



OFFICE SPACE SUGAR HILL PROFESSIONAL PARK

4749 NELSON BROGDON BOULEVARD
SUGAR HILL, GA 30518

Matthew Levin, CCIM
Senior Advisor
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Property Summary



OFFERING SUMMARY

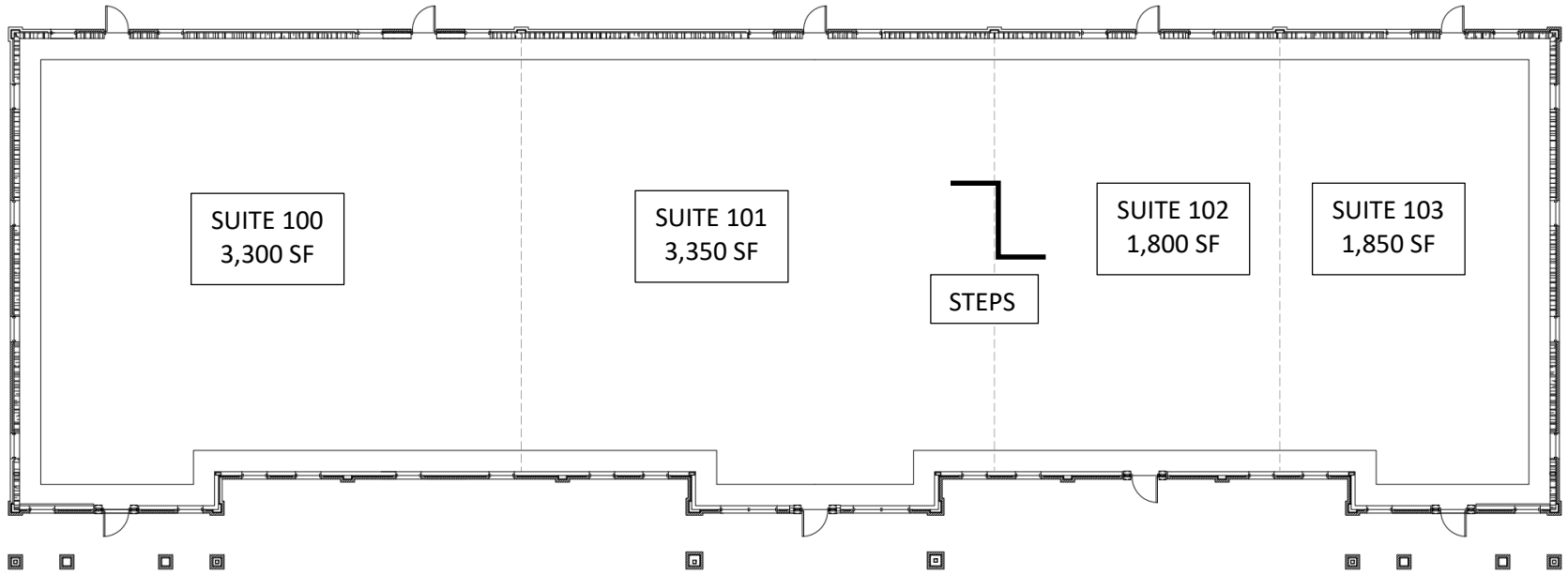
Available Space:	Up to 10,300 SF
Turnkey Build To Suit:	Yes
Lease Rate:	TBD
Operating Expenses:	TBD
Market:	Buford

PROPERTY OVERVIEW

Sugar Hill Professional Park is the perfect location for medical practices and other businesses desiring to lease office space in the Buford, Sugar Hill and Suwanee area. The professionally planned park is offering from 3,300 SF to 10,300 SF square feet in Building 400 individually customized on a build to suit basis. Current health care practices include cardiology, family medicine, urology, ankle and foot, dentist, oral surgeon and endodontics. Kaiser Permanente's medical center is nearby.

