



Office Building » For Lease

Professional Office Space - SubLease

1212 SHERWOOD PARK DRIVE, GAINESVILLE, GA 30501

THE SIMPSON COMPANY OF GEORGIA, INC.

425 Spring Street, Suite 200

Gainesville, GA 30501

O: 770.532.9911

FRANK SIMPSON, CCIM, SIOR

President

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Executive Summary

PROFESSIONAL OFFICE SPACE
1212 Sherwood Park Drive, Gainesville, GA 30501



OFFERING SUMMARY

Available SF: 4,800 SF

Lease Rate: \$17.00 SF/yr (MG)

Lot Size: 0.65 Acres

Year Built: 1998

Zoning: O-I

PROPERTY HIGHLIGHTS

- Located just minutes to Northeast Georgia Medical Center
- 17 offices
- 3 restrooms
- Extra storage including upstairs attic space (heated & cooled)
- 24 parking spaces
- Surrounded by medical, dental and professional office
- Sublease expires 9/30/2021

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All information furnished is from sources deemed reliable, but information has not been verified and is subject to errors and omissions.

Additional Photos

PROFESSIONAL OFFICE SPACE
1212 Sherwood Park Drive, Gainesville, GA 30501



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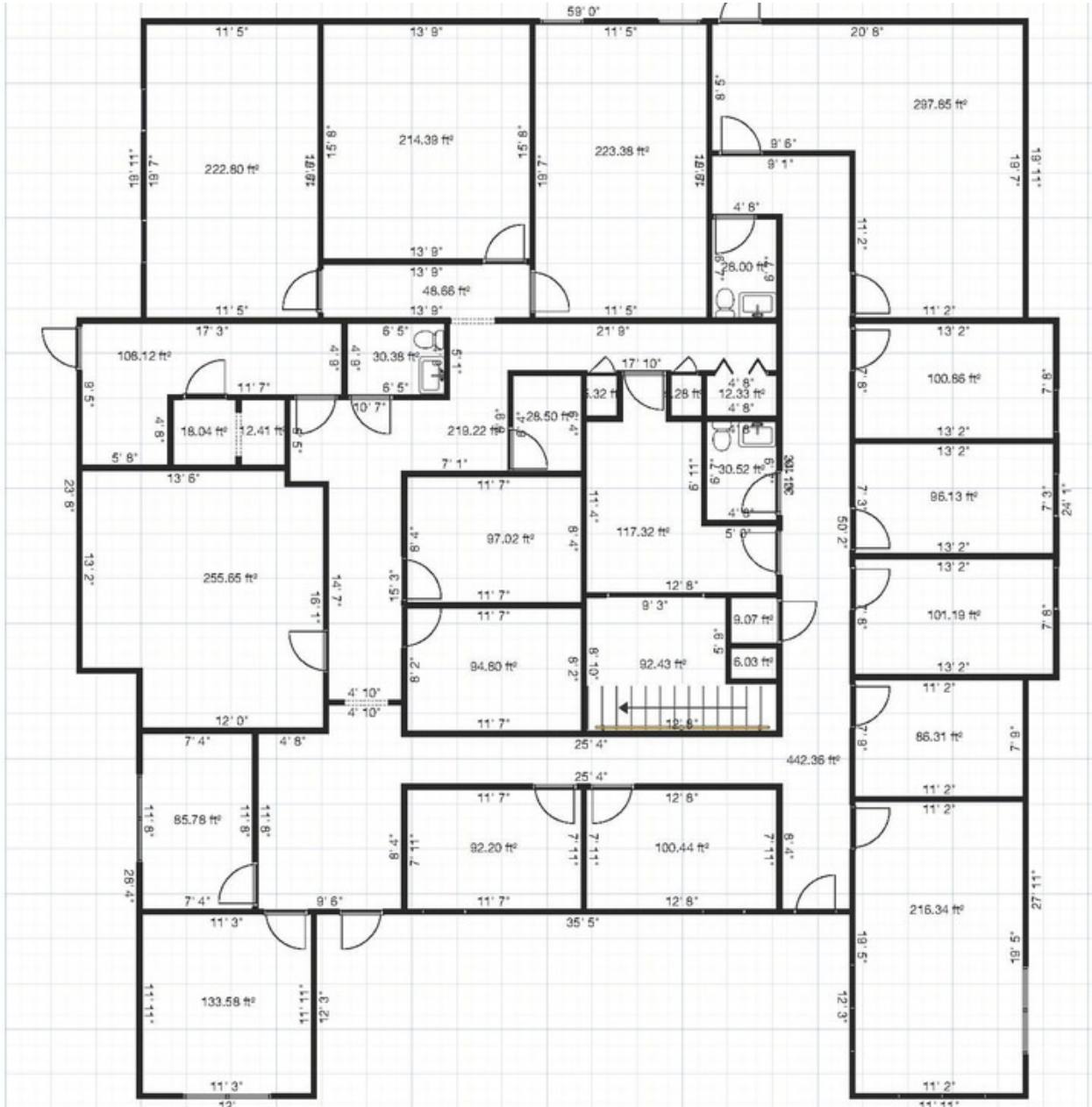
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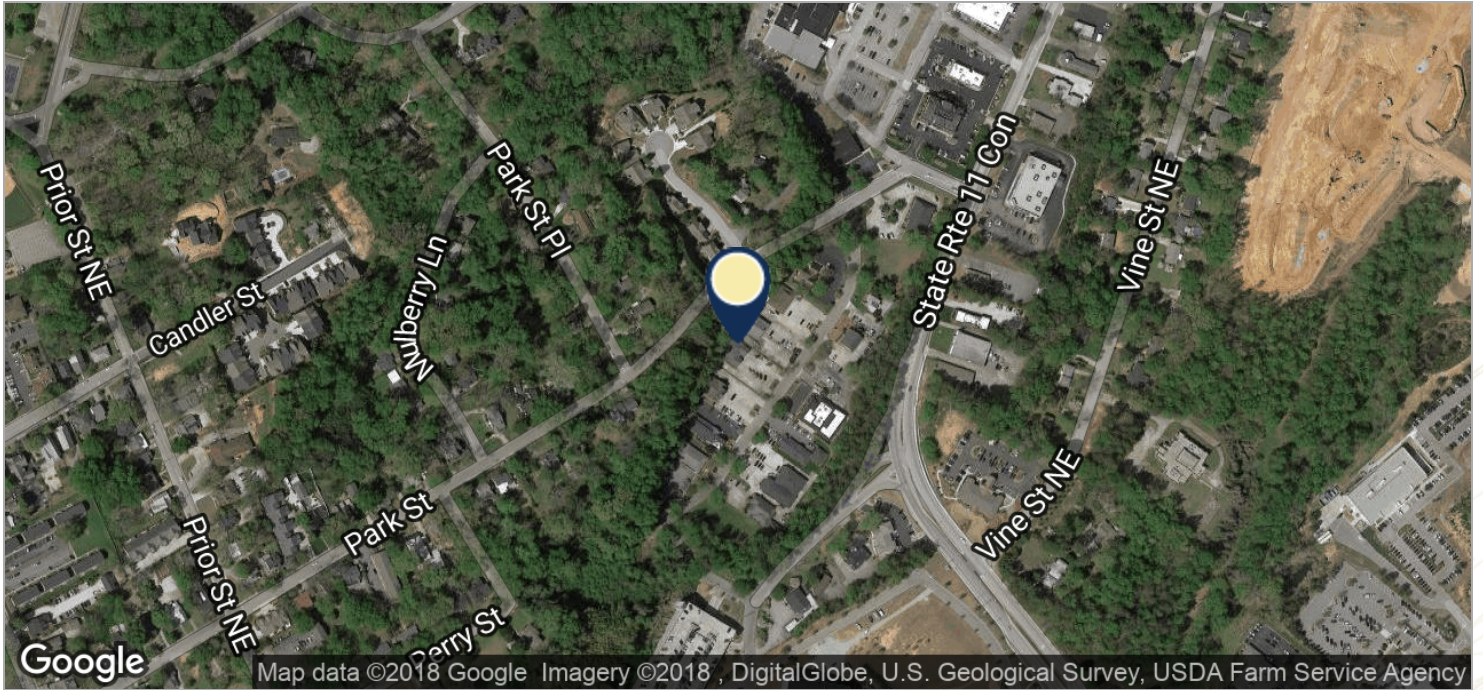
Floor Plans

