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REAL ESTATE

715 - 747 Queen City Pkwy | Gainesville, GA 30501

BRIAN HUGHS, CCIM

Principal/Associate Broker brian@candler.com

Candler Real Estate | 135 Maple Street NW, Gainesville GA | 770.988.6383 | candler.com

Local Understanding
+ Industry Expertise

The Center Office Park

715 - 747 Queen City Pkwy, Gainesville, GA 30501



Property Highlights

- Two office suites available for lease
- Flexible floor plans to accommodate a variety of needs
- All suites have ground level direct access to the suite – no common areas
- Ample on-site parking
- Located in The Center Office Park off Queen City Parkway
- Conveniently located near thriving downtown Gainesville
- Easily accessible via I-985 at Exit 20
- Co-tenants include medical, government and professional service businesses

Offering Summary

Lease Rate:	\$18.00 SF/yr (MG)
Available SF:	950 - 1,900 SF
Lot Size:	2.55 Acres
Traffic Count:	19,000 +/- AADT
Parking Ratio	3.47 : 1,000

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,693	15,289	27,212
Total Population	8,718	44,994	79,041
Average HH Income	\$53,544	\$71,884	\$80,689

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Lease Information

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	950 - 1,900 SF	Lease Rate:	\$18.00 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
715 - 102	Available	950 SF	Modified Gross	\$18.00 SF/yr
731 - 100	Available	1,900 SF	Modified Gross	\$18.00 SF/yr

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Direct: **770.988.6383** | Cell: **678.316.4445**

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