

Skyline Terrace Suites



FOR LEASE

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PROPERTY DESCRIPTION

Marks Commercial Realty, Inc., is pleased to present the exclusive opportunity to lease 4,613 RSF of Class A office located within the Skyline Terrace Office Suites portion of the West Washington Building. Located on the penthouse floor, Suite 775 provides nine (9) individual offices, conference room, an open shared work area, social gathering room, break area with bar, and skyline views of downtown Athens. Added amenities include a rooftop courtyard and on-site parking deck.

LOCATION DESCRIPTION

Skyline Terrace Office Suites are located on the 7th Floor, within the West Washington Building. This building is located in the downtown Athens Central Business District at the intersection of West Washington and North Lumpkin. Steps away from thriving retail, dining, hotels, entertainment venues, and the University of Georgia.

HIGHLIGHTS

UCU SF: 28,023 SF

Available SF: 4,613 RSF

Lease Rate: \$22.75/SF

Lease Type: NNN

Building Class: A

Parking: Parking Deck
(City-Owned)

Year Built: 2011

Use: Office





Property Overview

The West Washington Building ("WWB"), a 40,864-square foot, mixed-use Gold LEED Certified Building is located in the thriving downtown area of Athens, GA. It is comprised of 12,841 square feet of ground level retail and 28,023 square feet of penthouse office space, as well as five levels of decked parking (540-spaces), situated in-between the retail and office components. The WWB is positioned just two blocks from the famed "arches" denoting the entrance to the University of Georgia. Constructed in 2011, the property was developed as a public/private partnership between Batson-Cook Development Company, Athens-Clarke County Unified

