

## Office Building For Lease

2565 Thompson Bridge Road  
Gainesville, GA 30501



## Rubicon on Lake Lanier

VIDEO

### Offering Summary

|                |                           |
|----------------|---------------------------|
| Lease Rate:    | \$17.50 SF/yr (MG)        |
| Building Size: | 49,687 SF                 |
| Available SF:  | 750 - 5,154 SF            |
| Lot Size:      | 4.6 Acres                 |
| Year Built:    | 2001                      |
| Zoning:        | G-B (General Business)    |
| Market:        | Northeast                 |
| Submarket:     | Gainesville / Hall County |
| Traffic Count: | 31,800                    |

### Get more information

**Andrew D. Joyner, CCIM**

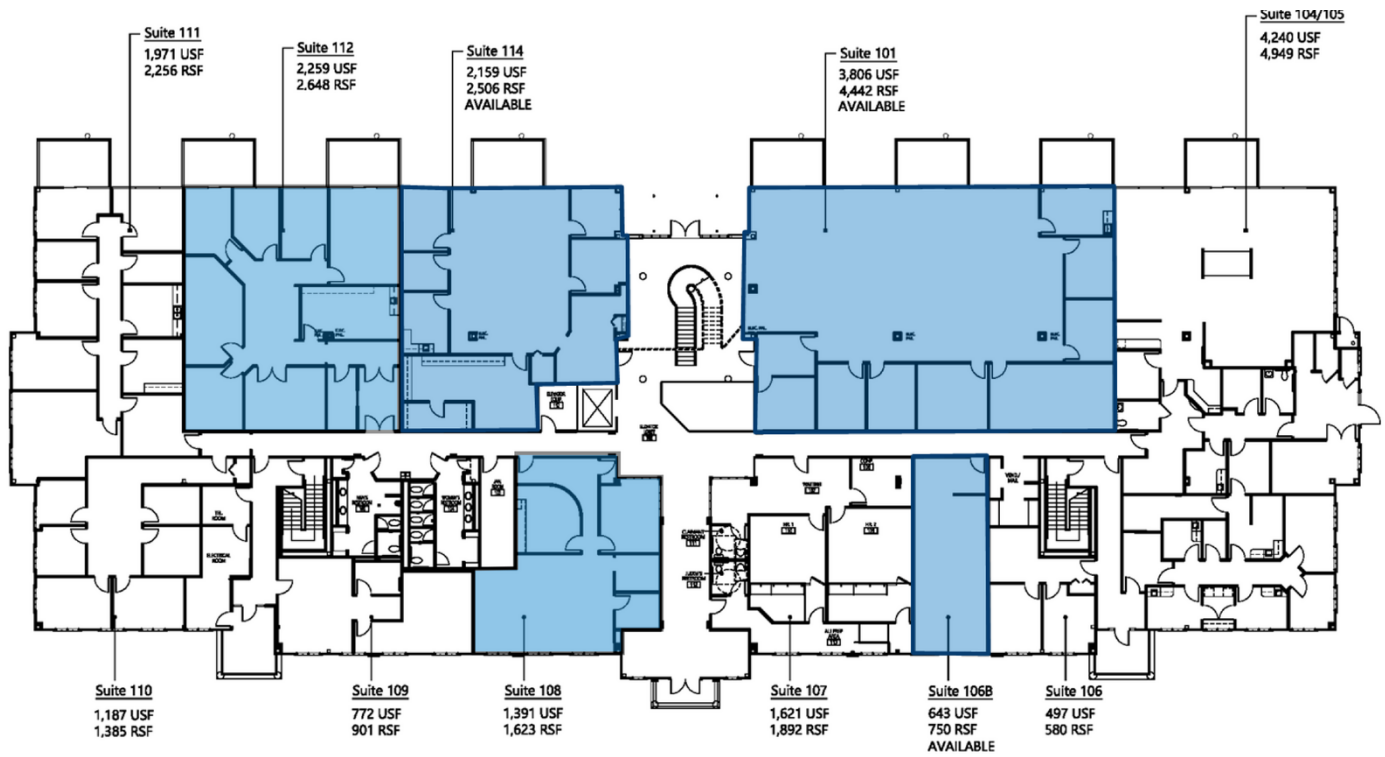
Senior Vice President

D 770 532 9911

[andrew.joyner@avisonyoung.com](mailto:andrew.joyner@avisonyoung.com)

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## Available Spaces

| Suite            | Tenant    | Size (SF)        | Lease Type     | Lease Rate    |
|------------------|-----------|------------------|----------------|---------------|
| 1st Floor - 101  | Available | 4,442 SF         | Modified Gross | \$17.50 SF/yr |
| 1st Floor - 106B | Available | 750 SF           | Modified Gross | \$17.50 SF/yr |
| 1st Floor - 108  | Available | 1,623 SF         | Modified Gross | \$17.50 SF/yr |
| 1st Floor - 112  | Available | 2,648 - 5,154 SF | Modified Gross | \$17.50 SF/yr |
| 1st Floor - 114  | Available | 2,506 SF         | Modified Gross | \$17.50 SF/yr |



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## Property Highlights

- Class "A" Office Suites Available For Lease
- Lake Lanier's Only Lake Front Office Building
- Minutes from Downtown Gainesville and Interstate 985
- Italian Inspired Architecture Throughout
- Private Balconies with Views of Lake Lanier
- High end finishes, including two story glass lobby atrium and white marble lobby flooring
- Four Seasons inspired common area restrooms with marble and brass finishes
- Beautifully landscaped. Park-like setting with water fountain feature
- Ample Parking
- Located on Heavily Traveled Thompson Bridge Road (Highway 60)
- Able to accommodate both large and small office space needs



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