

**FOR LEASE**

**East Athens Office Building**

**555 Research Drive, Athens, GA 30605**



**DANIEL MARKS, CCIM**  
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#### **PROPERTY DESCRIPTION**

Two-story brick office building with flexible office space. The 1st Floor contains approximately 2,623 SF, split into two (2) separate suites, while the 2nd Floor contains approximately 1,342 SF that can be split into three (3) separate suites. The 2nd Floor also has a common area breakroom that can be utilized by all tenants, along with two (2) common area restrooms.

#### **LOCATION DESCRIPTION**

555 Research Drive is located in East Athens-Clarke County within Oakview Square Office Complex. Oakview Square is home to many local Athens businesses consisting of professional office and medical users, while also surrounded by numerous retailers, restaurants, apartment complexes and residential subdivision. Conveniently located near the Athens 10-Loop (1.7-miles), UGA Veterinary School (1.9-miles), and downtown Athens (3.3-miles).

#### **SUMMARY**

**Building SF:** 3,965

**1st Floor SF:** 2,623

**2nd Floor SF:** 1,342

**Suites:** 5

**Floors:** 2

**Parking:** Ample

**Renovated:** 2002

**Year Built:** 1983

**Zoning:** C-O

**APN:** 174D4 A001





# AVAILABLE SPACES

555 RESEARCH DRIVE | ATHENS, GA 30605



## Available Space

Suite	Size	Rate	Type
100	1,200	\$1,450 /mo	MG
101	1,423	\$2,200 /mo	MG
200	448	\$550 /mo	MG
201	447	\$550 /mo	MG
202	447	\$550 /mo	MG

## Space Details

- i. Modified Gross Lease Structure
- ii. Tenants are responsible for separately metered electricity
- iii. Shared common water meter
- iv. Common area breakroom and restrooms located on the 2nd Floor

## Current Space Layout

- i. Suite 100 - Reception area, lab room, multiple offices or exam rooms, and restroom
- ii. Suite 101 - Open floor plan consisting of two (2) large rooms, reception and/or lobby area, restroom with shower, and washing machine/dryer hookups
- iii. Suite 200 - Large open office
- iv. Suite 201 - Two (2) private offices
- v. Suite 202 - Two (2) private offices