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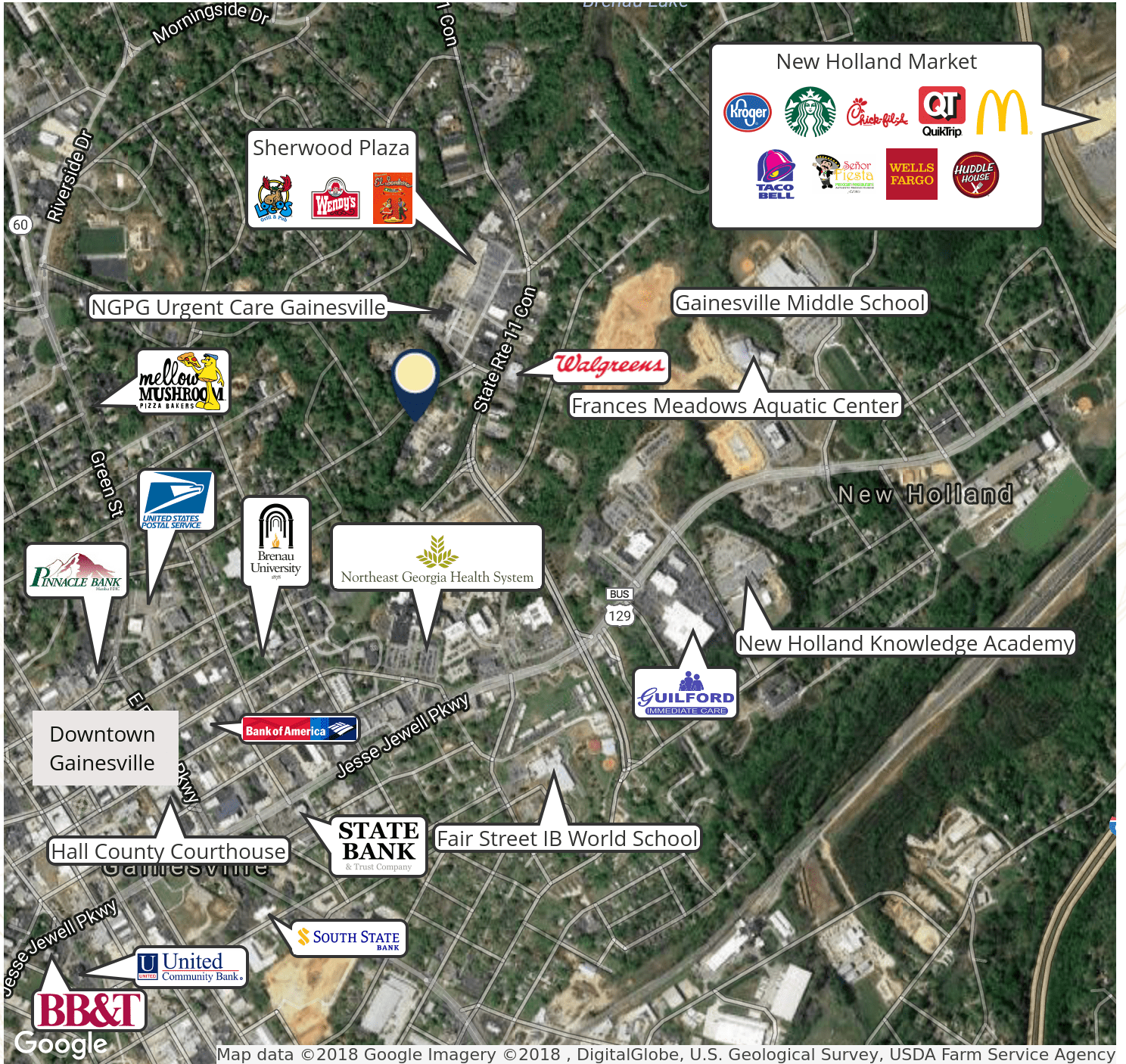
Location Maps

