



382 S Perry St

382 S Perry St, Lawrenceville, GA 30046



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382 S Perry St

\$21.00 /SF/YR

Discover an exceptional leasing opportunity in the heart of downtown Lawrenceville. This professional building offers 1762 sq ft of versatile office space, perfect for a single tenant. Formerly a law office, the space is ideal for attorneys, counselors, CPAs, accountants, insurance agents, and other professional service companies.

Location:

Conveniently located in Lawrenceville's booming Historic District, this office space is surrounded by major developments, offering unparalleled convenience and accessibility.

- Great for Creatives and Professional Service Organizations
- Downtown Lawrenceville Office
- Hardwood Floors
- Walkable to Restaurants



Rental Rate: \$21.00 /SF/YR

Property Type: Office

Property Subtype: Loft/Creative Space

Building Class: B

Rentable Building Area: 1,762 SF

Year Built: 1960

Walk Score ®: 69 (Somewhat Walkable)

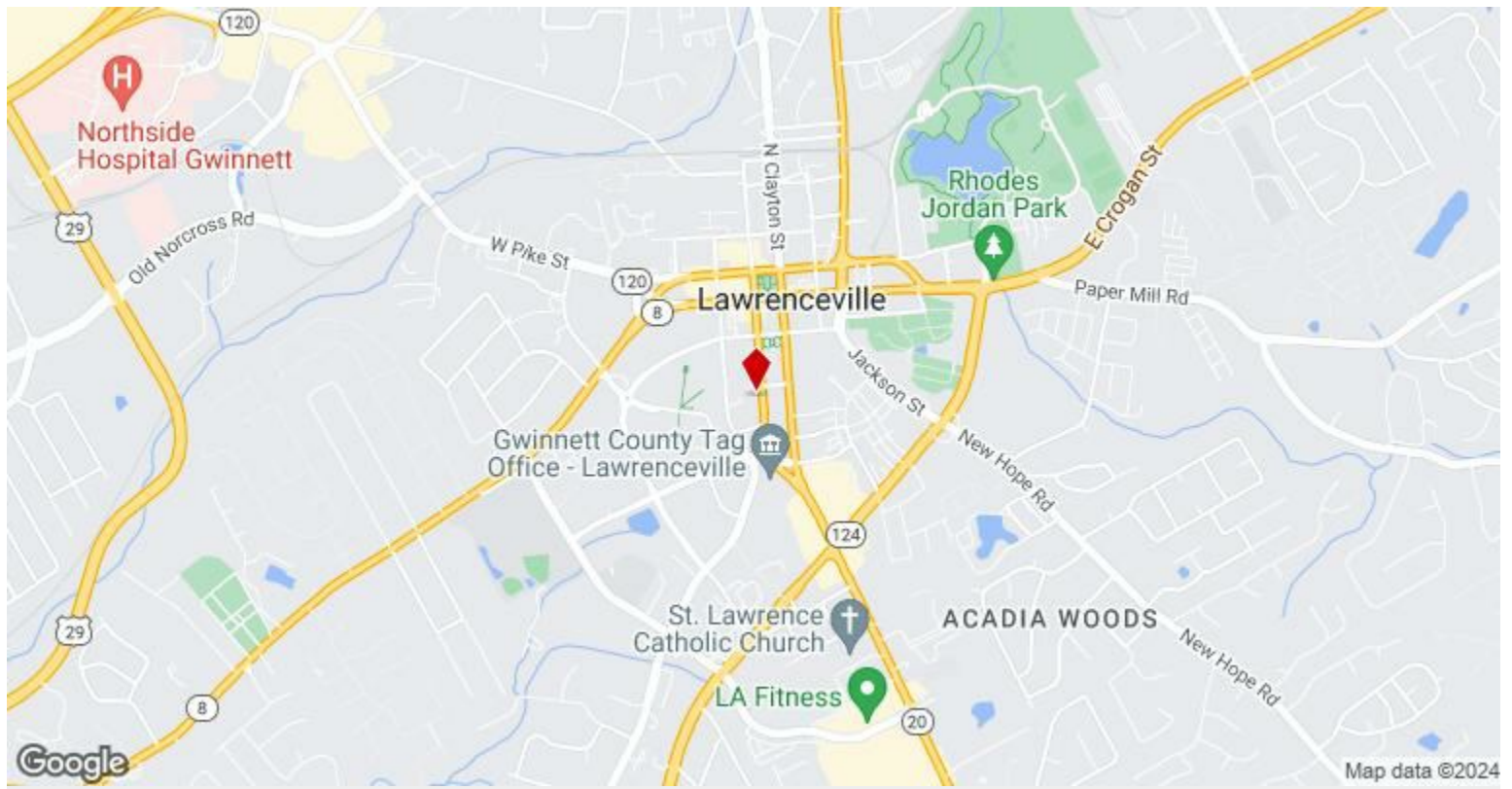
Transit Score ®: 24 (Minimal Transit)

Rental Rate Mo: \$1.75 /SF/MO

1st Floor

Space Available	1,762 SF
Rental Rate	\$21.00 /SF/YR
Date Available	September 01, 2024
Service Type	Plus All Utilities
Built Out As	Professional Services
Space Type	New
Space Use	Office
Lease Term	Negotiable

Spacious Layout: 1762 sq ft of private office suites designed for productivity and privacy. Shared Amenities: Tenants enjoy access to a restroom, a break room for relaxation, and a large lobby for welcoming clients and guests. Former Law Office: Well-suited for legal professionals with its existing layout and facilities.



