

FOR LEASE

1855 W. BROAD STREET, ATHENS, GA 30606

1855 W. BROAD STREET



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Property Description

3,000 SF of highly visible, prime office or retail space situated along one of the most trafficked thoroughfares in Athens, W. Broad Street, which boasts an average of 32,400 VPD. This standalone building includes (2) open concept areas with great natural light, (1) private office, (2) private restrooms, and multiple storage rooms. Ample Street-side signage and multiple points of ingress-egress.

Location Description

Premier corner location at a signalized intersection, 1855 W. Broad St is located just outside of the downtown central business district in Athens, GA. Close proximity to both St. Mary's and Piedmont Athens Regional Hospital, The University of Georgia, Alps Village and Beachwood Shopping Center featuring shops like Lululemon, Fresh Market, Michael's, REI, as well as many other retailers, restaurants, office users, and entertainment venues.

Summary

Building SF: 3,000

Lease Rate: \$14/SF

Lease Type: NNN

CAM: \$3/SF

Lot Size: 0.30 Acres

Zoning: G-C

Signage: Available



EXTERIOR PHOTOS

1855 W. Broad St
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INTERIOR PHOTOS

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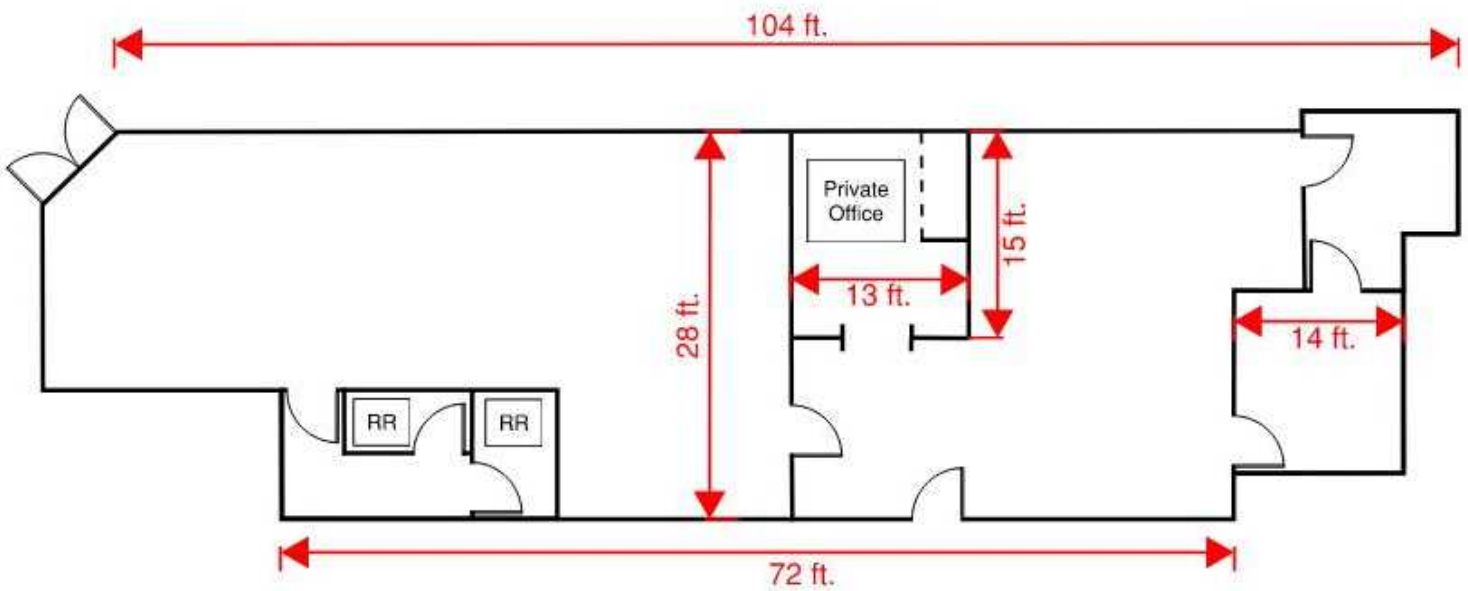
FLOOR PLAN

