

# THE SUITES AT WIRE PARK

WIRE PARK

LIVE · WORK · PLAY

1725 ELECTRIC AVENUE, WATKINSVILLE, GA 30677



PREMIER OFFICE SPACES FOR LEASE

GIBBS CAPITAL  
1725 Electric Avenue, Suite 250  
Watkinsville, Georgia 30677

706.621.4302  
info@gibbscapital.com

 Gibbs Capital



## PROPERTY OVERVIEW

Wire Park represents a creative reimagining of what was once a key economic anchor in Watkinsville for over 50 years. Its mission is to revitalize this important corridor by redeveloping the Southwire industrial park into a vibrant mixed-use space that better serves and supports the community. By breathing new life into the former wire manufacturing facility, Wire Park has created a revitalized environment for community gatherings, featuring a blend of residential, retail, and office spaces, while also preserving green spaces and creating common areas open to all.

Wire Park builds on the rich history and character of the Southwire manufacturing plant, a long-standing economic pillar in Watkinsville, Georgia. It's a destination for people to gather and enjoy a wide array of amenities. Spanning more than 60 acres, Wire Park encompasses a revitalized industrial site with curated shops and restaurants, a public park, creative workspaces, residential homes and condos, and pristine woodlands.

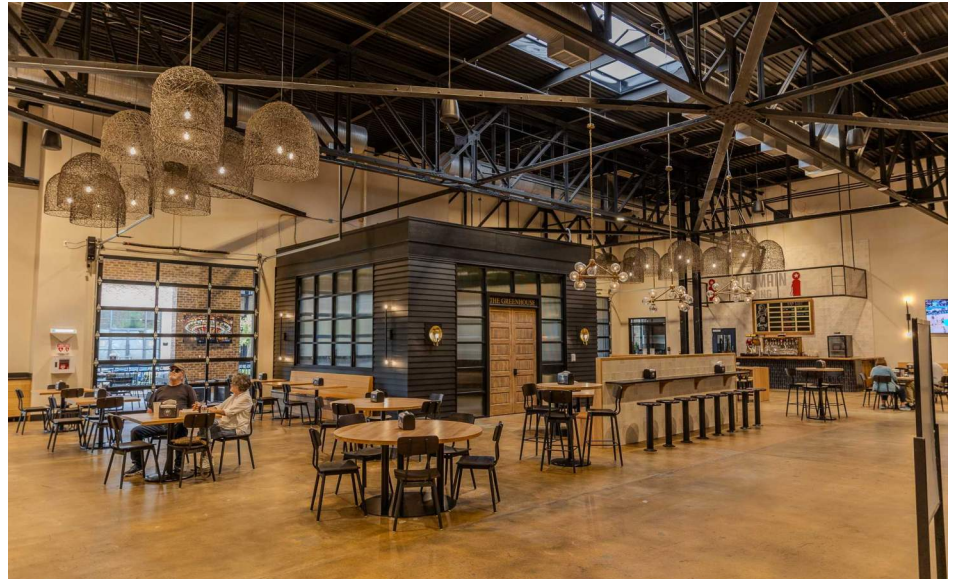
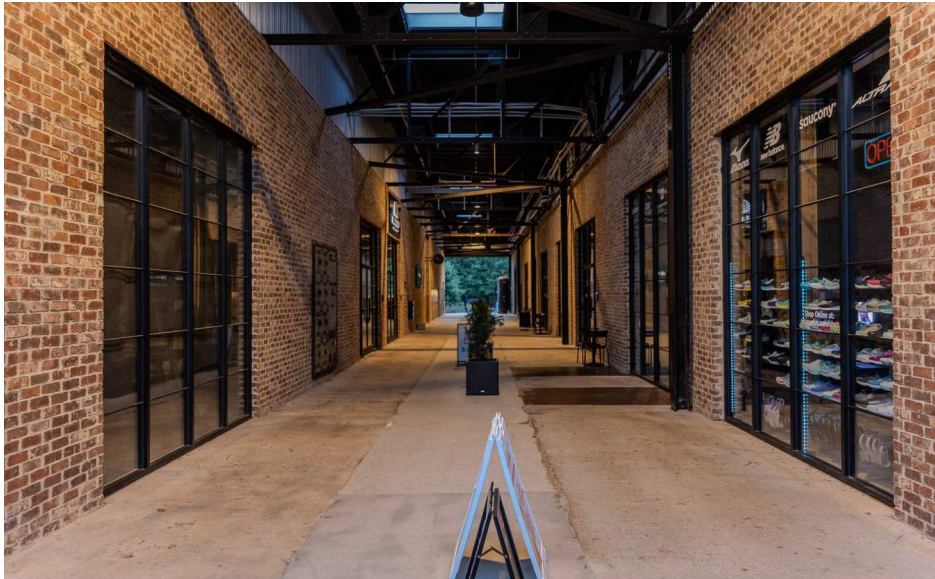
## AVAILABLE SPACE - PREMIER OFFICE SUITES

