



Third Floor United Community Bank

OFFERING SUMMARY

Lease Rate:	\$23.00 SF/yr (FS)
Building Size:	20,475 SF
Available SF:	1,740 - 3,480 SF
Lot Size:	1.77 Acres
Year Built/Renovated:	2003/2019
Parking Ratio:	4.9/1000 SF
Zoning:	General Business
Market:	Northeast GA
Submarket:	Gainesville/Hall County

FOR INFORMATION

BRIAN HUGHS, CCIM
Principal

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PROPERTY HIGHLIGHTS

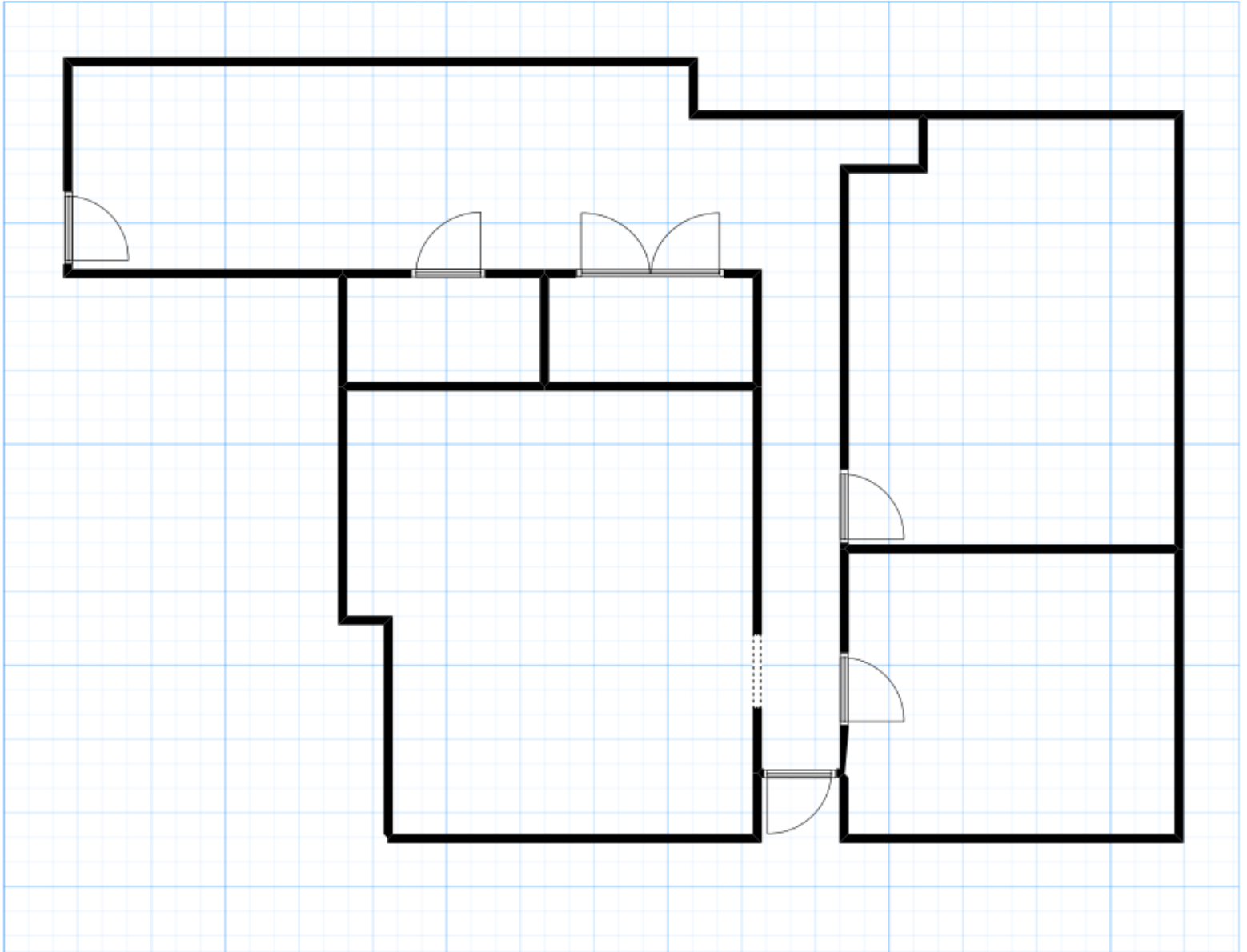
- Premier Class “A” office space available for lease near Gainesville’s thriving Central Business District
- Two 1,740 +/- SF spaces available, which can be combined for a total of 3,840 +/- square feet
- Located in the United Community Bank building near the downtown Gainesville square
- 24/7 controlled access to the building
- Excellent visibility along Jewell Parkway, which boasts over 37,000 cars per day
- Ample parking
- Within walking distance of the downtown square and numerous area restaurants, retailers and banks
- Downtown Gainesville has seen over \$200 million of new investment and development in the immediate area including a new Courtyard Marriott, The National, Gainesville Renaissance, Midland Gainesville, Solis Gainesville, and Bourbon Brothers Restaurant and Music Venue
- The 2022 Milken Institute Report named Gainesville/Hall County Metro Area as the Top Small Metro Area in Georgia & #8 in the Nation for Best-Performing Small Metros



