

FOR LEASE



2470 DANIELLS BRIDGE RD. BUILDING 100 ATHENS GA 30606
PROFESSIONAL OFFICE SPACES AVAILABLE
GROSS LEASE RATES \$12 PSF-\$26 PSF



EXECUTIVE SUMMARY

The Exchange Professional Office Park is conveniently located in Oconee County, just off Highway 316 and minutes from the Athens Loop. Its central position offers tenants easy access to major roads and highways, making commuting hassle-free. With over 25,000 households within a 3-mile radius, our location provides a strong customer base and promising growth potential as residential communities in the area continue to expand.

Building 100 is a 38,000 SF office building with two levels of Class A office space divided into individual suites that range from 1,400 SF to 10,000 SF and additional 11,000 SF basement space. Each suite features quality interior finishes all have access to a surplus of on-site parking.

The Exchange Professional Park is home to a number of professional service providers such as St. Mary's Wellness Center, Waugh and Allen Orthodontics, Dr. William Goldman, DDS, Compassus Hospice, Proresponsive Logistics, Oconee Heart and Vascular, St. Mary's Neurological Associates and more.

Lease rates range from \$12 PSF/YR to \$26 PSF/YR and include water, trash, electric and common area maintenance.



PROPERTY OVERVIEW

- **Total Building SF:** ± 47,000 SF
- **Zoning:** OBP-Office Business Park
- **Year Built:** 2006
- **Construction:** Brick foundation and exterior walls.

Property Highlights:

- Free on-site parking
- Water, trash, electric included.
- Elevator
- Professionally managed and maintained

Current Tenants

First Floor

- Suite 101-**Available**
- Suite 121-Davis, Pickren, Seydel & Sneed, LLP
- Suite 131-Dr. William Goldman, DDS
- Suite 141-Britt, Peters & Associates, Inc.
- Suite 151-Raymond James & Associates
- Suite 151 A-**Available**