Suite	SF	Rate	Type
100 - C	1,400	\$3,000 /mo	NNN
100 - E	840	\$2,160 /mo	NNN
100 - H	1,400	\$3,000 /mo	NNN
100 - I	1,800	\$3,500 /mo	NNN
100 - J	840	\$2,160 /mo	NNN

## DELIVERY CONDITION

- Each Suite to be delivered in finished condition, including, can lighting throughout and break room area millwork and sink.
- Floor coverings, paint, rubber base, in-suite millwork & cabinetry, countertops, and additional lighting fixtures are excluded from delivery.

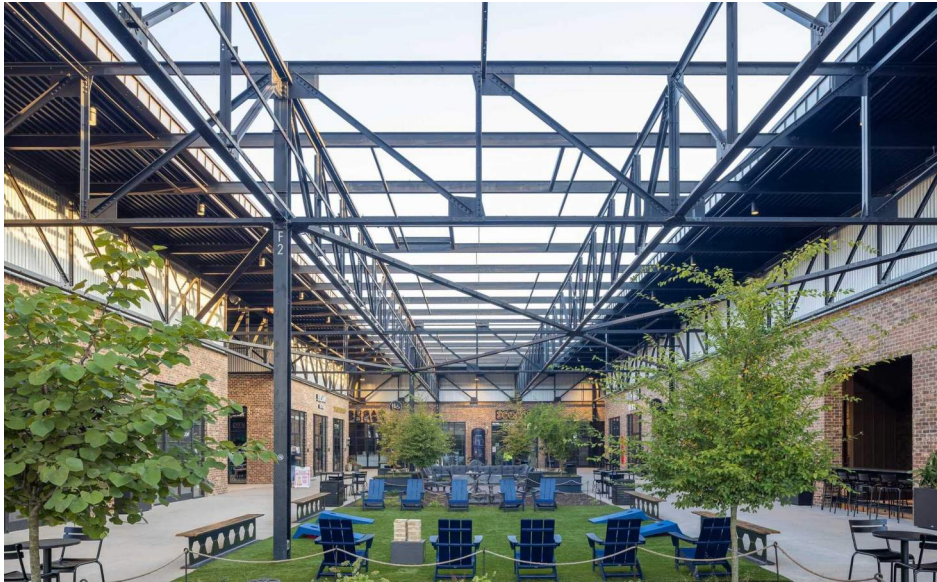
# PROPERTY PHOTOS

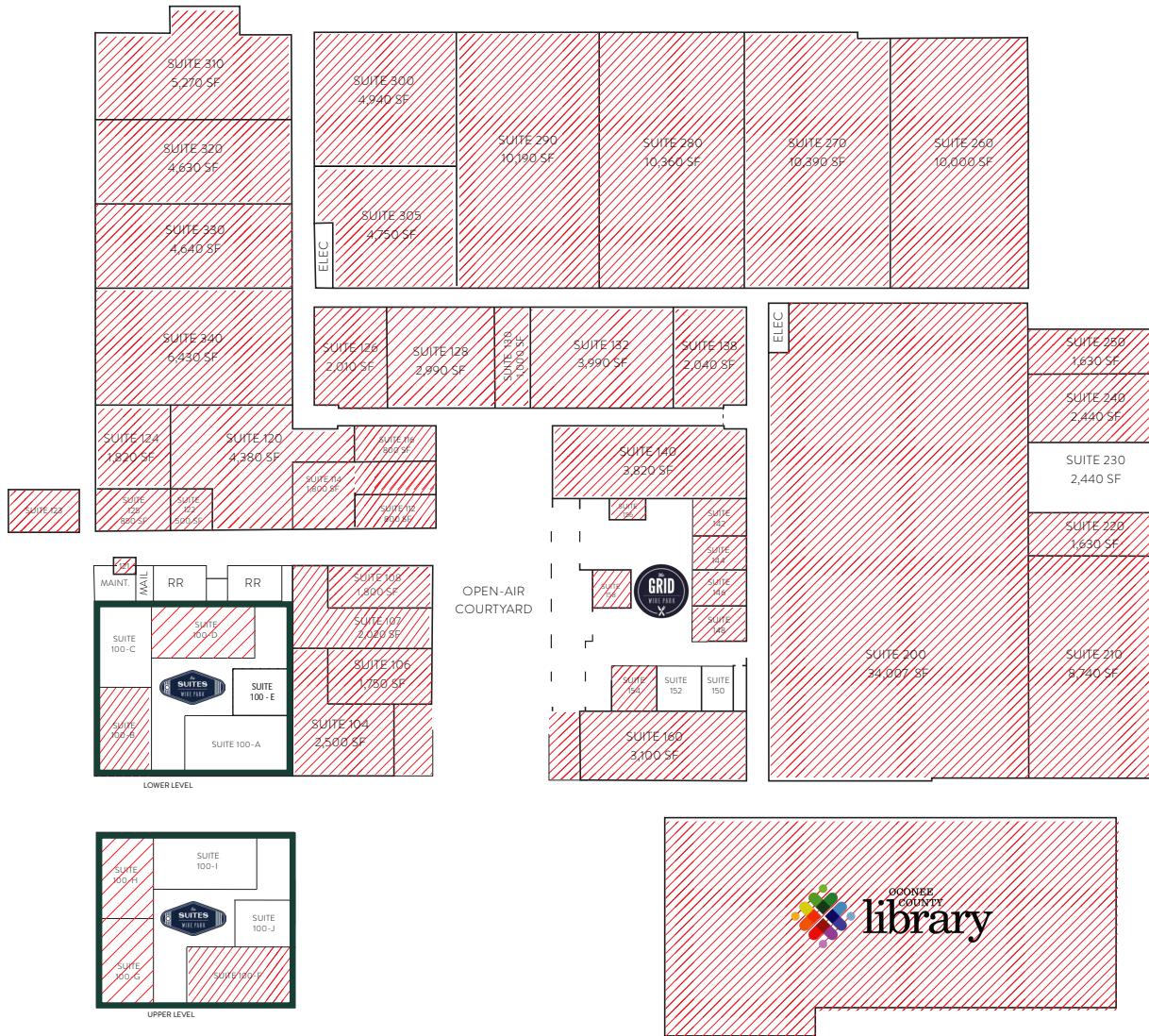


# PROPERTY PHOTOS



# PROPERTY PHOTOS





# WIRE PARK

## DIRECTORY

Occupied Available

### THE MARKETPLACE

- SUITE 104 Southern Prospect
- SUITE 106 The Bunny Hive
- SUITE 107 Radiant Salon + Boutique
- SUITE 108 1000 Faces and More
- SUITE 112 Athens Running Company
- SUITE 114 Birdawg Boutique
- SUITE 116 The Old Fashioned
- SUITE 120 Fit Body Boot Camp
- SUITE 121 ATM
- SUITE 122 Soco Nutrition
- SUITE 123 Golden Pantry Market
- SUITE 124 Wool Gang Bakery & Grooming
- SUITE 125 Maya's Boutique
- SUITE 126 Lotus Yoga
- SUITE 128 Sugar Polish Nail Bar
- SUITE 130 Scoops
- SUITE 132 Thrive Aesthetics & Wellness
- SUITE 138 Mackay Dental
- SUITE 140 South Main Brewing Company
- SUITE 160 LALO'S Tacos & Cantina