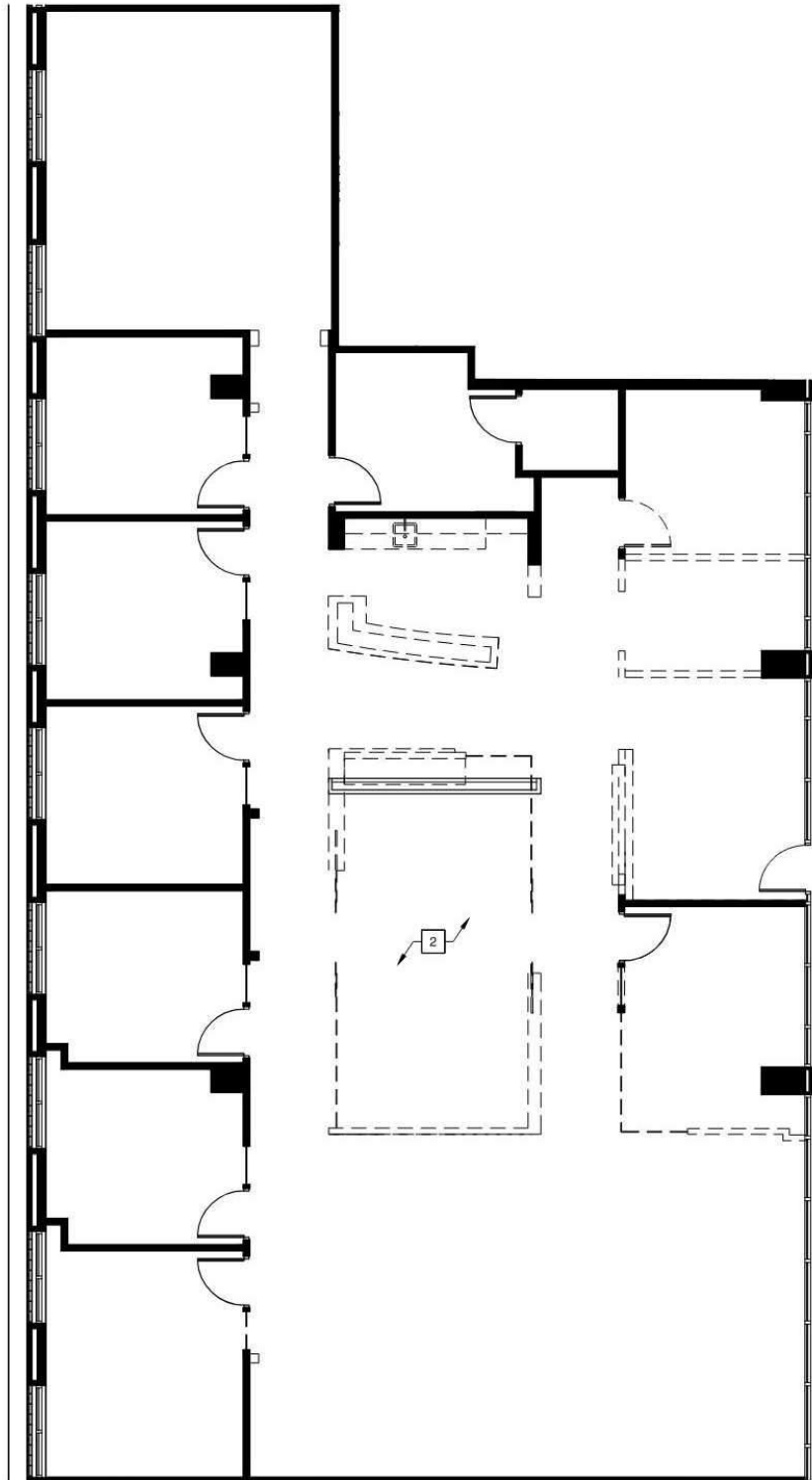
Highlights

- Encompassing nearly over one-half of a city block, the WWB is bound by Clayton Street, Lumpkin Street, and West Washington Street on a site of 1.08-acres. This mixed-use development is nestled in the heart of downtown Athens' vibrant retail, restaurants, arts, and office district readily accessible to not only UGA students, faculty, and employees, but to all MSA residents and guests. Adjacent to the WWB is the Georgia Theatre. Built in 1899 as a multi-use facility, the Georgia Theatre now exclusively serves as a destination concert hall having hosted such groups as REM, B-52's, and The Police.
- Positioned only two blocks from the famed "arches", denoting the entry way to the University of Georgia, the WWB continually benefits from all aspects of UGA. UGA's enrollment approaches 40,118 students and continues with year over year enrollment growth. The 762-acre campus offers a myriad of undergraduate and graduate programs supported by nearly 10,500 faculty and staff members. With UGA's various departments, research groups, and business generated University affiliations, the Athens MSA population, according to 2023 Esri Statistics, is 222,422 residents, with a strong forecast for growth.
- The West Washington Parking Deck, which is City-owned and managed by the Downtown Athens Parking System, contains 540-spaces. Seventy-five (75) spaces within the parking facility have been allocated for the non-exclusive use of both office and retail tenants. Payment and management for parking services are contracted directly with the Downtown Athens Parking System.





