

# 33 SOUTH CLAYTON STREET

33 SOUTH CLAYTON STREET, LAWRENCEVILLE, GA 30046



## OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (MG)
Building Size:	22,122 SF
Available SF:	3,656 - 7,344 SF
Lot Size:	0.92 Acres
Year Built:	2007
Zoning:	BG (Business General)
Market:	Gwinnett
Submarket:	Lawrenceville

## PROPERTY OVERVIEW

Just a block from the Lawrenceville square with all its amenities, this sub-lease space is available for immediate occupancy. Offering office space from approx. 3,656 to 7,344 sq. ft., the space is nicely finished and equipped with a number of private offices as well as conference rooms, break rooms and open working areas. The elevator service along with the existing access control system ensure a safe, comfortable working environment. The sub-lease is available through 12/31/23 and the prime landlord is happy to extend the lease beyond that. High visibility signage may also be available.

## PROPERTY HIGHLIGHTS

- Immediate occupancy
- Attractive finish
- Flexible sizes available
- Excellent location
- Access controlled



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Associate Broker

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FOR LEASE

OFFICE BUILDING

ADDITIONAL PHOTOS

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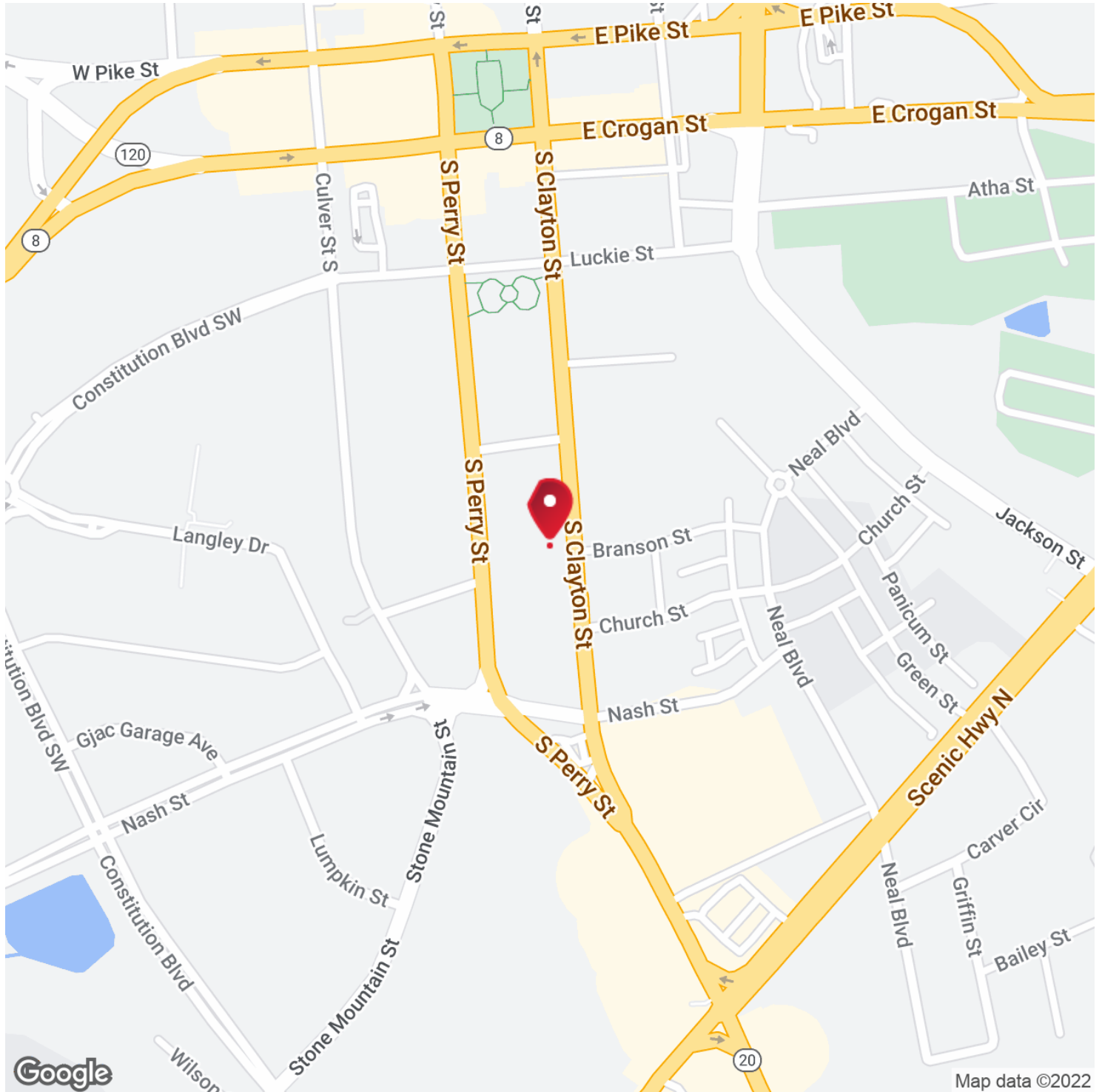
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## LEASE INFORMATION

