

# Oconee Connector

1272 Virgil Langford Rd, Watkinsville, GA 30677



**Reynolds Capital**  
REAL ESTATE BROKERAGE

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Reynolds Capital Properties



## **Price: \$23.00 - \$24.00 /SF/YR**

38,000 SF office building located on a very visible corner of Oconee County near the Oconee Connector, Hwy 316 and Piedmont's Oconee Health Campus. Perfect for medical space or general office use. Building has great visibility, easy access and plenty of parking. High profile location adjacent to the Oconee Connector and less than a quarter mile from the Athens bypass and Hwy 316. Gurney sized elevator accessed directly from the parking area serves the second floor. Floor to ceiling glass gives this build signature and makes it easily recognizable. One of the best office addresses in the area, reserve space now. Tenants include Northside Hospital, Pediatrix and Hopebridge.

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Class A new construction medical/office building with spacious and flexible floor plans to maximize space usage. Property has high visibility and with easy accessibility. ADA compliant.



**Joel Harber**

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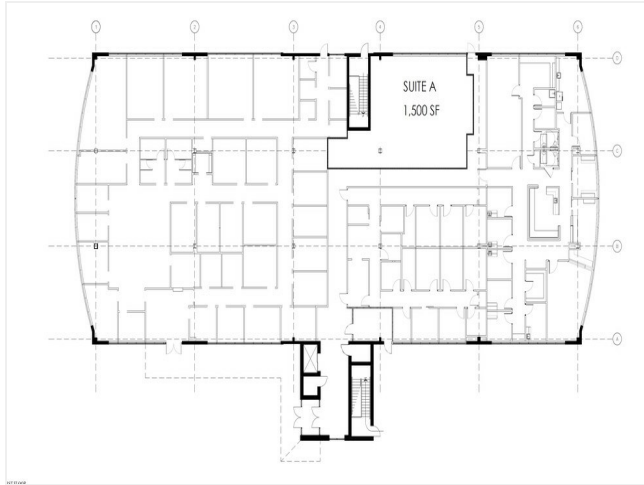
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**Reynolds Capital Properties**

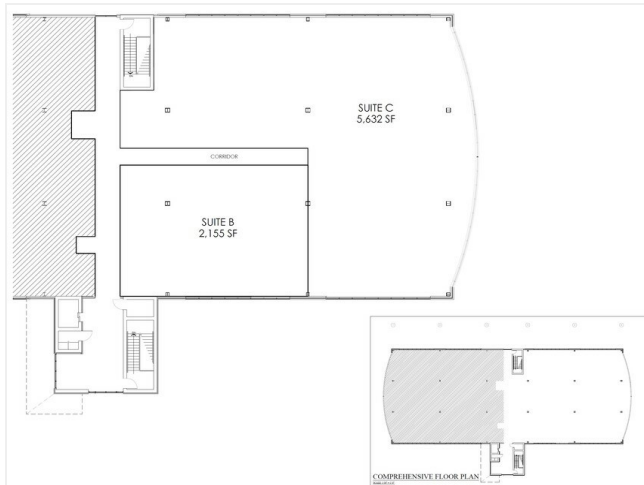


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2nd Floor Remaining Space



Front View

## Listing spaces

### 1st Floor Ste A

Space Available	1,500 SF
Rental Rate	\$24.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office/Medical
Lease Term	Negotiable

### 2nd Floor

Space Available	2,200 - 8,000 SF
Rental Rate	\$23.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