Visit Us on Social Media for More Details



**MARKS COMMERCIAL REALTY, INC.**  
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# PROPERTY PHOTOS

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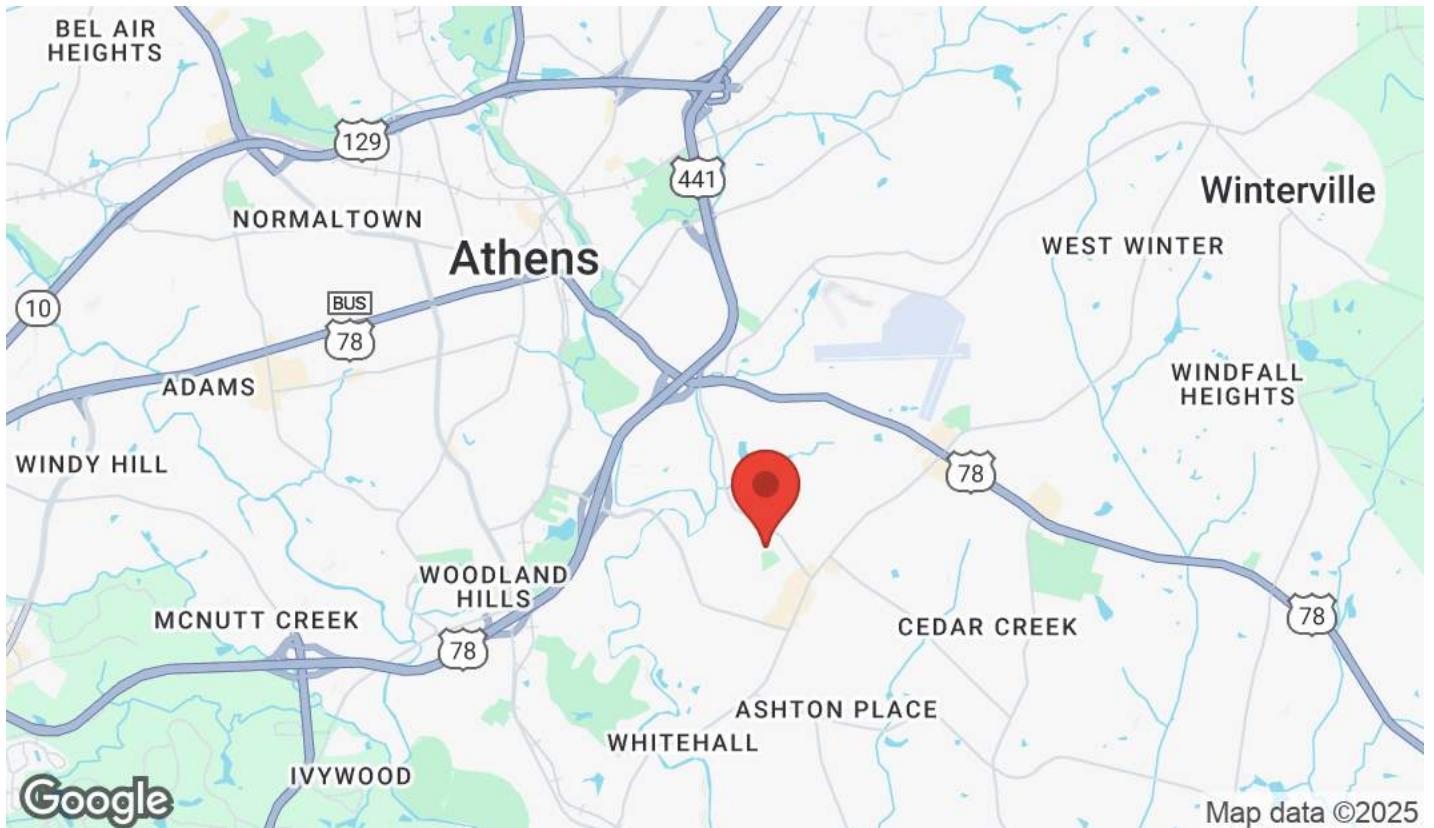
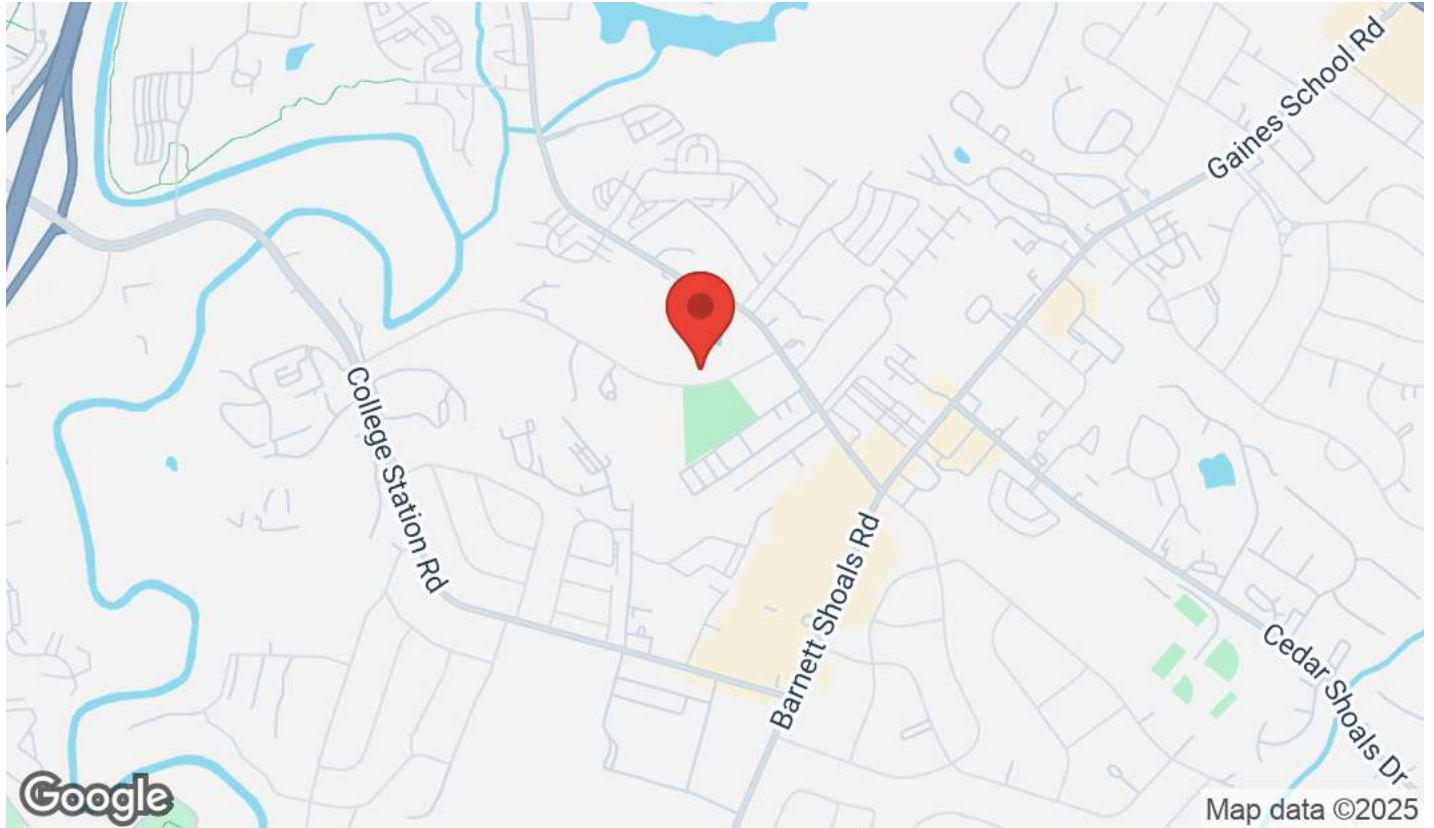
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# LOCATION MAPS