SUITE 775 - FLOOR PLAN



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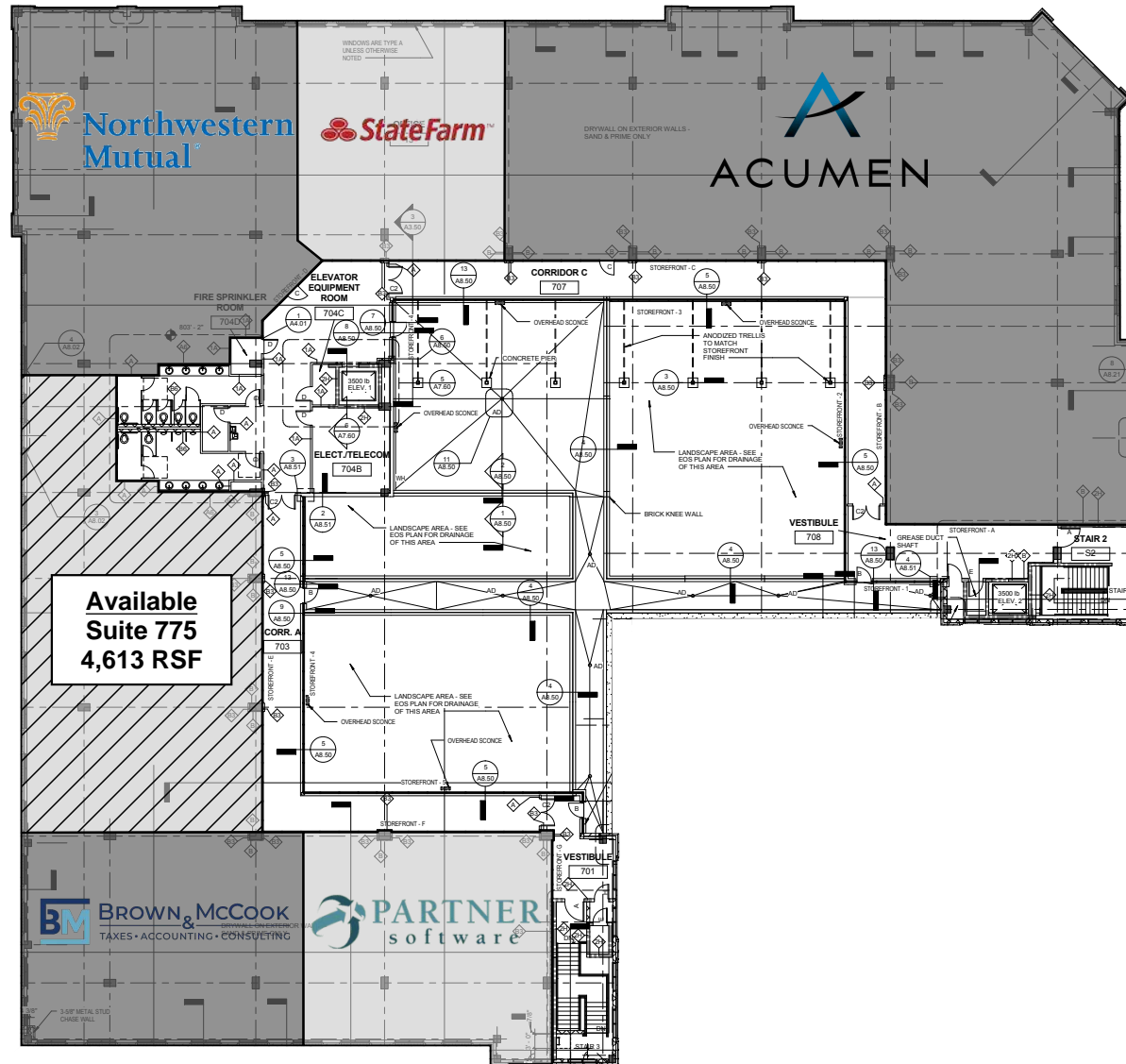