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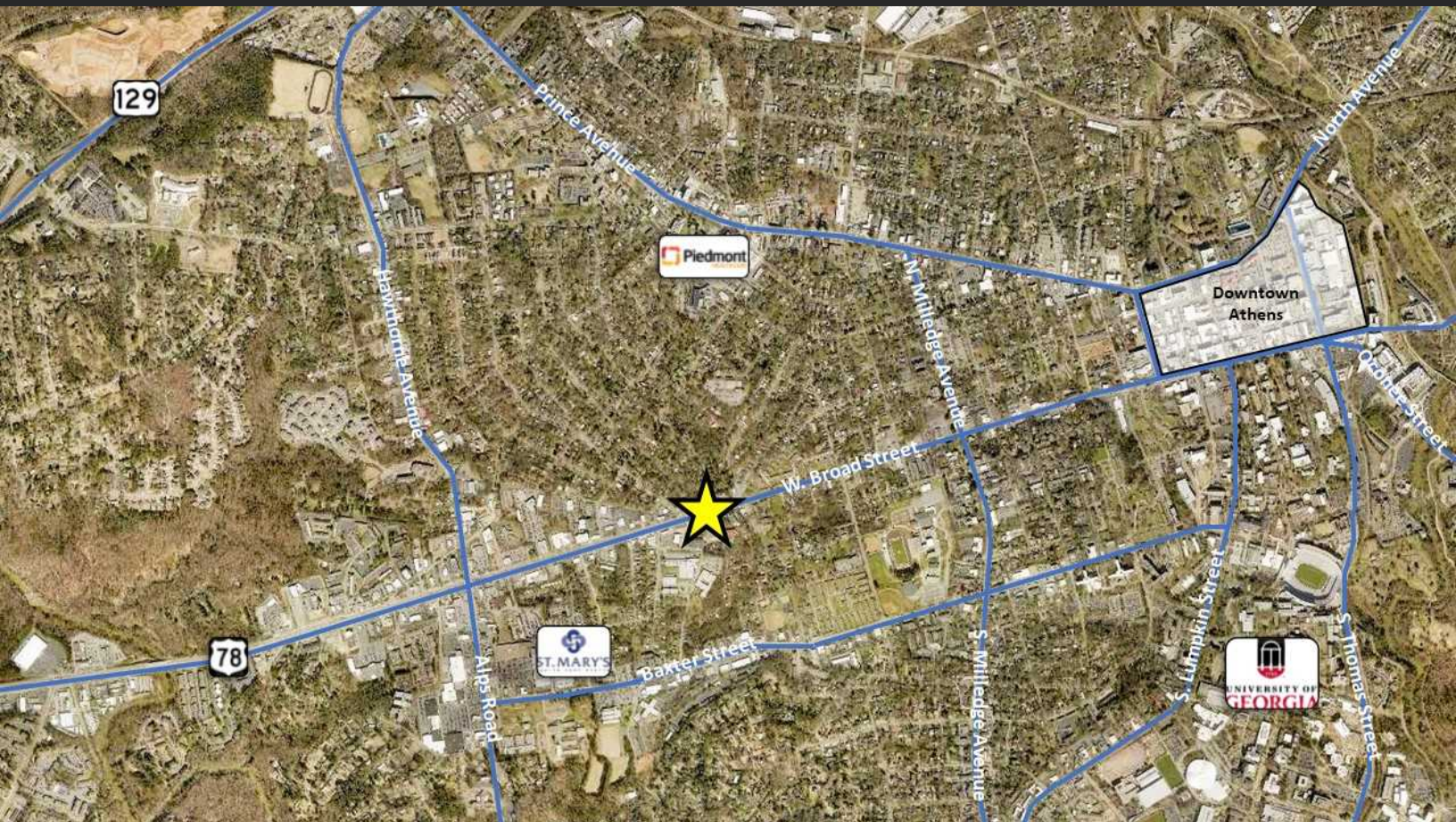
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1855 West Broad Street Floor Plan

