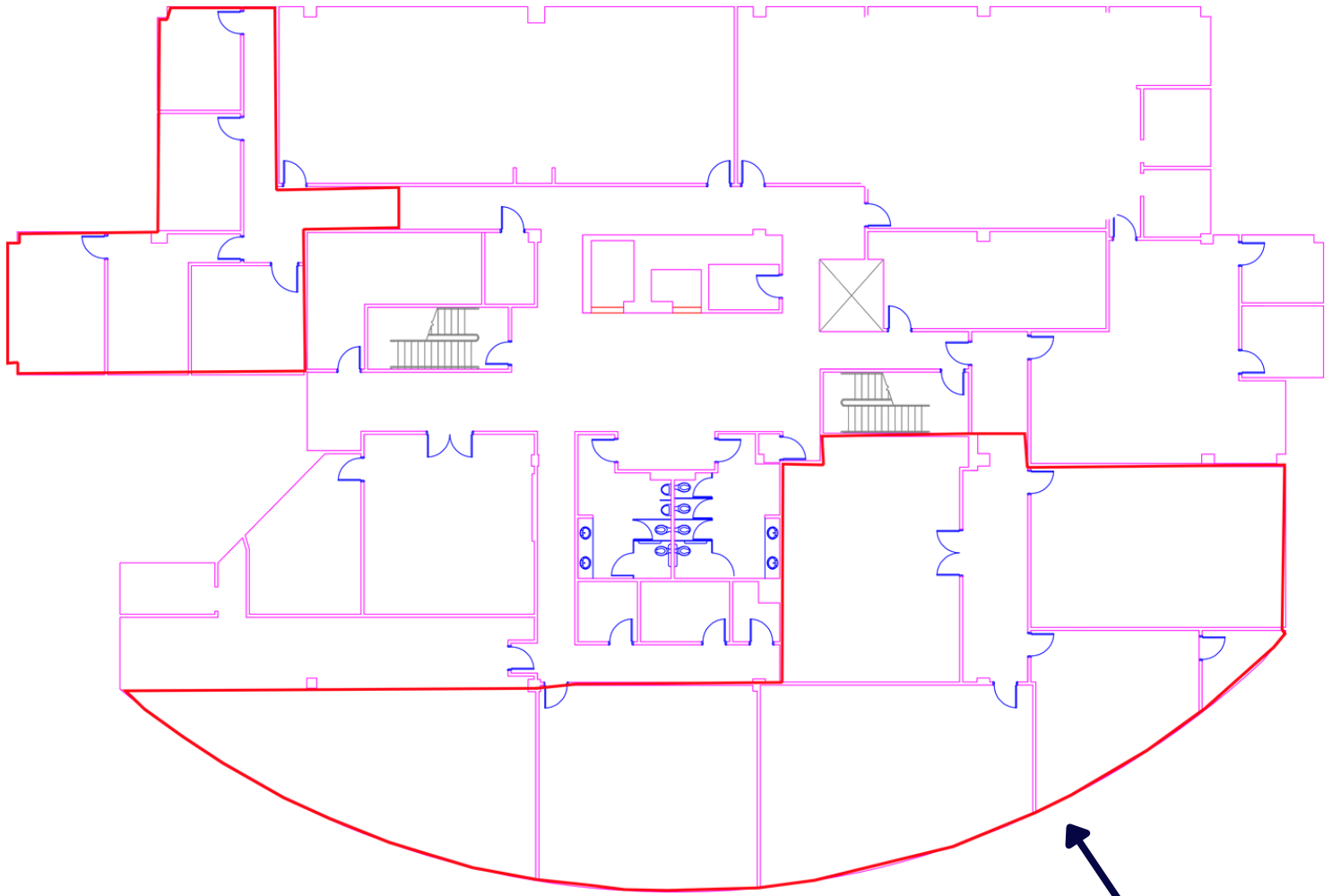
With modern amenities, high traffic counts, and a prime location, this property provides both functionality and prestige.

# Northwest Corporate Site Plan 1<sup>st</sup> Floor



Suite #	Tenant	SF
101	Crescent Hospice	3,672
103	PSF	1,306
105	Jani King	7,990
107	Available	1,422

# Northwest Corporate Site Plan 2<sup>nd</sup> Floor

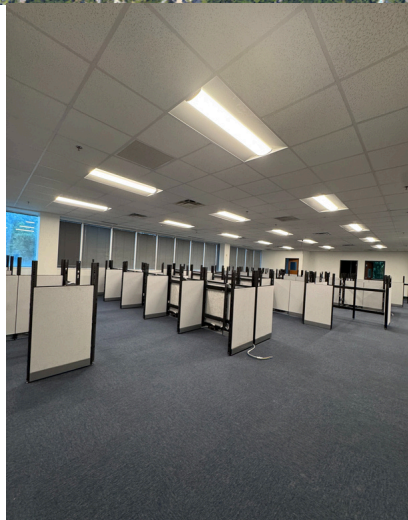


**Available  
8,821SF  
on 2<sup>nd</sup> Floor**

Suite #	Tenant	SF
201	CoForge	4,512
203	Under Lease Negotiations	1,449
	Available(Divisible)	8,821



# Location Overview



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