



## Office Condo For Sale

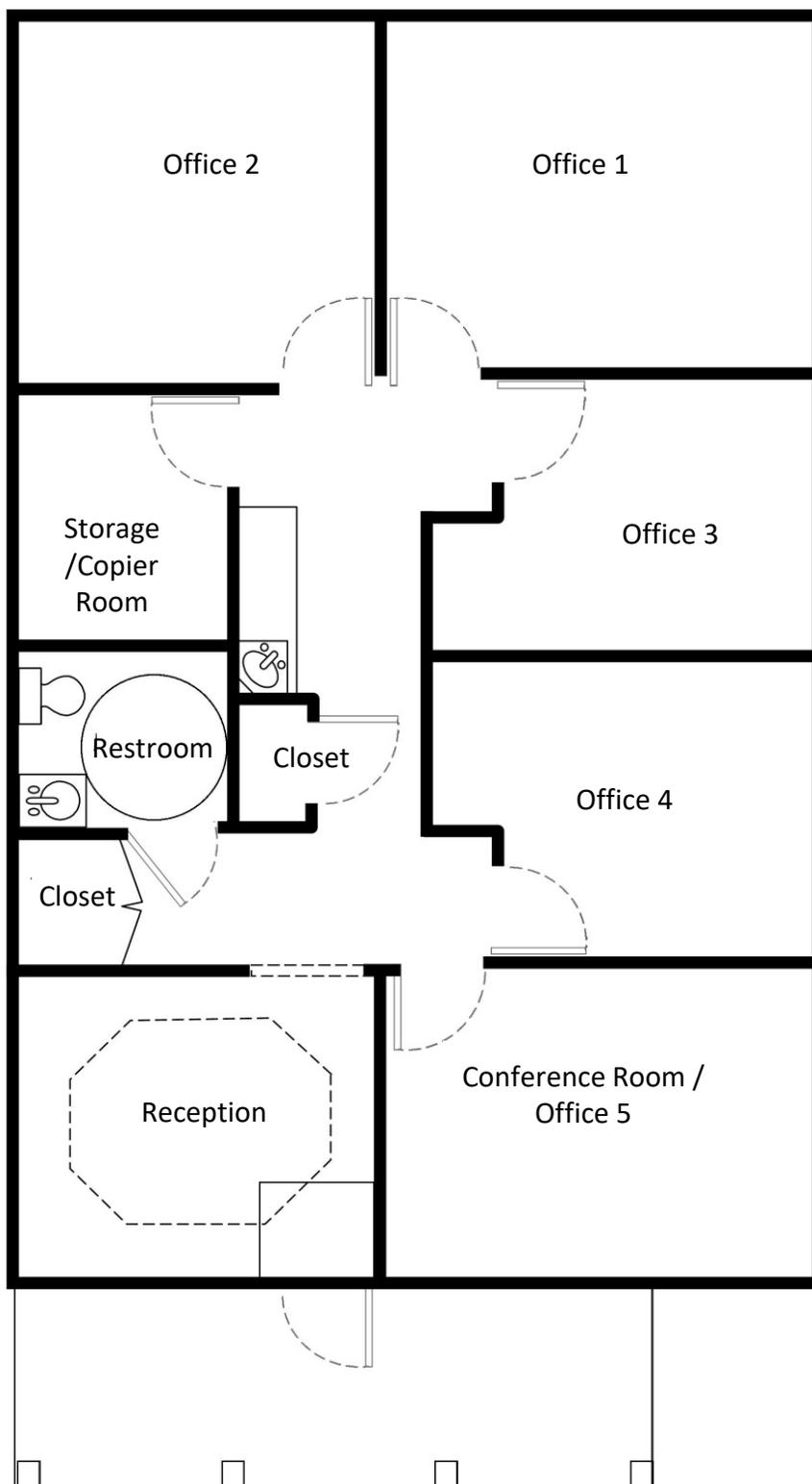
### Offering Summary

Sale Price:	\$269,000
Space Size:	1,176 SF
Year Built:	2001

- Suite B: 4 Private Offices, Reception area, Large Conference Room
- Private Entrance
- Ample Parking
- Located on Lawrenceville Suwanee Road with easy access to I-85