Second Floor

- Suite 161-Regus
- Suite 171-Prosponsive Logistics
- Suite 181-Compassus Health

Lower Level

- B-1-**Available**
- B-2 **Available**
- B-3 **Available**



FLOOR PLANS

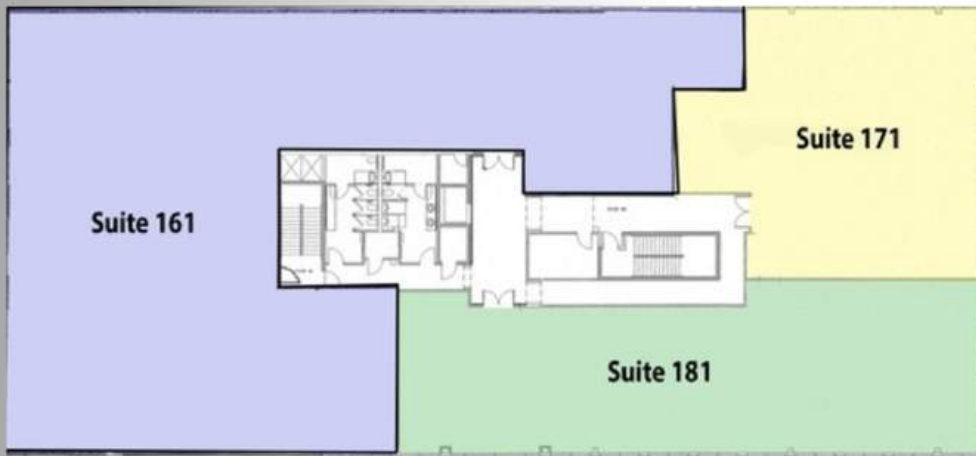


Suite 151-A / 1,162 SF / AVAILABLE \$26 PSF

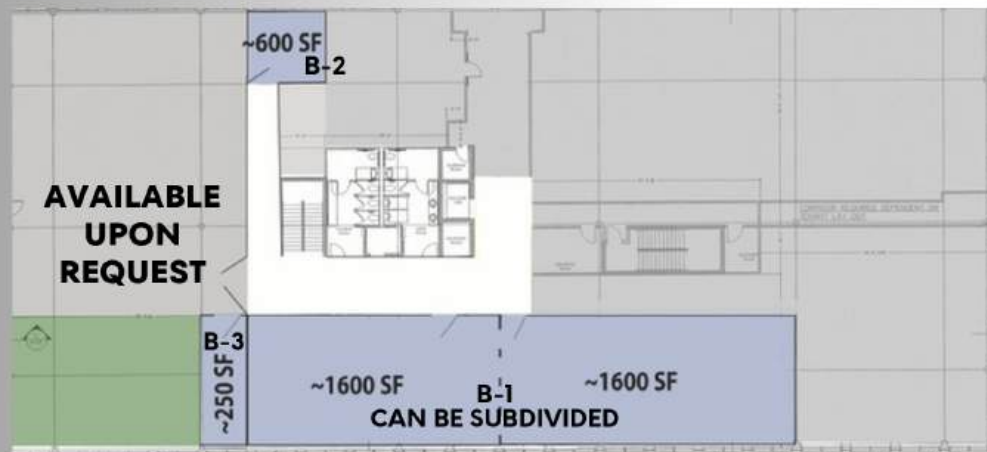
Located on the first floor with access from the main lobby or a separate side entrance to the building. Three private offices and a small workspace.

Suite 101 / ~7,500 SF / AVAILABLE \$26 PSF

Suite 101 is ideal for professional firms seeking a well-appointed and efficient office setting. Located at the main entrance of the building, it features a large lobby and reception area, a spacious conference room, private perimeter offices, a kitchen, multiple workrooms, and an array of partitioned workstations in the central area. Wall-to-wall carpeting, 14-foot ceilings, and windows on three sides provide abundant natural light. The suite also offers convenient access to ample on-site parking.



FULLY LEASED!



**AVAILABLE
UPON
REQUEST**

B 1-3 / ~600-4,000 SF / AVAILABLE \$12-14 PSF

Large open flex space currently in use by fitness/recovery center. Newly remodeled open floorplan suitable for a variety of uses.

Larger space can be subdivided/additional square footage is available upon request.

Full service lease rates-water, electric, trash are included.

