



**OFFICE /  
MEDICAL**

**FULL BUILDING AVAILABLE  
±22,500 SF**

# **33 S CLAYTON ST**

Lawrenceville, GA 30046



404.252.1200 // [www.skcr.com](http://www.skcr.com)

900 Circle 75 Parkway #720, Atlanta, GA 30339

## AVAILABLE SPACES:

### 33 S CLAYTON ST

FIRST FLOOR: 7,500 RSF

SECOND FLOOR: 7,500 RSF

THIRD FLOOR: 7,500 RSF

FULL BUILDING: 22,500 RSF

#### HIGHLIGHTS:

- » 3-story office / medical office building
- » ±22,500 Total SF available
- » Typical floor: 7,500 SF
- » Private restrooms in each Suite
- » Monument signage available
- » Ample parking available
- » Long-term full-building lease opportunity
- » First floor has direct access from parking lot

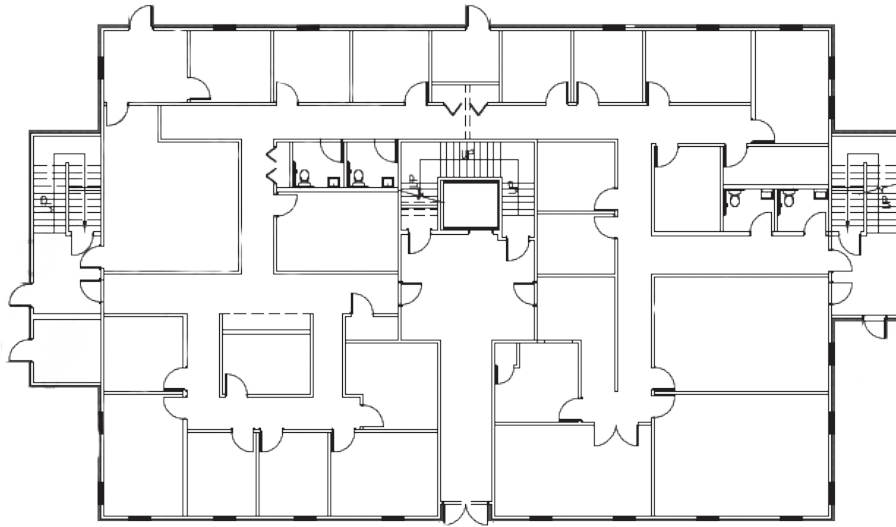
#### AMENITIES:

- » Located in the heart of downtown Lawrenceville
- » Within walking distance to shopping and dining
- » Close to Gwinnett County Airport, Gwinnett Medical Center, and Lawrenceville Square
- » Half mile from Gwinnett County Courthouse
- » Adjacent to Southlawn Lawrenceville, a 32-acre luxury apartment complex that includes 15,000 SF of retail space

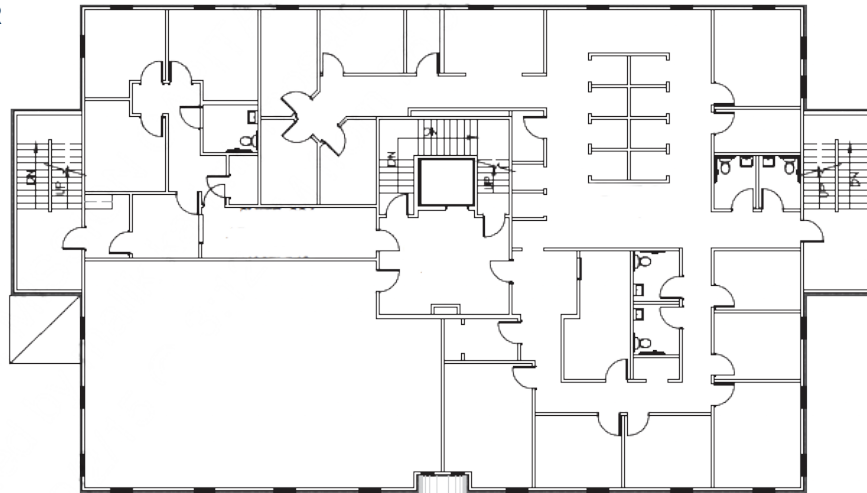


**FIRST FLOOR**

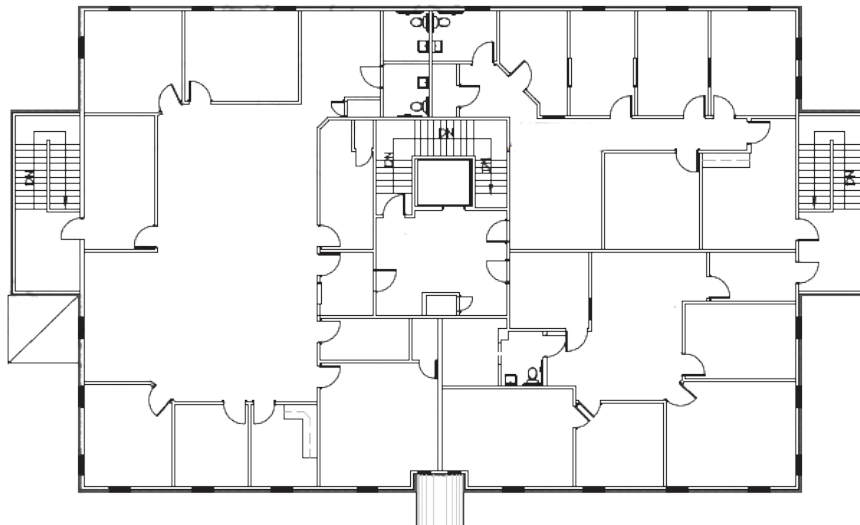
7,500 RSF

**SECOND FLOOR**

7,500 RSF

**THIRD FLOOR**

7,500 RSF





**CONTACT:**

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