SUITE 302

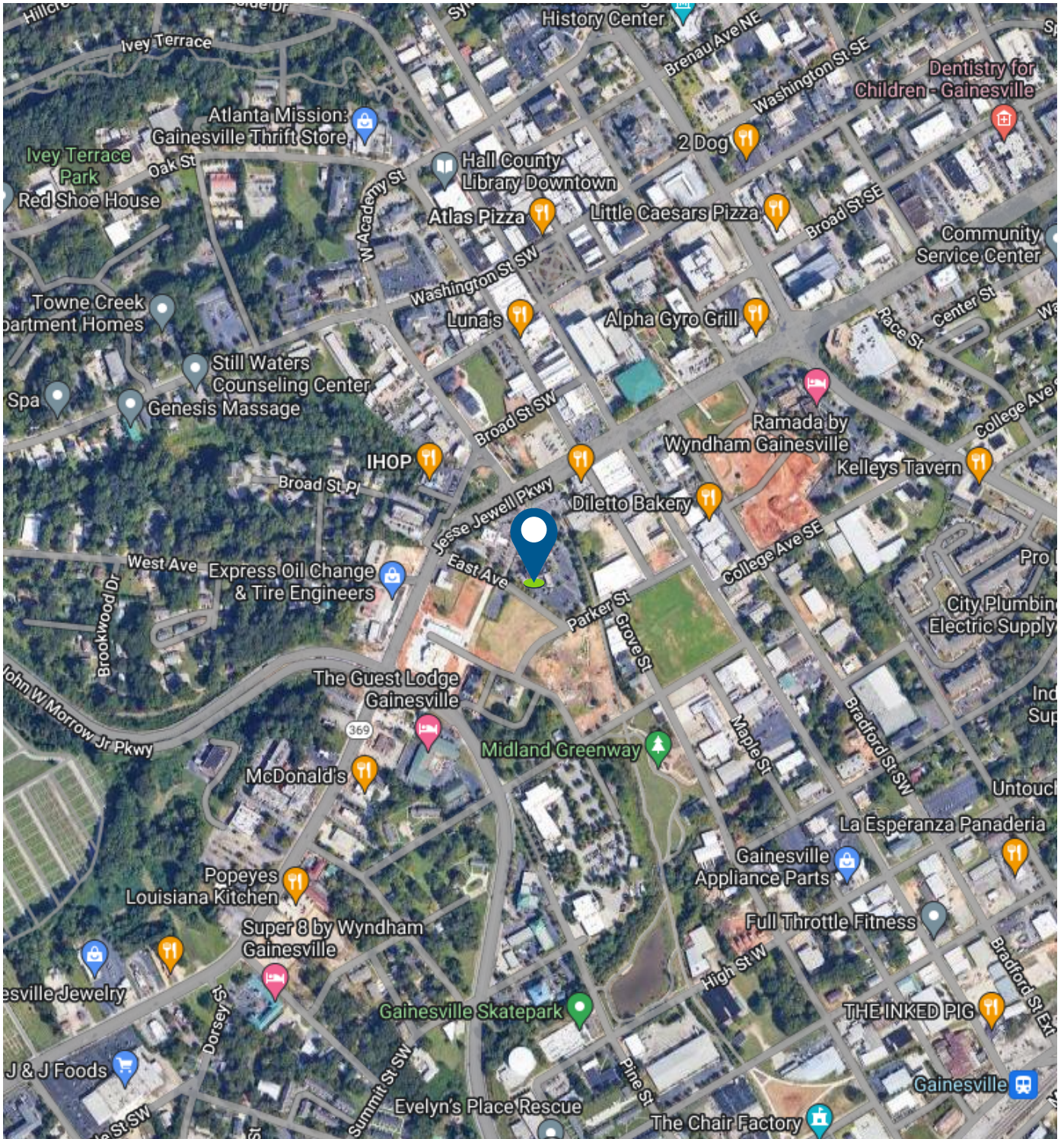


SUITE 302



SUITE 303







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REAL ESTATE

FOR MORE INFORMATION, PLEASE CONTACT:

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