### THE GRID

- SUITE 142 Pita Street Mediterranean Grill
- SUITE 144 Double Barrel Barbecue
- SUITE 146 Mama's Boy
- SUITE 148 Original Hot Dog Factory
- SUITE 150 AVAILABLE
- SUITE 152 AVAILABLE
- SUITE 154 Gekko Kitchen
- SUITE 156 South Main Brewing Company
- SUITE 158 The Greenhouse

### THE SUITES

SUITE	AT LEASE
SUITE 100 A	Movement Mortgage
SUITE 100 B	AVAILABLE
SUITE 100 C	Urgent Care
SUITE 100 D	AVAILABLE
SUITE 100 E	Ballroom
SUITE 100 F	LOI NEGOTIATIONS
SUITE 100 G	LOI NEGOTIATIONS
SUITE 100 H	AVAILABLE
SUITE 100 I	AVAILABLE
SUITE 100 J	AVAILABLE

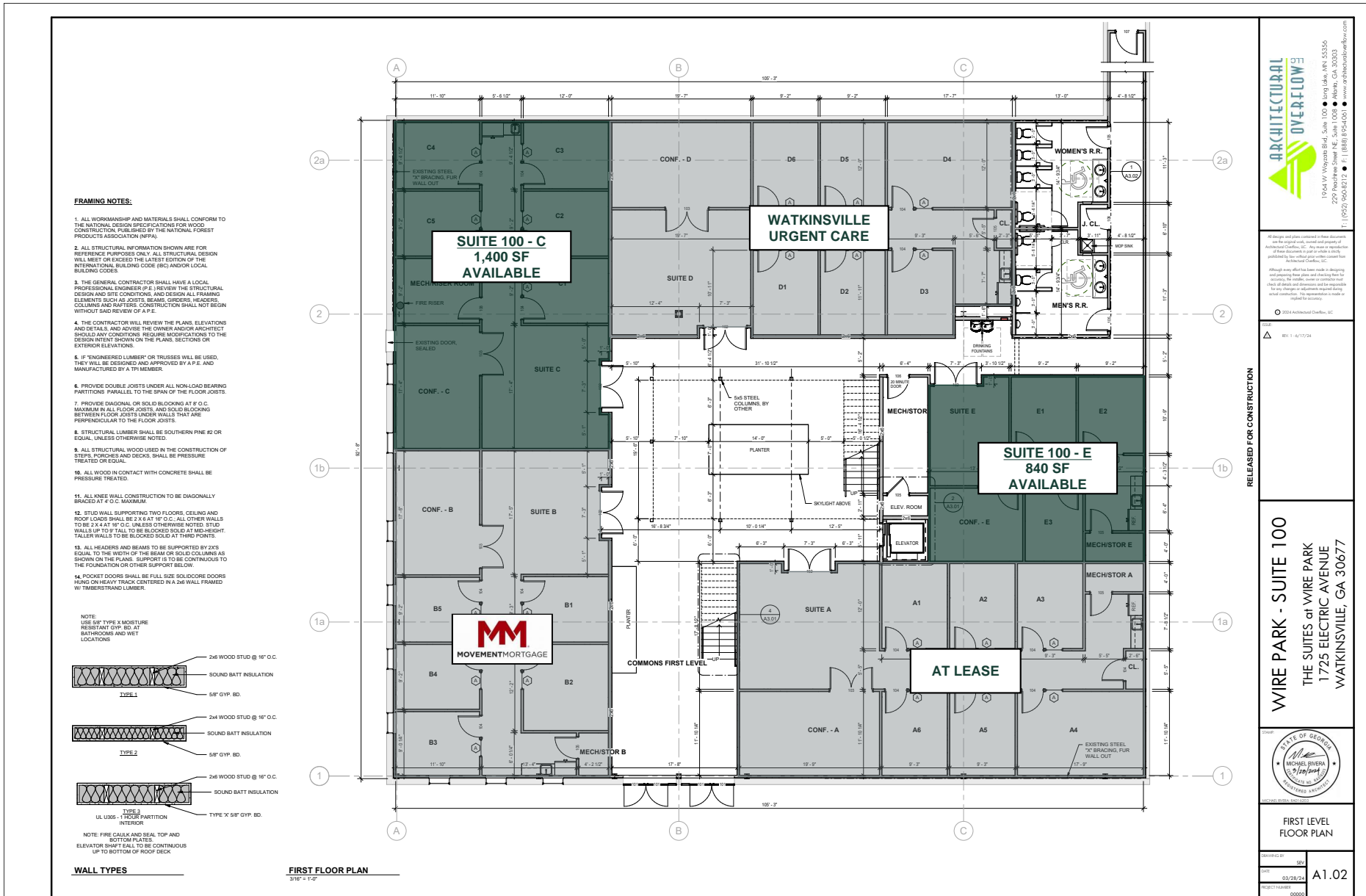
### COMMERCIAL OFFICE SPACE

SUITE	AT LEASE
SUITE 200	The Yard
SUITE 210	Barnett Southern
SUITE 220	Give Back Real Estate
SUITE 230	AVAILABLE
SUITE 240	AVAILABLE
SUITE 250	Gibbs Capital
SUITE 260	Golden Pantry Offices
SUITE 270	South Main Brewing Offices
SUITE 280	AVAILABLE
SUITE 290	Connect Ministries
SUITE 300	Your Pie Dough Making Facility
SUITE 305	Best Level Basketball
SUITE 310	All Bright Electric
SUITE 320	SPG
SUITE 330	330 Cowork
SUITE 340	Budget Blinds / Inspired Closets