PROPERTY HIGHLIGHTS

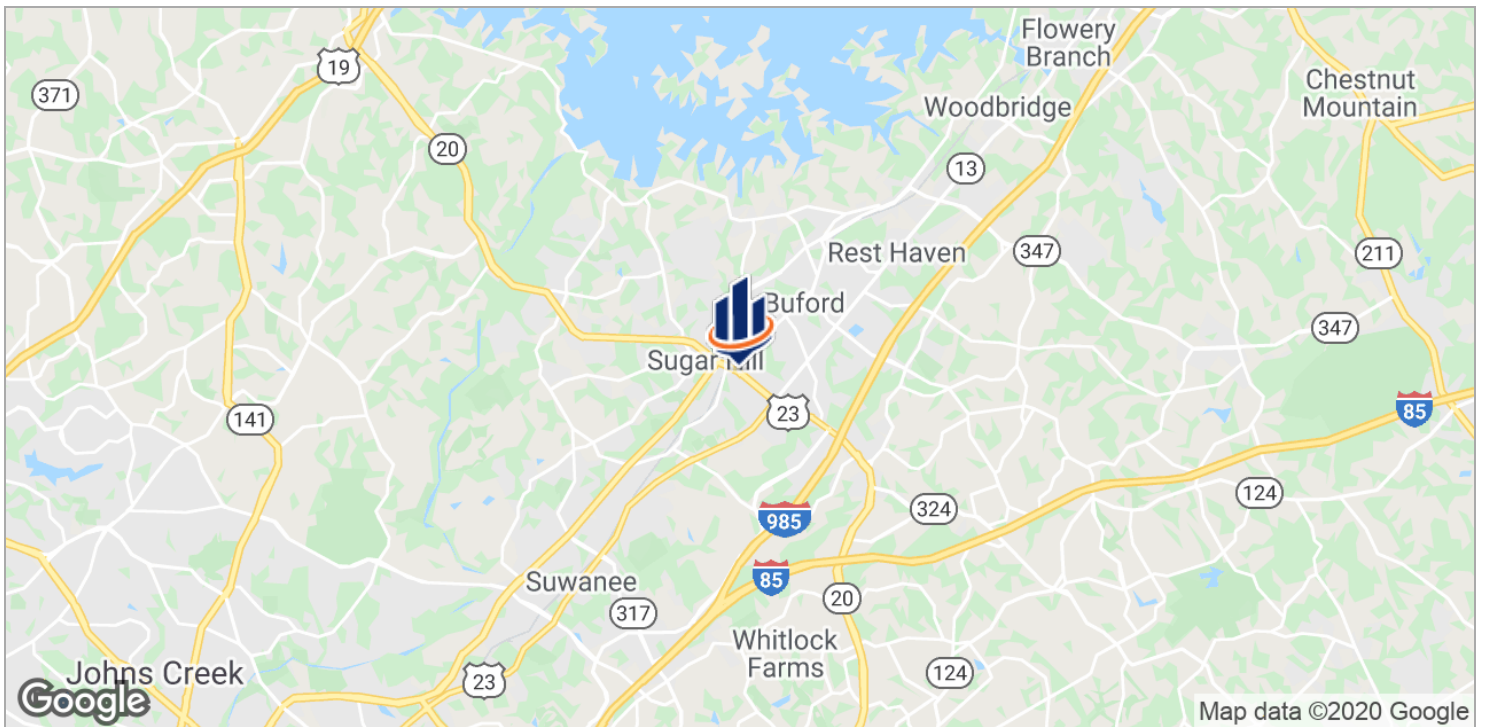
- 3,300 SF to 10,300 SF medical office
- Free unassigned parking 4 spaces per 1,000 SF
- \$79,700 avg HH inc/83,753 pop 3 mi.