GALLERY 151 A



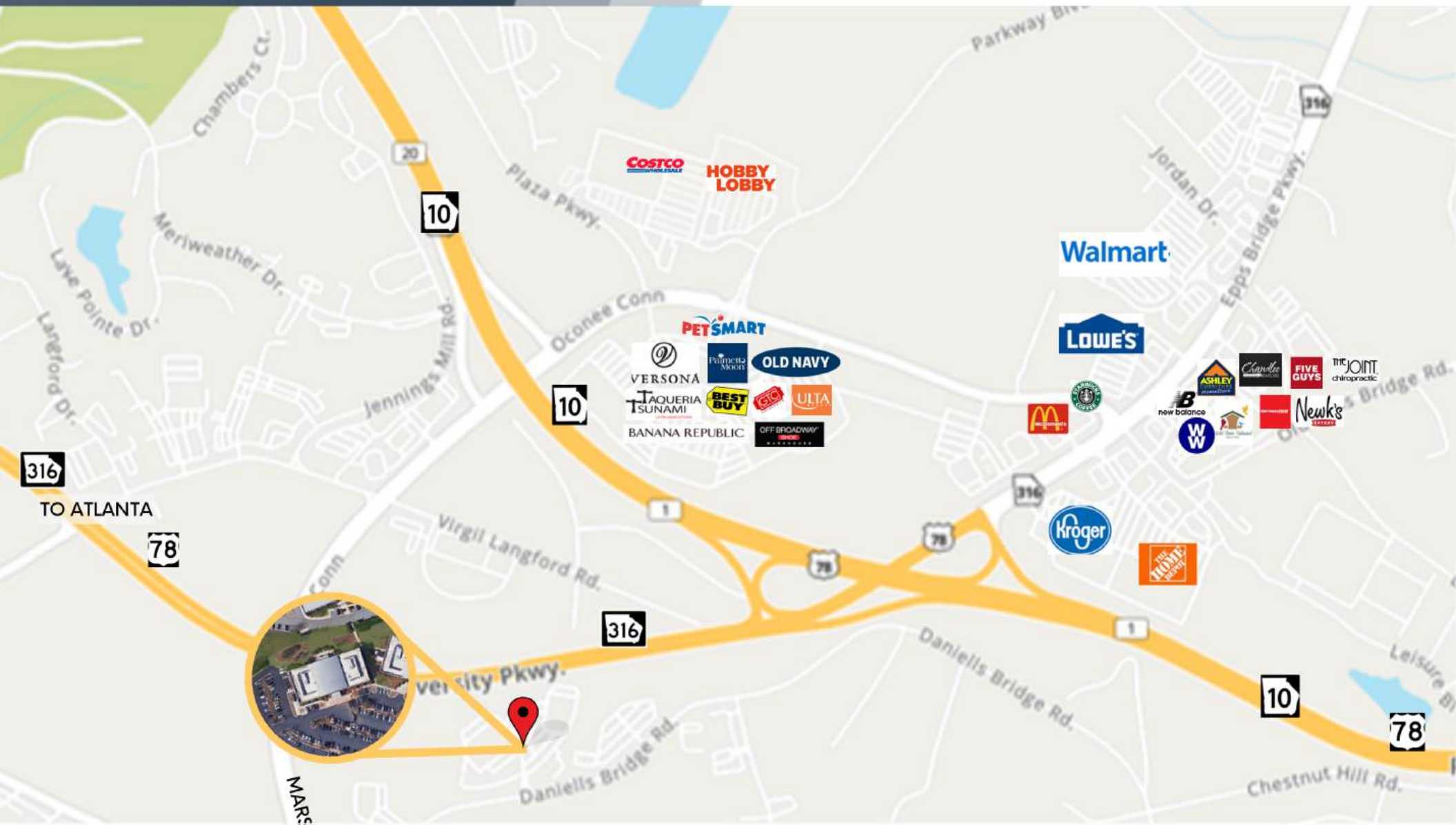
GALLERY 101



GALLERY B 1, 2, 3

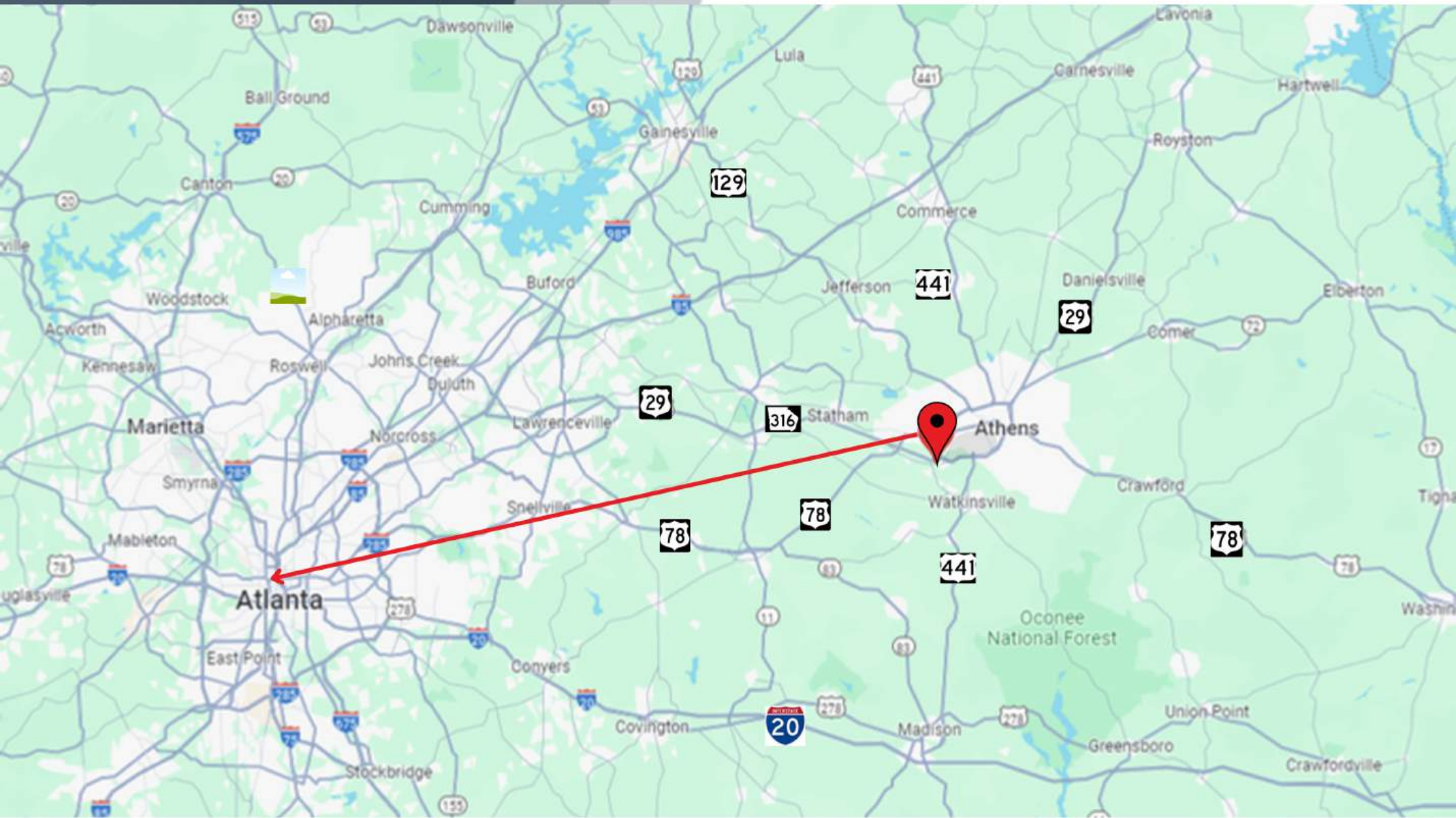


LOCATION OVERVIEW



2470 Daniels Bridge Road is located off of Mars Hill Road in Oconee County, GA. It is situated just over .5 miles away from Hwy 316 which travels West into Atlanta, and .8 miles to where it becomes Hwy 78 traveling into Athens and the entrance to the Loop/Route 10. Mars Hill Road begins at Butlers Crossing in Watkinsville and extends North crossing over Route 316/Hwy 78 where it becomes the Oconee Connector and terminates at its intersection with Epps Bridge Road in Athens. It is a major traffic route carrying residents to and from several retail & business districts and is home to many major medical facilities