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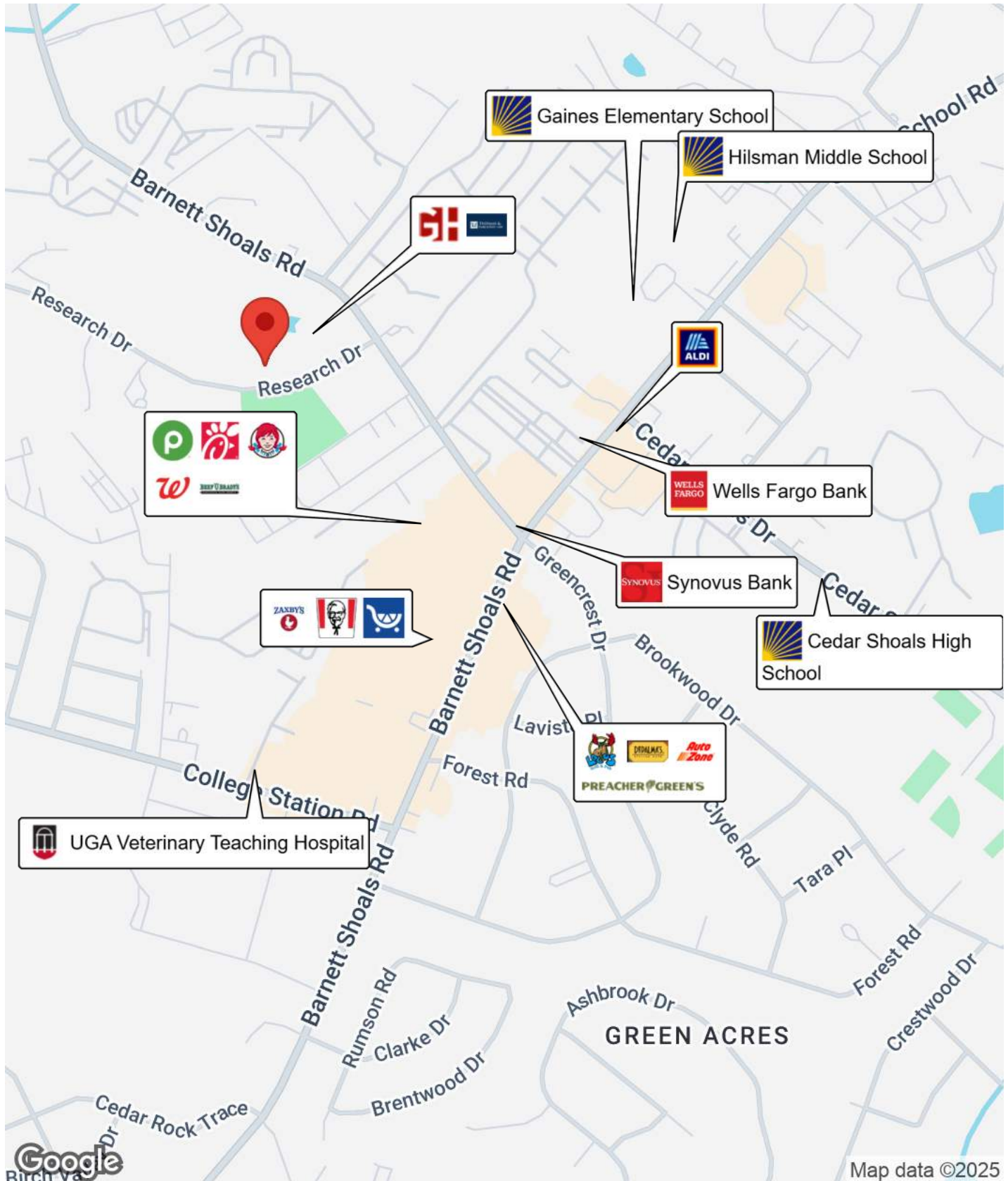
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# BUSINESS MAP

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