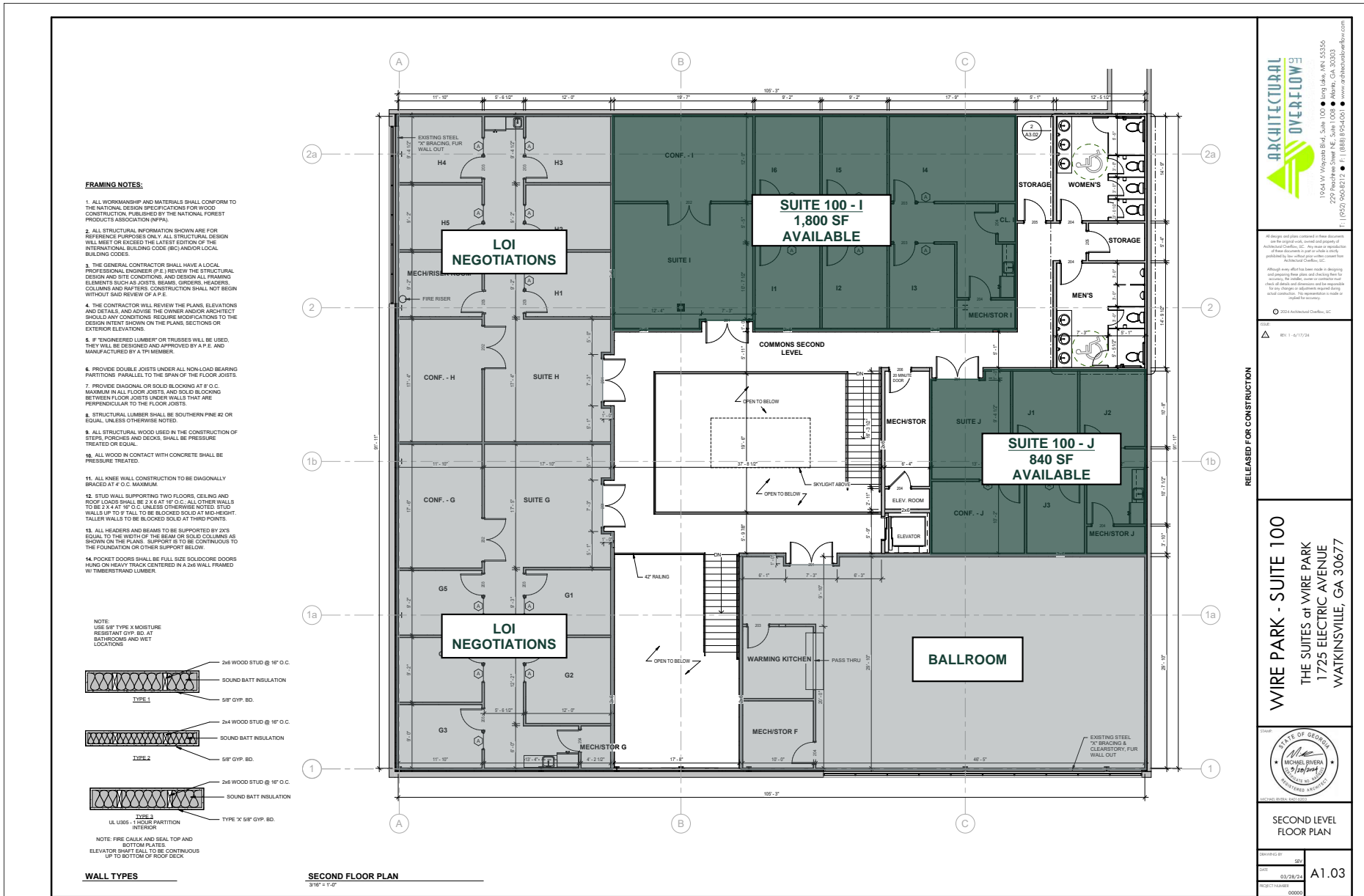


Updated 7.17.24

# 1ST FLOOR PLAN



# 2ND FLOOR PLAN





## THE FLATS WIRE PARK

- (60) APARTMENT UNITS
- 4<sup>th</sup> QTR 24' DELIVERY