Lease Type:	MG	Lease Term:	24 months
Total Space:	3,656 - 7,344 SF	Lease Rate:	\$14.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
33 South Clayton Street - 3rd Floor	Available	3,656 - 7,344 SF	Modified Gross	\$14.00 SF/yr	Entire 3rd floor available for immediate occupancy. Finished space offers multiple private offices as well as open areas, conference rooms and break room.



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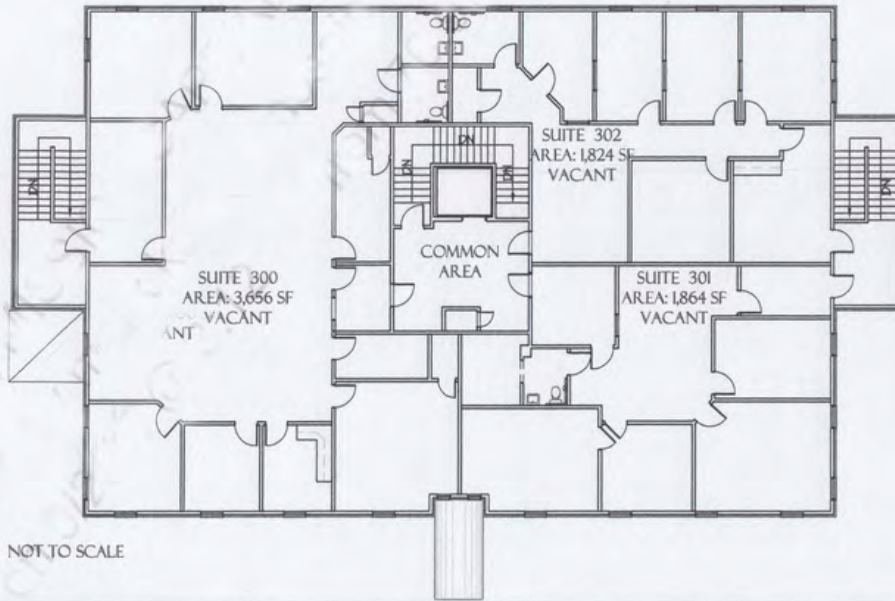


SITE LOCATION MAP

SQUARE FOOTAGES (USF)	
SUITE 300	3,141 SF
SUITE 301	1,602 SF
SUITE 302	1,567 SF
COMMON AREA	1,034 SF
TOTAL AREA	7,344 SF

% FACTORS	
SUITE 300	49.78%
SUITE 301	25.39%
SUITE 302	24.83%
TOTAL AREA	100.00%

SQUARE FOOTAGES (RSF)	
SUITE 300	3,656 SF
SUITE 301	1,864 SF
SUITE 302	1,824 SF
TOTAL AREA	7,344 SF



THIRD FLOOR PLAN: NOT TO SCALE

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33 S. CLAYTON STREET, LAWRENCEVILLE, GEORGIA