like University Vascular, Georgia Skin Cancer & Dermatology and the new location for University Cancer & Blood Center.

LOCATION



Athens, often celebrated as "The Classic City," resides in northeast Georgia 70 miles to the east of Atlanta and 115 miles west of Augusta. It is part of the Athens–Clarke County Metropolitan Statistical Area which is made up of four of the five adjacent counties—Clarke, Madison, Oglethorpe and Oconee.

MARKET DATA

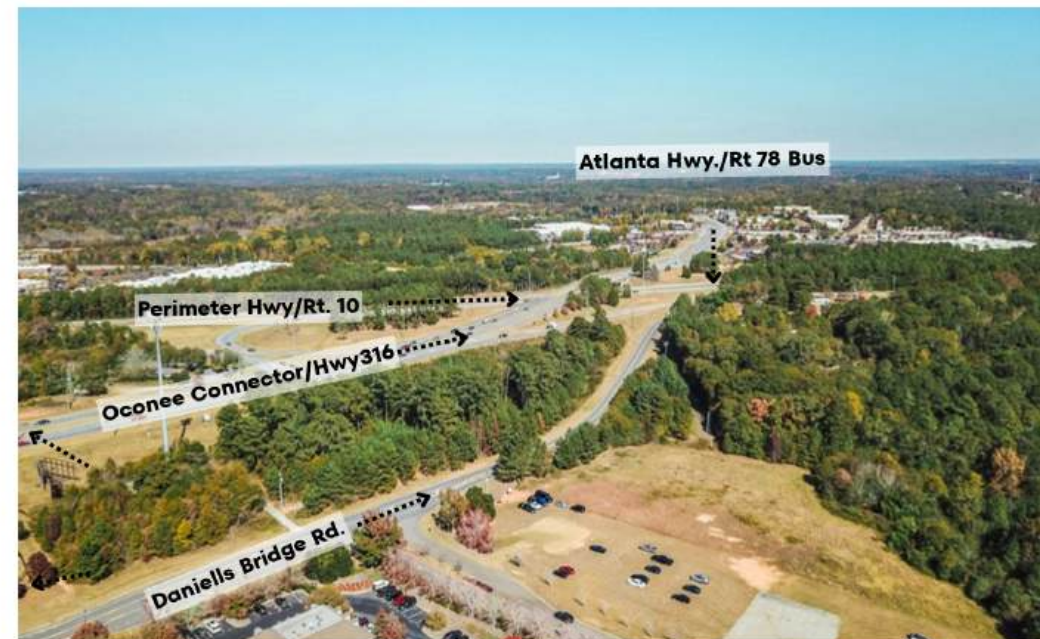
The area within a five-mile radius of 2470 Daniells Bridge Road benefits from **strong demographics and a robust economic base**. The surrounding population exceeds 73,000 with nearly 30,000 households, and median household income averages about \$69,400—**well above state averages**.

