



## Dickens Building 2 For Lease



**1150 DEARING EXTENSION  
ATHENS, GA 30606**

FOR LEASE

TWO (2) SUITES

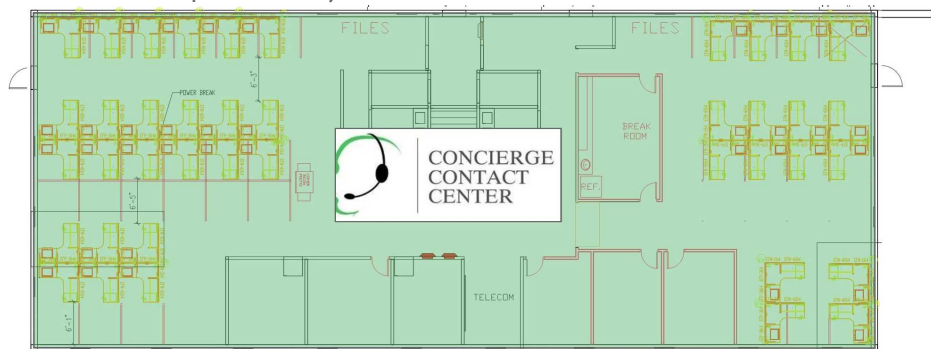
### Property Details

<b>Building SF:</b>	<b>11,032</b>
<b>Suite 2A SF:</b>	<b>2,760</b>
<b>Suite 2B SF:</b>	<b>2,760</b>
<b>Max Contiguous SF:</b>	<b>5,520</b>
<b>Lease Rate:</b>	<b>\$13.50/SF NNN</b>
<b>Parking:</b>	<b>Surface</b>
<b>Type:</b>	<b>Office</b>
<b>Zoning:</b>	<b>C-G</b>

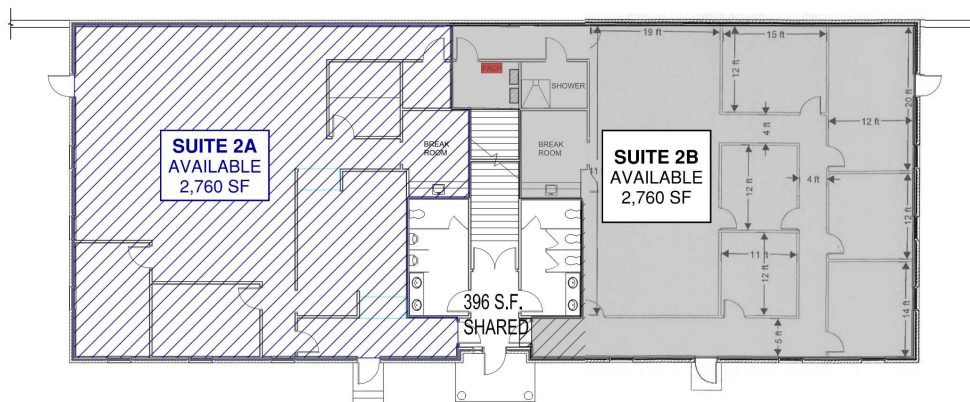
Positioned just off West Broad Street, 1150 Dearing Extension offers a well-located, multi-tenant office environment in one of Athens' most accessible commercial corridors. The property features 5,520 SF available for lease, divisible into two suites (Suite 2A and Suite 2B), each  $\pm$ 2,760 SF, providing flexible options for a variety of office or service-oriented users.

# AVAILABLE SPACES

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1 UPPER FLOOR PLAN  
1/8" = 1'-0"



## Available Spaces

Space	Size	Term	Rate	Space Use	Condition	Available
2A	2,760	Negotiable	\$13.50 /sf/yr	Office	Move-In Ready	4/1/2026
2B	2,760	Negotiable	\$13.50 /sf/yr	Office	Move-In Ready	4/1/2026

### Highlights

- Suite 2A - Consists of four (4) private offices, open floor area, storage room, and break room
- Suite 2B - Consists of six (6) private offices, open floor area, storage room, and break room
- Both suites can be leased separately or together
- Ample parking and property manager on-site
- NNN lease type; water, power, and trash included

### Area Description

- Ideally situated approximately one mile from downtown Athens, the property provides convenient access to the University of Georgia, as well as major healthcare anchors including St. Mary's Hospital and Piedmont Athens Regional Medical Center.
- The surrounding area is supported by a strong mix of retail, dining, and professional services along the West Broad Street corridor, creating a highly functional and amenity-rich environment for tenants and employees.

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# PROPERTY PHOTOS

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# AERIAL MAP

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