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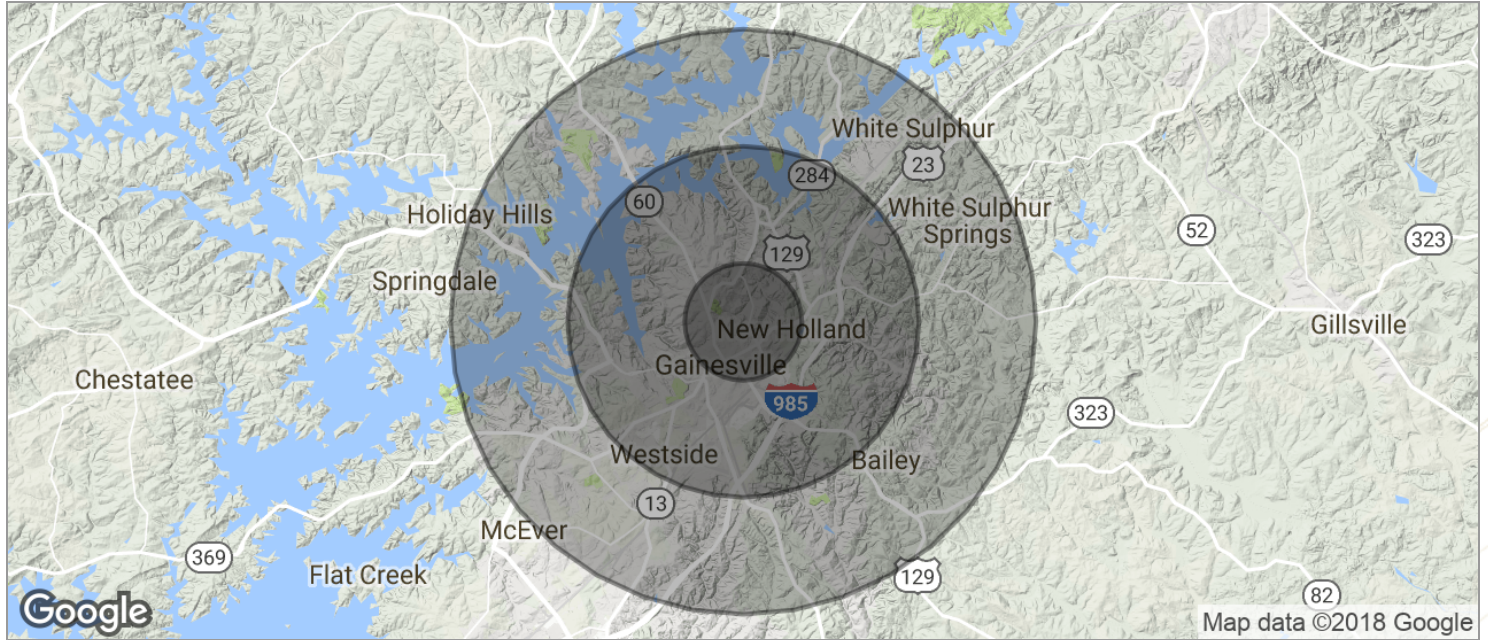
Retailer Map

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Demographics Map

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,421	30,489	65,522
MEDIAN AGE	31.5	30.6	31.3
MEDIAN AGE (MALE)	29.2	29.5	30.0
MEDIAN AGE (FEMALE)	33.3	30.9	31.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,637	10,363	21,827
# OF PERSONS PER HH	2.7	2.9	3.0
AVERAGE HH INCOME	\$54,182	\$56,082	\$59,255
AVERAGE HOUSE VALUE	\$264,747	\$254,656	\$244,335

* Demographic data derived from 2010 US Census

Broker Profile



Presented by:

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The Simpson Company's team of CCIM, SIOR and IREM trained professionals brings integrity, knowledge and experience to every assignment, working with a commitment to help you make the best real estate decisions for you and your business.

Our brokers and property managers have a wide range of experience with regional, national and international marketing strategies, and we work to help you anticipate market opportunities and leverage competitive advantages. We focus on forward-thinking strategies for each project, to help build success now and create opportunities for the future.

