

# COMMERCIAL OFFICE

FOR LEASE- \$20/SF+ NNN

1024 TWELVE OAKS DR.  
WATKINSVILLE, GA 30677



CARDINAL REAL ESTATE  
ADVISORS



**ROBERT JAHN**

Broker

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## PROPERTY FEATURES

- New construction with high-end materials and finish standards.
- Two spaces available, 950/SF and 1,795/SF can be combined.
- Located near Butlers Crossing Publix Anchored Shopping Center.
- Suite 101 is Pre-wired for patient care rooms, can be traditional office.
- Suite 103 is a larger, open suite with flexible layout potential.
- 10' ceilings with large windows and natural light.
- NNN fees of \$4.25/SF.