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OFFICE LEVEL FLOOR PLAN

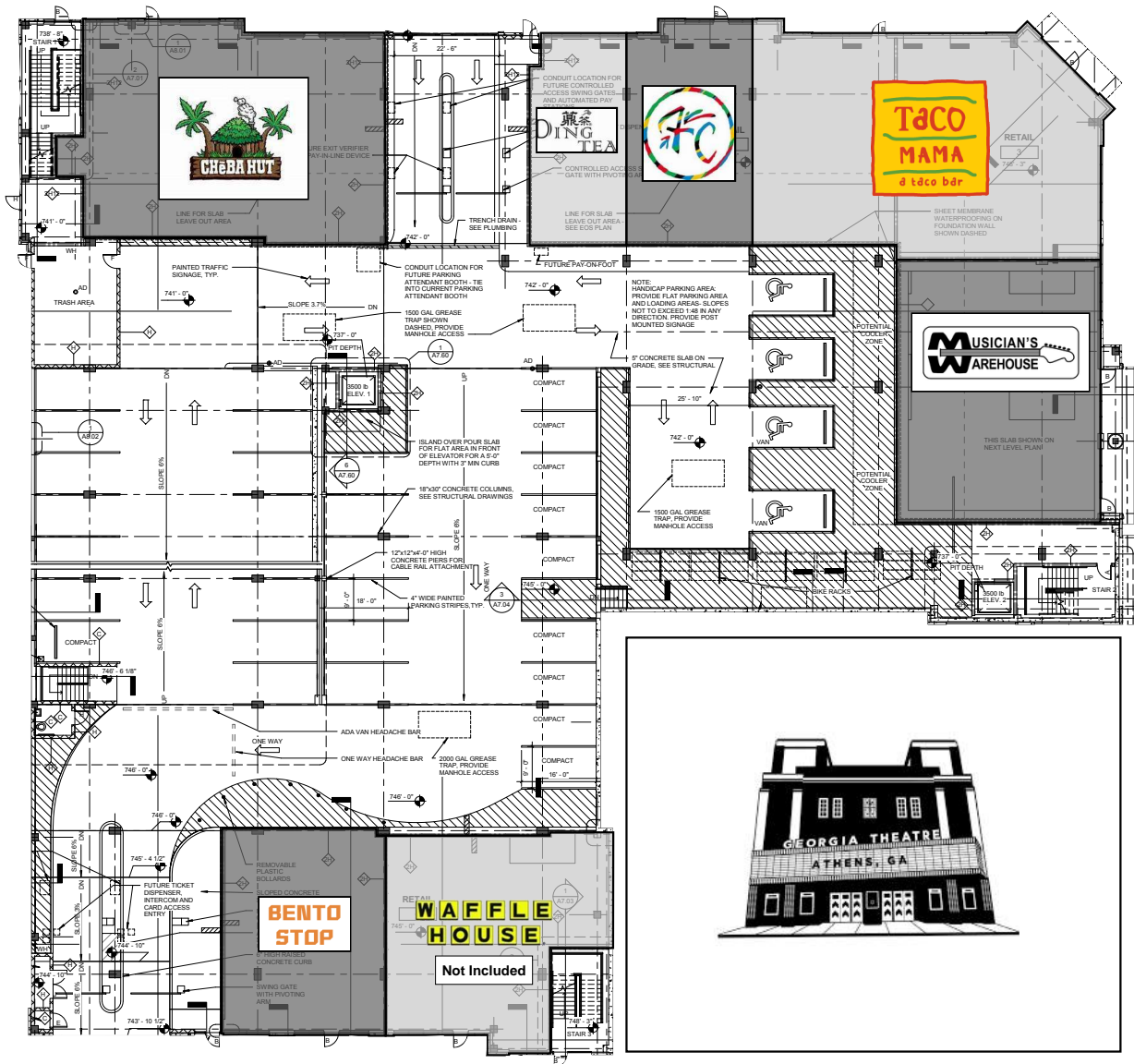


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RETAIL LEVEL FLOOR PLAN



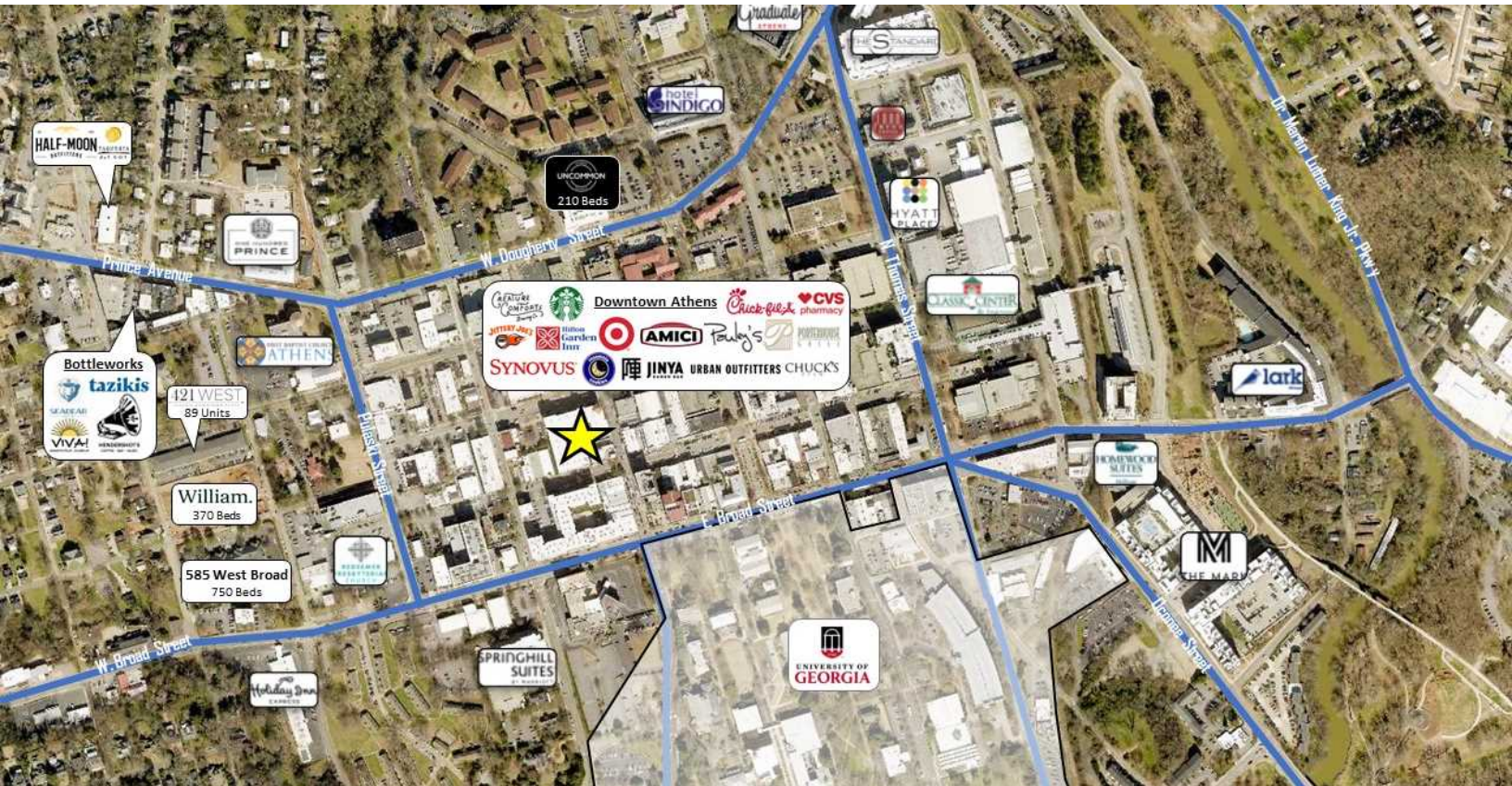
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LEVEL 1 - FLOOR PLAN
3/32" = 1'-0"