3,000 SF



*Floor Plan is not to scale



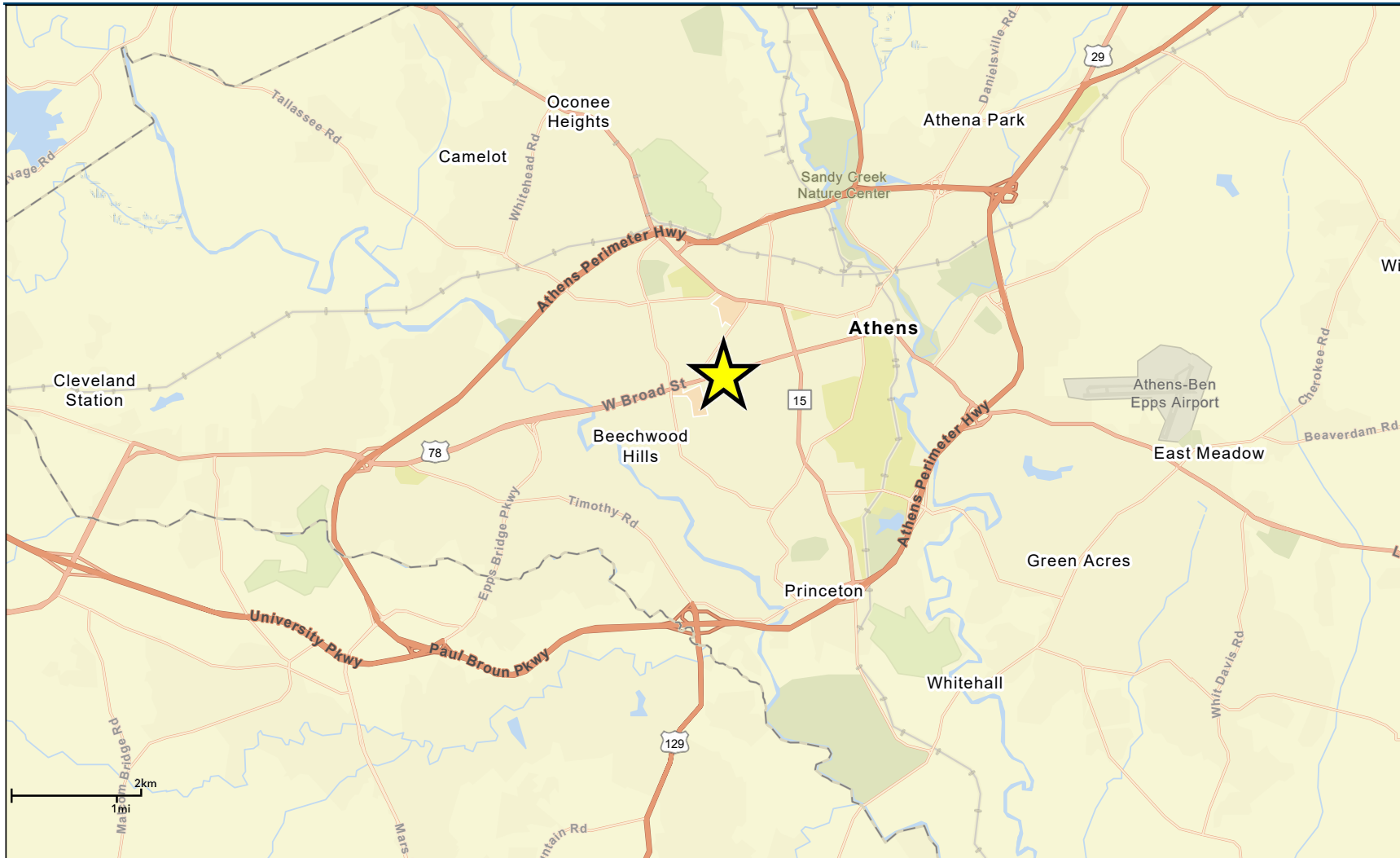
LOCATION MAP

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