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## Property Photos



West View



Rear View

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## Property Photos



East View



Street View

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## Property Photos



Interior



Interior View

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## Property Photos



Aerial East

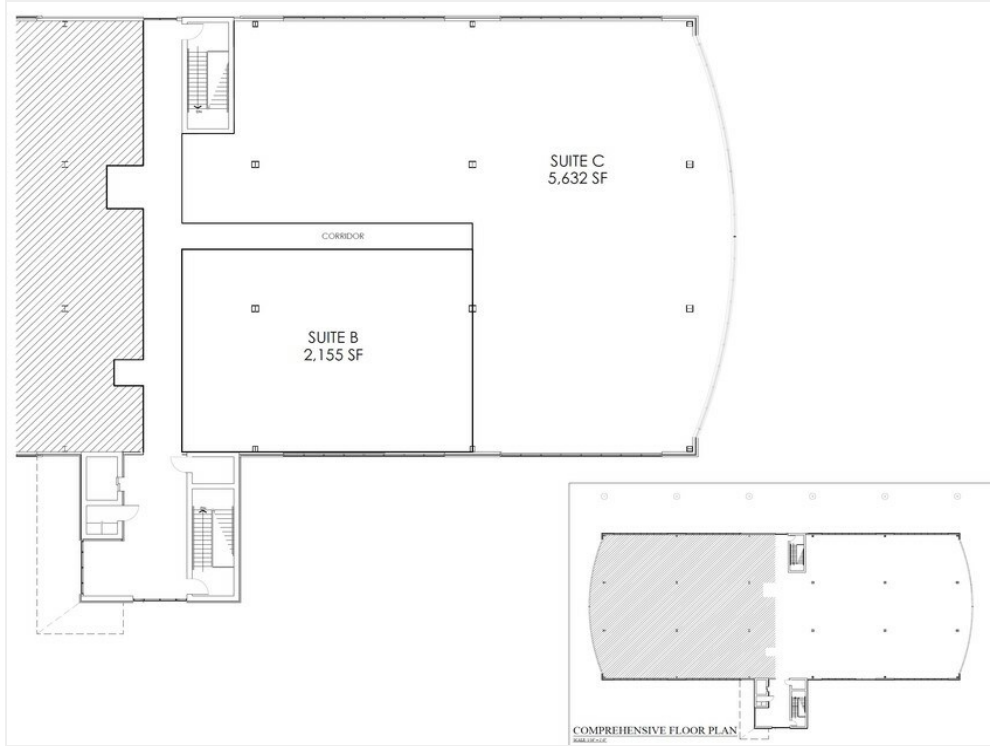


Aerial West

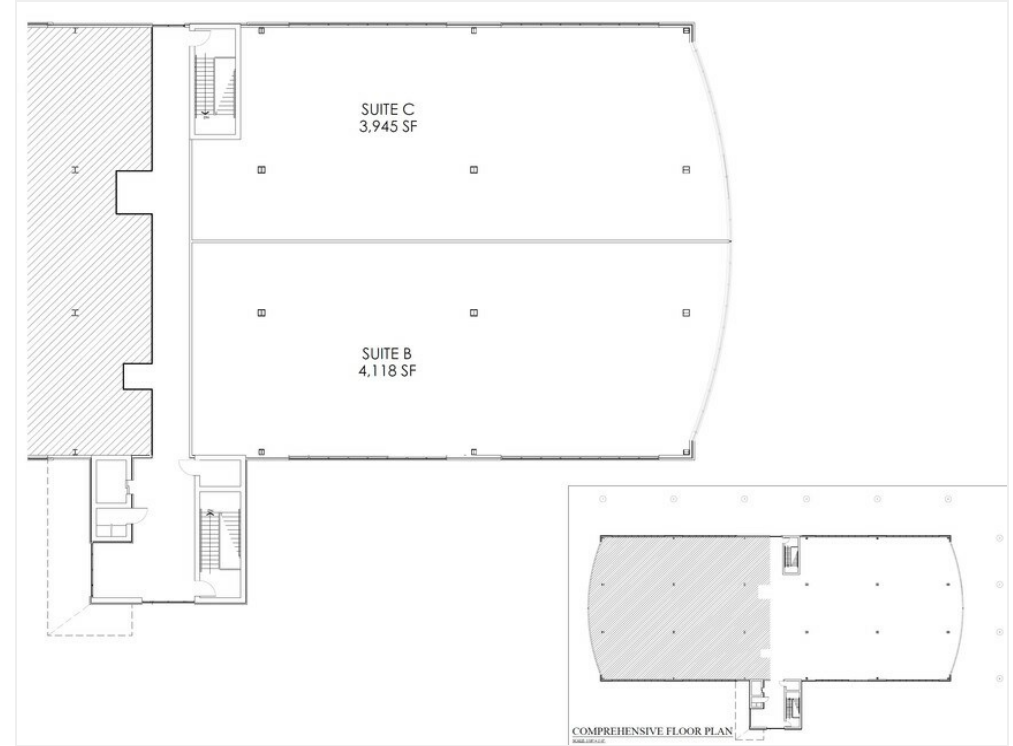
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## Property Photos



2nd Floor Remaining Space - Option 1



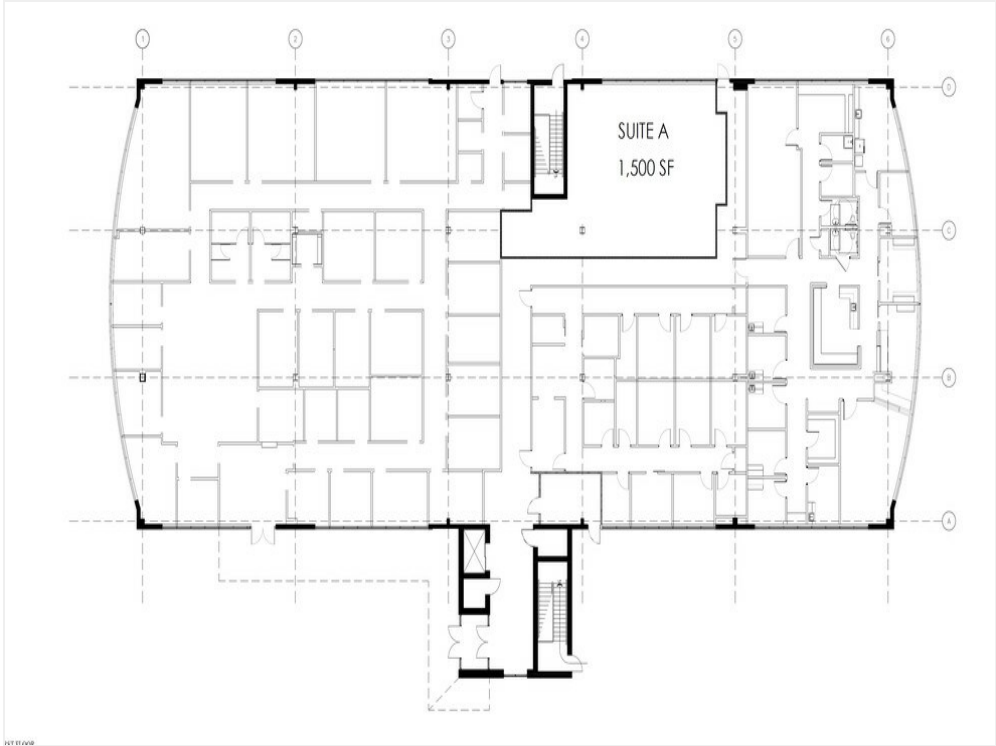
2nd Floor Remaining Space



# NEW CONSTRUCTION - Oconee Connector

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## Property Photos



1st Floor Remaining Space

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## Location