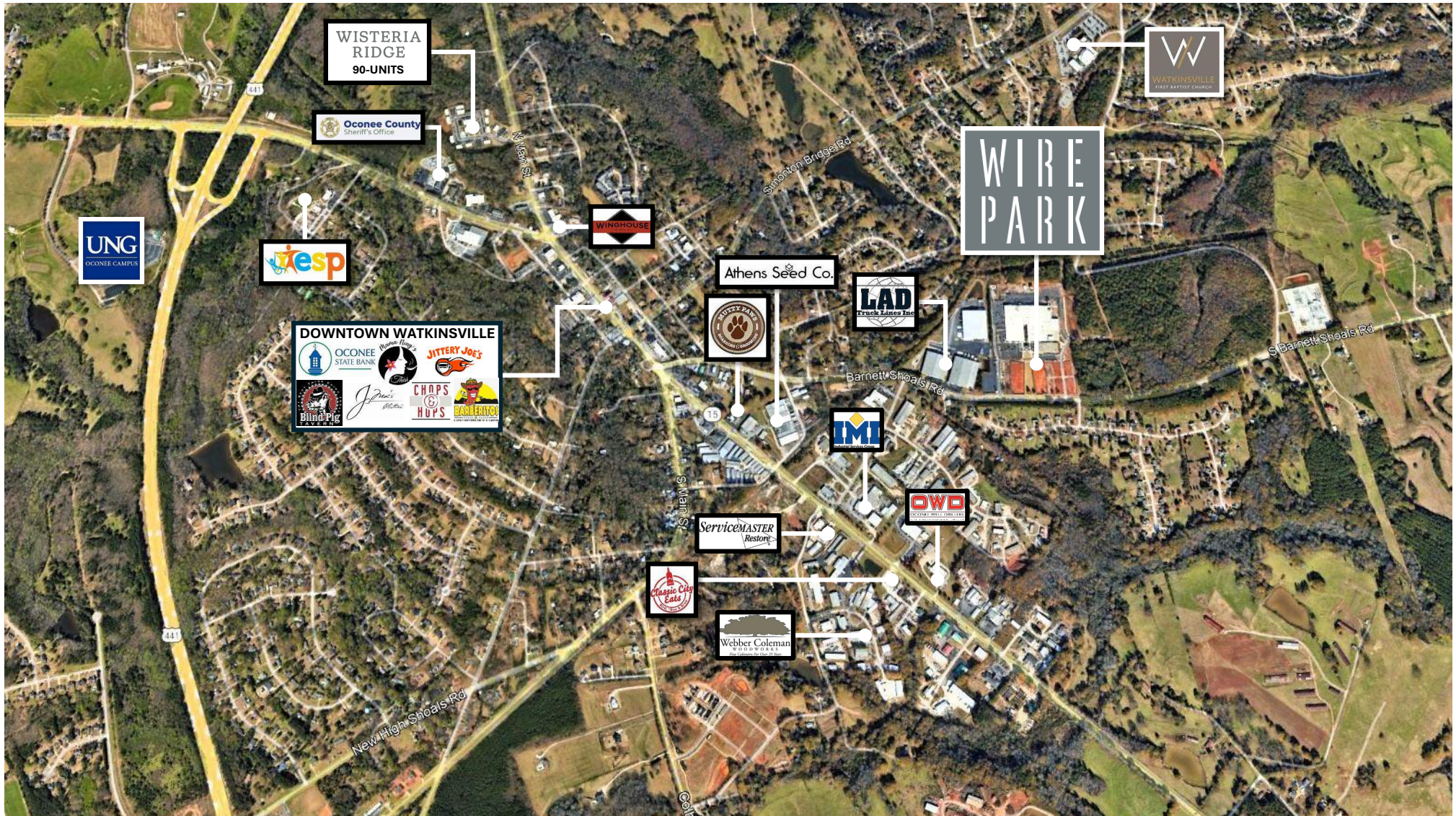


## THE TOWNS AT WIRE PARK

- (21) TOWNHOMES UNITS
- 1<sup>ST</sup> QTR 25' DELIVERY

(46) SINGLE FAMILY HOMES  
2025 DELIVERY

# NEIGHBORHOOD AERIAL