Expanding into Oconee County, the income profile skews even higher, with countywide household income approaching \$116,000. This blend of Athens' growing professional base and Oconee's affluent residential community creates a **favorable environment for medical, office, and service-oriented businesses**.

The local economy is anchored by major employers such as the **University of Georgia, Piedmont Athens Regional, and St. Mary's Health Care System**, with the nearby St. Mary's Wellness campus directly fueling demand for medical office space.

Oconee County has also experienced **steady development** activity, with new retail, medical, and mixed-use projects along Daniells Bridge Road, Mars Hill Road, and the Highway 316 corridor.

This combination of economic drivers, a highly educated workforce, and strong household income levels positions the Daniells Bridge submarket as a **resilient and desirable location for commercial investment and tenancy**.



DEMOGRAPHICS

Population: 74,574
Households: 30,149

Median Age: 33.3
Average Median Income: \$65,063

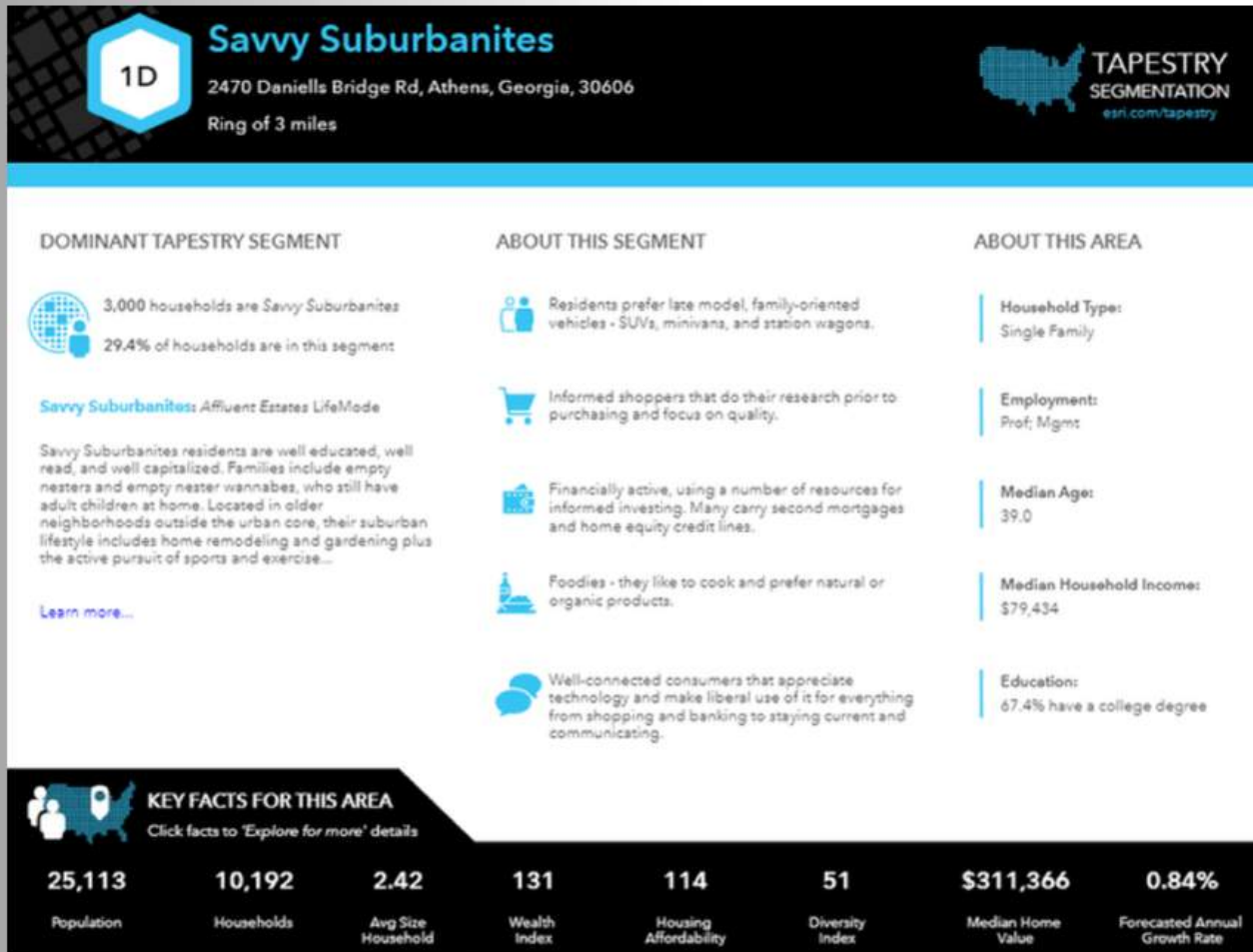
TAPESTRY SEGMENTS

Tapestry Segments provide valuable data regarding population shifts, consumer markets, and consumer behavior.

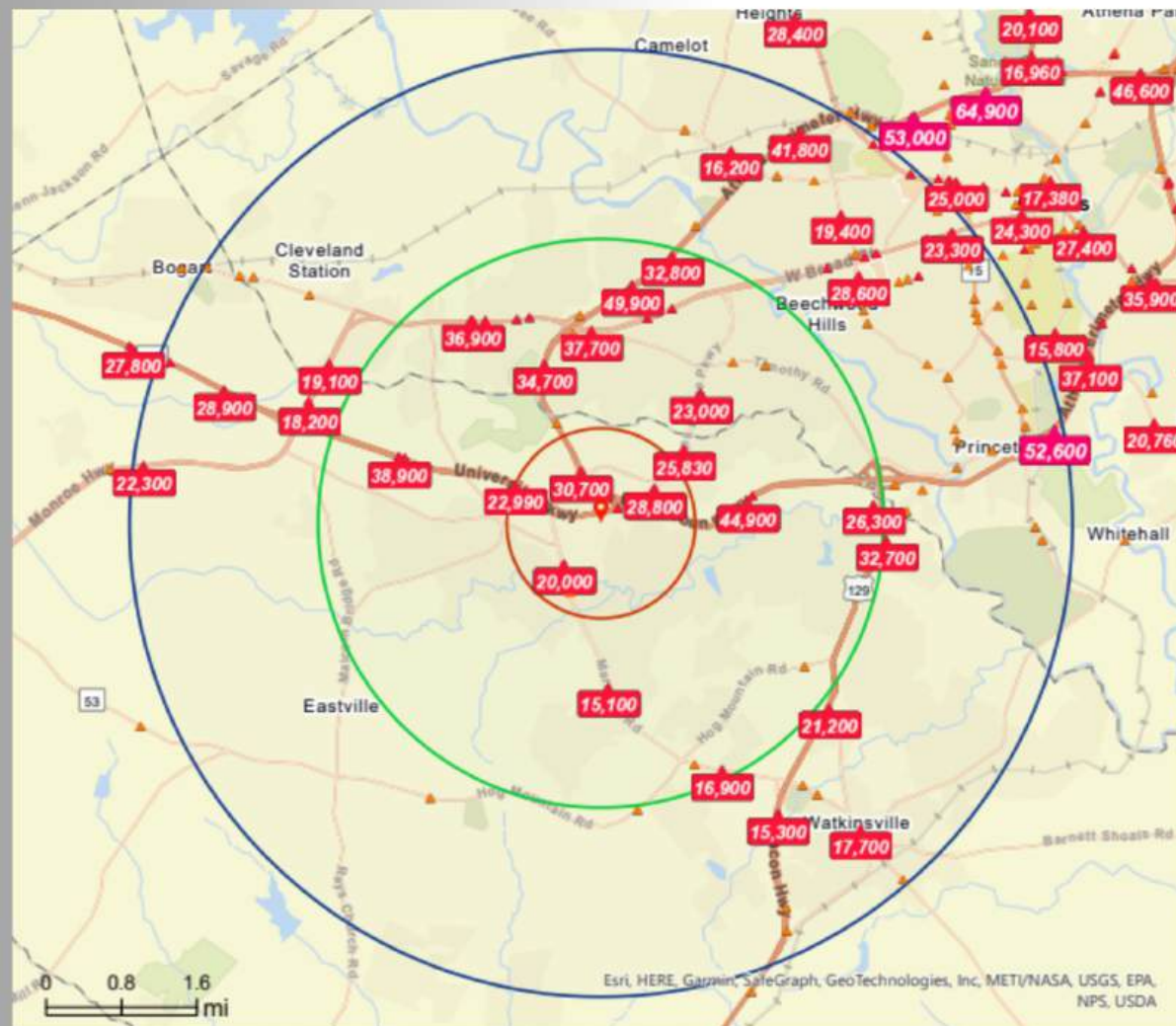
Within a 3 mile radius of 2470 Daniell's Bridge Road the primary tapestry segment is **Savvy Suburbanites**, part of the Suburban Periphery urbanization group.