## Get more information

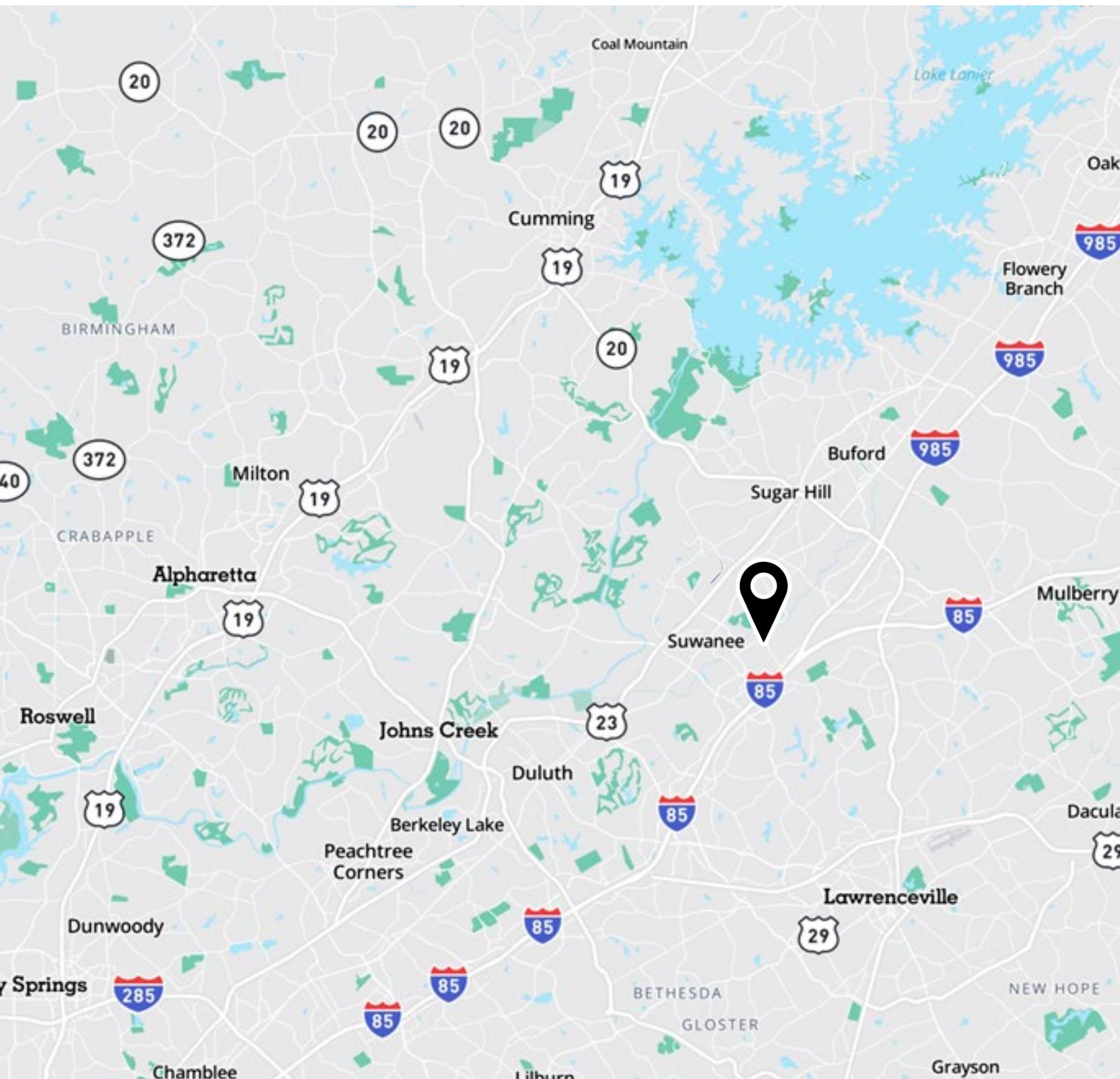
**Brad Roper**  
Vice President  
D: 770 532 9911  
C: 404 944 3875  
[brad.roper@avisonyoung.com](mailto:brad.roper@avisonyoung.com)