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Proximity to Major Developments: Nearby developments include a \$32 million Performing Arts Center, a 120-room Hilton Tapestry Hotel, and various residential projects.

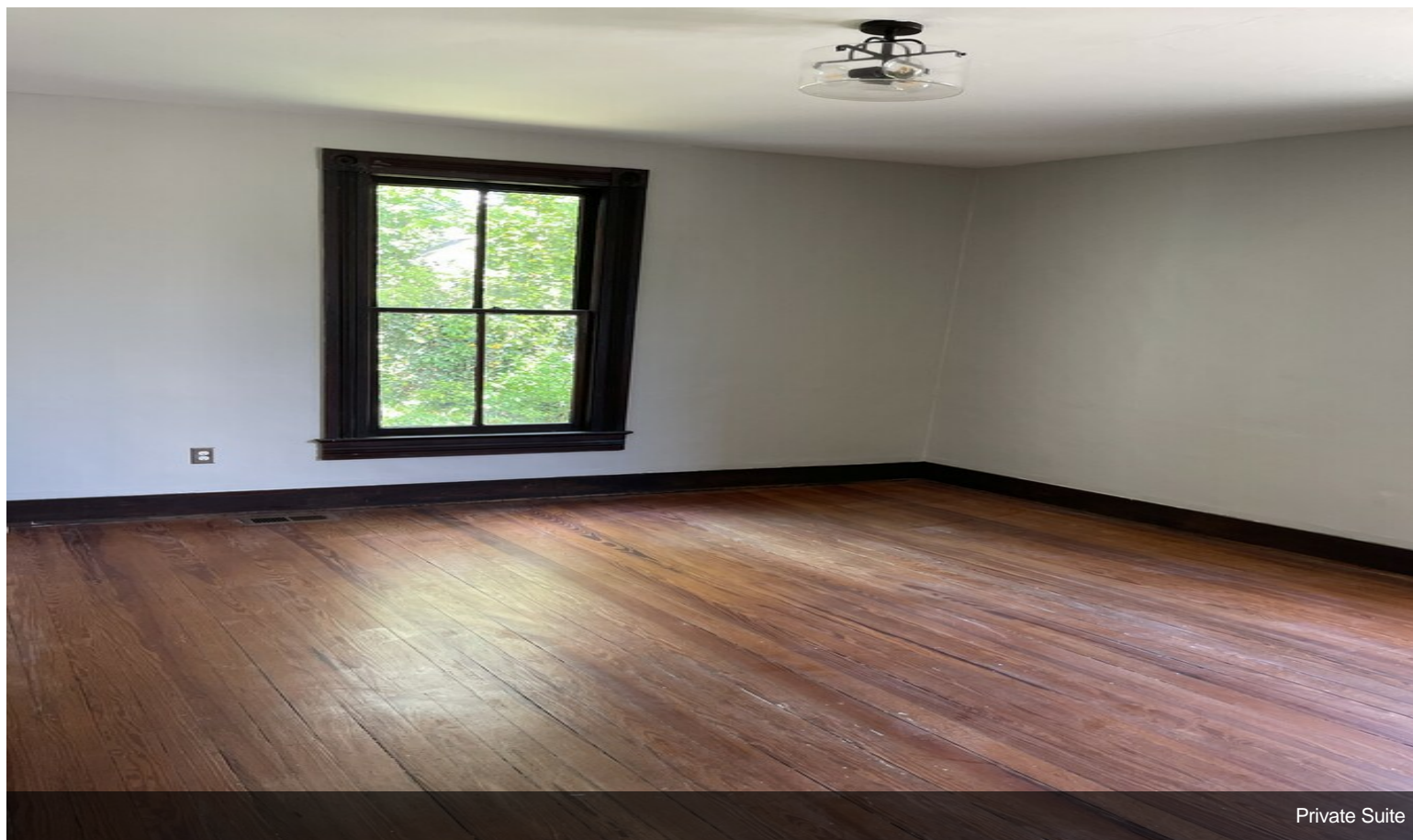
Cultural and Recreational Amenities: The area features an amphitheater and is close to the Gwinnett Justice and Administration Center, providing a cultural and professional hub.

Healthcare and Education: Northside Gwinnett Hospital and Georgia Gwinnett College are in close proximity, making this location ideal for businesses in the healthcare and educational sectors.

Transportation and Accessibility: Briscoe Field airport is nearby, facilitating easy travel, and the location benefits from its accessibility to key city infrastructure.

Benefit from being part of a thriving downtown community with a mix of businesses, cultural attractions, and community events. Contact us today for leasing information and to schedule a tour.

Property Photos



Private Suite



Breakroom

Property Photos



Private Suite



Common Hallway

Property Photos



Private Suite



Front View 2

Property Photos



Rear Parking