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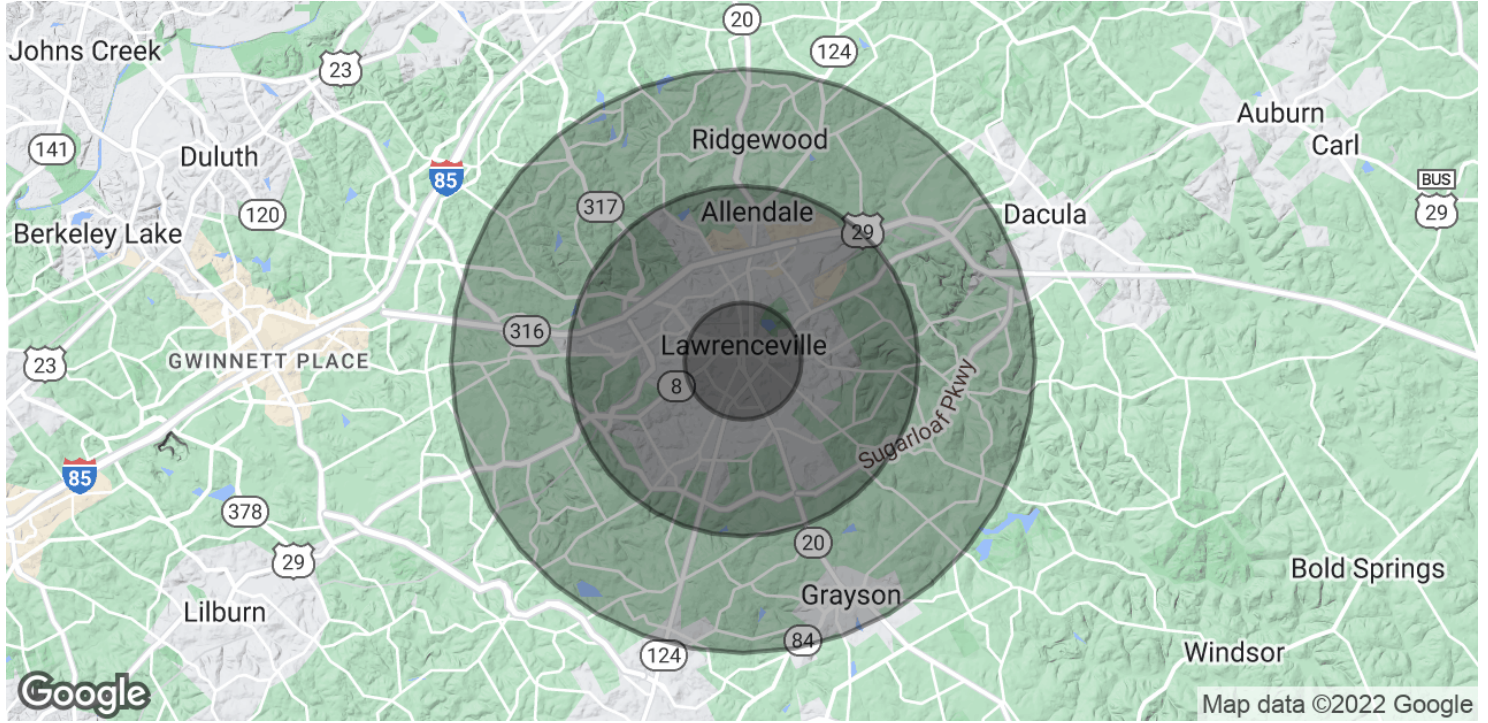
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,057	61,073	166,661
Average age	31.7	32.1	33.2
Average age (Male)	31.2	31.4	32.2
Average age (Female)	33.7	33.3	34.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,338	20,047	53,472
# of persons per HH	3.0	3.0	3.1
Average HH income	\$60,243	\$68,921	\$77,362
Average house value	\$189,261	\$206,810	\$215,341

\* Demographic data derived from 2020 ACS - US Census



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