This is the most popular and **fastest-growing** among Urbanization groups, making up one-third of the nation's population.

This group is largely made up of well-educated married couples with children who expect **quality services and actively participate in their communities**.



TRAFFIC DATA



1 Mile Radius 3 Mile Radius 5 Mile Radius

The growth over the last decade in both Oconee and Clarke counties has been evident everywhere, but it has been most obvious in the area surrounding 2470 Daniell's Bridge Road.

Large commercial developments have brought an increase in traffic to the area and the housing shortage has prompted several new residential projects as well. As a result, Mars Hill Road from Watkinsville to the Oconee Connector was recently widened from two lanes to four.

In addition, many professional offices have relocated or expanded to the vicinity, recognizing that consumers prefer having their medical/professional providers, close to where they live, shop and play.

Hwy 316 where it meets Mars Hill Road sees upwards of 20,000 cars per day, with an average of 30,000 cars per day traveling the roads within a 3 mile radius.

ABOUT ATLAS

Atlas provides a full range of solutions, including brokerage, property management and investment services, allowing us to assist clients at any stage of the real estate life cycle. With over 75 years of industry experience across the globe in all asset classes, our team strives to deliver strategic insights and maximize returns for our clients.

BROKERAGE

Atlas represents buyers, sellers, landlords and tenants in commercial real estate transactions. From local business owners and investors to national franchises and corporate entities, Atlas brokers specialize in acquisitions, dispositions, site selection, leasing, and portfolio analysis.

Our team holds advanced certifications that exceed industry standards. Our marketing strategy and vast network of industry contacts make us well-positioned to deliver superior results for our clients in the commercial real estate brokerage space.

MANAGEMENT

Atlas provides commercial property management, asset management and project management services. Our team focus is providing oversight of and adding value to our clients investments. We work closely with owners to ensure that our management services are consistent with their goals and objectives.

We coordinate maintenance and repairs, 24/7 emergency service, rent collection, tenant communication, financial reporting, CAM reconciliation, budgeting, lease administration and more on behalf of our managed property owners.

INVESTMENT

Atlas principals are seasoned commercial real estate investors and have a history of successful projects across various asset types in both up and down market cycles.

Partnerships, joint ventures, and company-sponsored funds give accredited investor clients access to investments that are hand-selected by Atlas professionals.

If you want exposure to commercial real estate as a passive investment, partnering with Atlas is a solution designed for a more hands-off experience guided by industry experts.

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