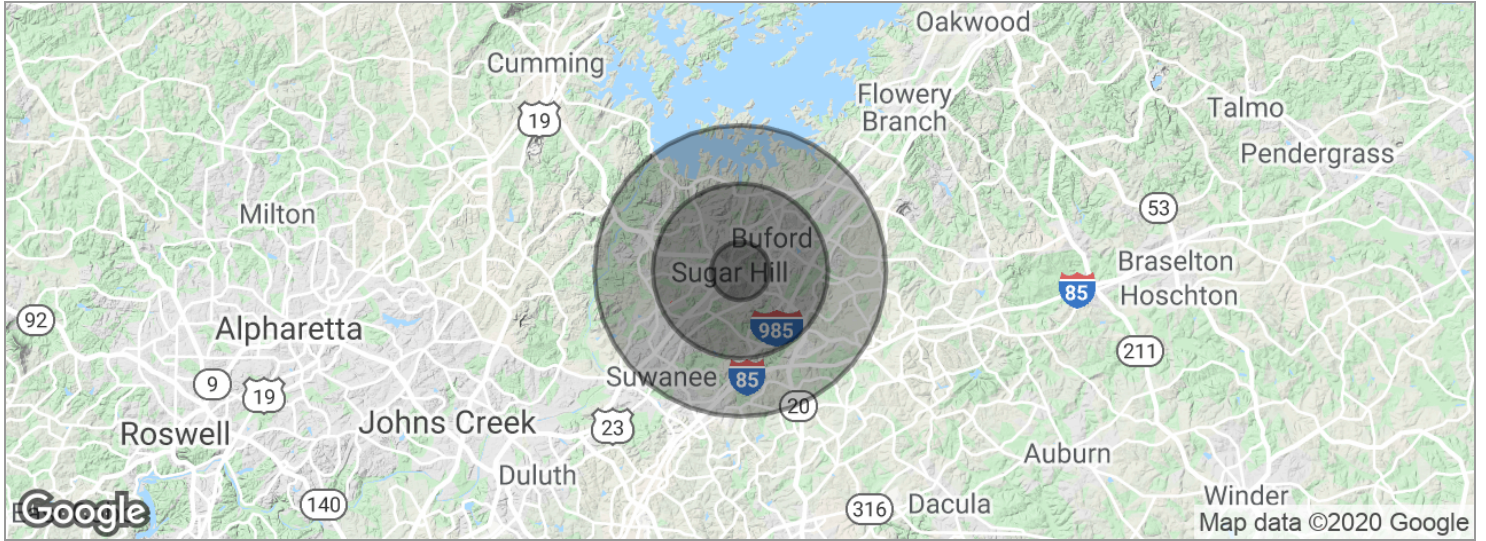
Additional Photos



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,565	33,753	91,319
Median age	34.1	34.6	34.7
Median age (Male)	32.7	33.3	33.7
Median age (Female)	35.6	35.8	35.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,195	11,181	29,978
# of persons per HH	3.0	3.0	3.0
Average HH income	\$72,172	\$79,741	\$87,739
Average house value	\$183,985	\$197,619	\$294,749

* Demographic data derived from 2010 US Census

Advisor Bio & Contact

MATTHEW LEVIN, CCIM

Senior Advisor



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PROFESSIONAL BACKGROUND

Matthew J. Levin, CCIM, serves as a Senior Advisor for SVN, focusing on the sale and leasing of retail, office and industrial properties. With over 23 years experience in the real estate industry, he has completed over 500 transactions valued at \$250 million.

Matthew is a multi-year recipient of the Partner Circle Award, SVN's highest recognition, and consistently performs in the top 100 of advisors nationally.

Prior to joining SVN, Matthew served as President of Dekalb Realty Company. Previously, he served as a \$250 million Commercial Real Estate Non-Performing Loan Portfolio Manager for the Federal Deposit Insurance Corporation (FDIC).

Matthew is a Phoenix Award recipient of the Atlanta Commercial Board of Realtors' Million Dollar Club. He is past president of the Georgia State University, Real Estate Alumni Group, and past chairman of the Scholarship Committee of the Georgia Chapter of CCIM.

Matthew received his Bachelor of Arts from Emory University and Master of Science degree in Real Estate from Georgia State University.

He lives with his wife of over 23 years Valerie and daughter Camille. Matthew is an avid sailor having first learned from his father. "Sailing is much like life, you're heading for a destination and the changes in weather, wind and current require anticipation, attention and adjustment. Getting there can be as interesting as arriving."