## DEMOGRAPHIC PROFILE: OCONEE COUNTY

**#1**  
BEST COUNTY TO LIVE IN  
GEORGIA (Niche Media)

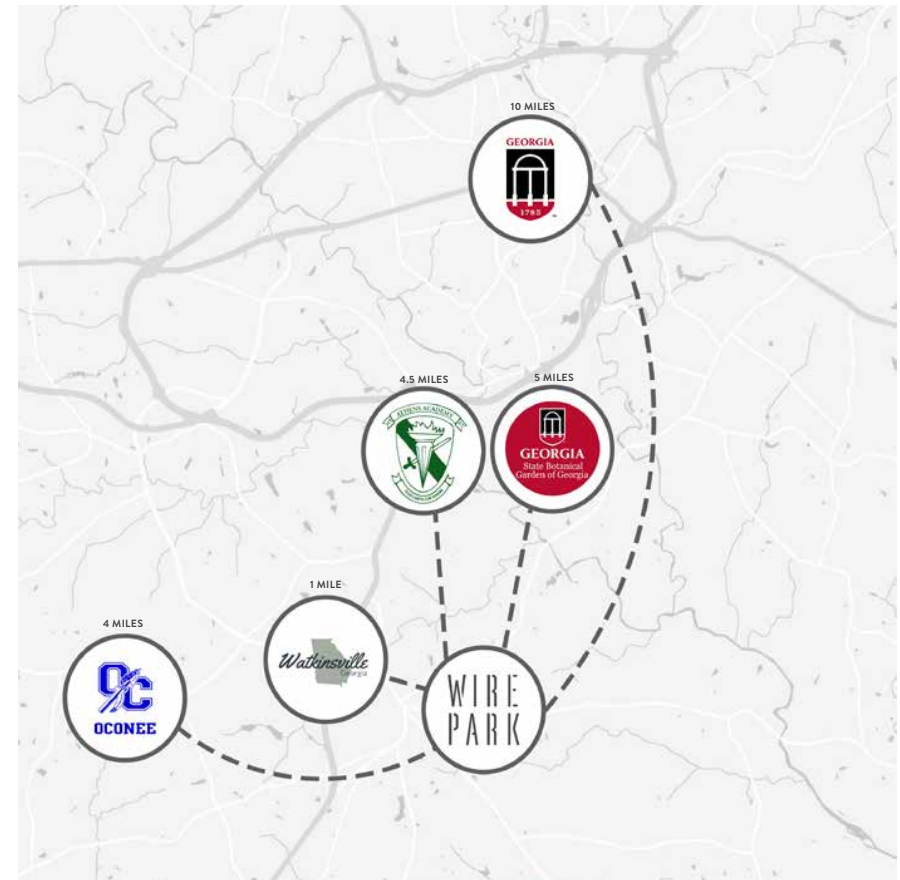
**#1**  
BEST PUBLIC SCHOOL  
IN GEORGIA  
(Niche Media)