LEVEL 1 LOWER - FLOOR PLAN
3/32" = 1'-0"



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Athens Profile

- Athens is the employment, retail, educational, research, and medical center of Northeast Georgia. Home to the University of Georgia, the nation's oldest federal land grant university, Athens has evolved with the University into a diversified, international business community. Major international Fortune 500 companies, as well as home grown entrepreneurs, have found Athens' business climate, educational institutions, location, and quality of life conducive to success in business as well as great place for families.
- Athens-Clarke County, comprised of 118 square miles, is the smallest in land area of Georgia's 159 counties. It was the twenty-fifth county created in the state and is located approximately 65-miles NE of Atlanta. According to 2023 Esri data, Athens-Clarke County has a total population of 131,086, with a 1.3% growth rate within the next 5-years. On January 14, 1991, the unification of the City of Athens and Clarke County established the second consolidated city/county government in the State of Georgia, enabling this area to cut costs and bureaucracy, making economic development, planning and zoning, and a host of other tasks easier for businesses and residents. The Clarke County School District is a separate entity with nine elected members on the Board of Education and an appointed superintendent. The School District operates 14 preschools, 14 elementary, four middle, and three high schools. Additionally, there are five private schools in the area.

Access

- The Athens-Ben Epps Airport is used by private planes. Public transit locally is provided by the Athens Transit System and a downtown bus station is served by Greyhound and Southeastern Stages. Additionally, Athens boasts multiple lane highways that provide quick and easy access to all the services available in nearby Atlanta.

Quality of Life

- Located about sixty-five miles northeast of downtown Atlanta, Athens MSA is home to approximately 223,000 residents and is Northeast Georgia's cultural and education hub, offering a unique blend of Southern heritage and contemporary entertainment. A wide range of award-winning restaurants offer distinctive dining options. Athens has an inviting, restored downtown area with many historic districts, featuring antebellum, Victorian, and other period homes. The State of Georgia's official art museum and botanical garden are located here. In addition, the area has the Southeast's largest and most concentrated collection of gardens and specialty nurseries. Athens is also home to The Classic Center and Classic Center Arena.

Economy

- The University of Georgia's presence in the area helps diversity the labor force. The University is also a large employer with over 10,500 faculty and staff. The University brings national attention to Athens, allowing for more notoriety as well as capital sources for economic development. Athens-Clarke County has a median household income of \$51,249, median home value of \$232,284, and 92.4% occupancy rate.
- Rounding out other large employers in the Athens Area include Piedmont Athens Regional Healthcare (3,300), St. Mary's Health Care System (2,100), Caterpillar Heavy Equipment (1,600), Pilgrim's (1,600), and newly announced Meissner Corporation (2026 - 1,700).

Accolades

- Money Magazine, in its annual "Places Rated" study, has frequently rated Athens as the best metropolitan area in Georgia and estimates the cost of living at 8.9% below the national average.
- Southern Living voted Athens the #1 "Best College Towns 2022"
- "Best Places to Retire 2018" (fourth consecutive year), Forbes, April 23, 2018
- 2018 Live, Work, Play City Award Winner (Large Cities Category) - Georgia Municipal Association, in association with Georgia Trend Magazine, Feb. 2018