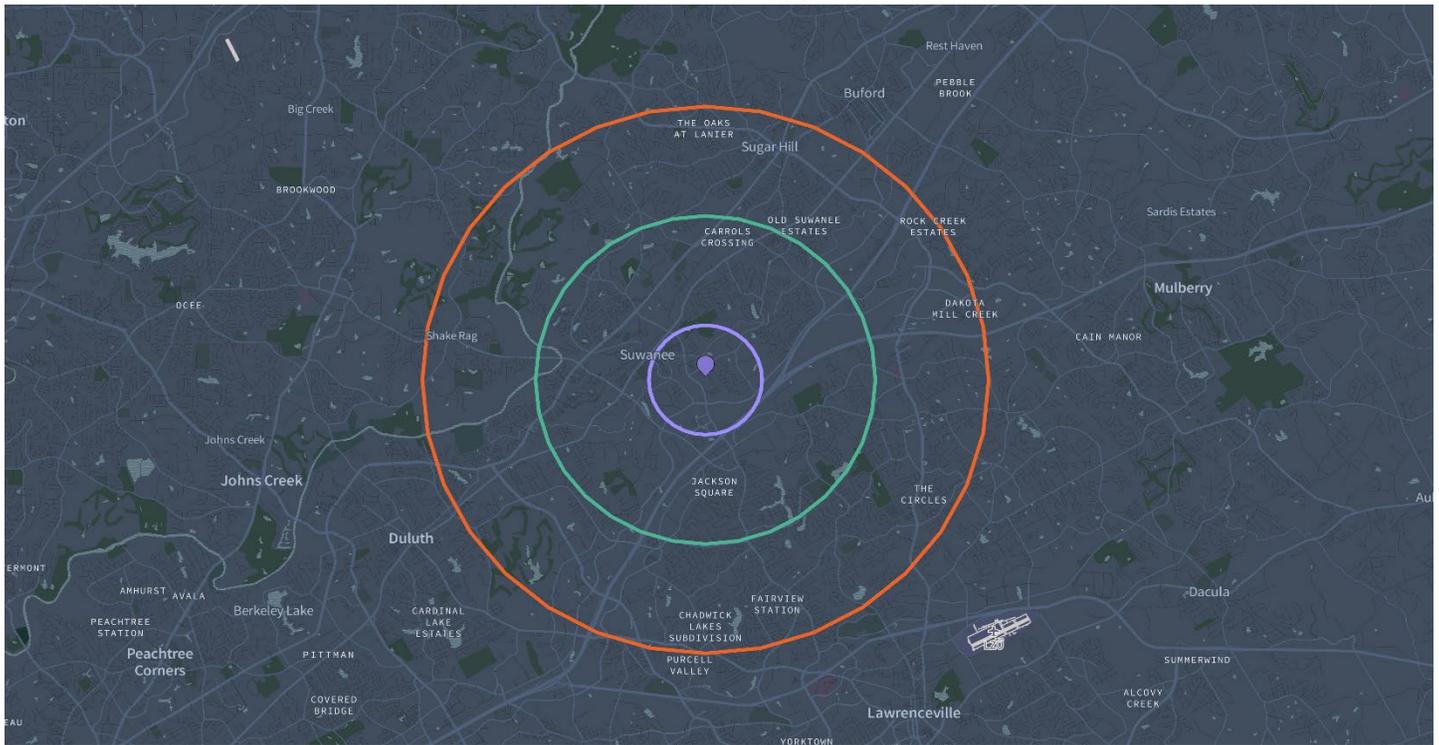
**Brad Roper**  
Vice President  
D: 770 532 9911  
C: 404 944 3875  
[brad.ropers@avisonyoung.com](mailto:brad.ropers@avisonyoung.com)

# Office Condo For Sale

3457 Lawrenceville Suwanee Road



**Brad Roper**  
Vice President  
D: 770 532 9911  
C: 404 944 3875  
[brad.ropert@avisonyoung.com](mailto:brad.ropert@avisonyoung.com)



	1 mi	3 mi	5 mi
Population Growth Rate	9%	5%	4%
Median Age	39	38	38
Median Household Income	\$159,841	\$127,596	\$120,150
Millennial Population	1,042	11,783	35,778
Bachelor's Degree or More	2,164	22,980	62,776
White Collar Employees	2,247	22,456	58,591
Total Businesses	515	4,738	12,810



**Brad Roper**  
 Vice President  
 D: 770 532 9911  
 C: 404 944 3875  
[brad.ropers@avisonyoung.com](mailto:brad.ropers@avisonyoung.com)

# Office Condo For Sale

3457 Lawrenceville Suwanee Road



**AVISON  
YOUNG**

**Brad Roper**

Vice President

D +1 404 865 3663

C +1 404 944 3875

[brad.ropер@avisonyoung.com](mailto:brad.ropер@avisonyoung.com)

Young - Atlanta LLC | 1230 Peachtree St NE, #3400 | Atlanta, GA 30309

© 2026. Avison Young - Atlanta. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified.

Avison Young - Gainesville does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.



# Let's talk.

**Brad Roper**

Vice President

D: 770 532 9911

C: 404 944 3875

[brad.roper@avisonyoung.com](mailto:brad.roper@avisonyoung.com)

Avison Young - Gainesville  
425 Spring Street SE, Suite 200 | Gainesville, GA 30501

© 2026. Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

---

**AVISON  
YOUNG**

---