**#1**  
BEST COUNTY TO BUY  
A HOUSE IN GEORGIA  
(Niche Media)

**#2**  
BEST COUNTY FOR  
FAMILIES IN AMERICA  
(Niche Media)

**\$114,587**  
AVERAGE HOUSEHOLD  
INCOME (Esri)

**270,436**  
POPULATION  
WITHIN 30 MINUTES  
OF WIRE PARK (Esri)





## EVENTS AT WIRE PARK\*

**28-ACRE RUN CLUB**

Explore the grounds of Wire Park at our weekly guided run club. All levels are welcome.

**Saturdays / 10-11AM / Public greenspace**

**KIDS CONNECTION**

Preschoolers are invited to join us in the Marketplace Courtyard for crafts, games, and more.

**Wednesdays / 10AM - 12PM / Marketplace Courtyard**

**FRIDAY NIGHT MOVIES IN THE MARKETPLACE**

Come for dinner and stay for family-friendly movies in our open-air Marketplace Courtyard.

August 6 | *The Sandlot*  
 August 13 | *The Secret Life of Pets*  
 August 20 | *The Goonies*  
 August 27 | *Despicable Me*

**Fridays / 7PM / Marketplace Courtyard**

**LITS & KNITS**

Bring a project or learn how to knit. All levels welcome.

**Wednesdays / 6-7PM / Oconee Library**

**BOCCE BALL**

Enjoy bocce ball in the lawn followed by social hour at The Grid. Register at [WirePark.net](http://WirePark.net)

**Mondays / 6-7PM / The Lawn**

**FAMILY BINGO**

Grab dinner from The Grid and join us in the Marketplace Courtyard for family BINGO night and a chance to win prizes from our retailers and restaurants.

**Sundays / 5:30PM / Marketplace Courtyard**

**LIVE AT WIRE PARK**

This weekly music series will feature live tunes and family fun.

**Saturdays / 6-10PM / The Lawn**

**TRIVIA NIGHT**

Join us for weekly trivia at The Grid.

**Wednesdays / 6-8PM / The Grid**

**TEEN BOOK CLUB**

Open to all teens in grades 8-12.

**Saturdays / 10-11AM / Oconee Library**

**CORNHOLE LEAGUE**

Enjoy cornhole in the lawn followed by social hour at The Grid. Register at [WirePark.net](http://WirePark.net)

**Thursdays / 6-7PM / The Lawn**

**YOGA IN THE PARK**

All levels are welcome to join us for complimentary 60-minute yoga class followed by social hour at The Grid.

**Tuesdays / 5:30PM / The Lawn**

\*Sample selection of weekly events. Actual programming may vary.

# WIRE PARK PARTNERS & TENANTS



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