

FOR LEASE

494 West Crogan Street Lawrenceville, GA 30046



- Wonderful office space for lease with excellent road visibility
- Lease Rate: \$23/SF
- \$5,118/month
- Property size: 2,670 SF
- Tenant Responsible for utilities
- Triple net (NNN) lease
- 3% annual escalations on base rent
- Six dedicated offices on the first floor
- Main reception entrance with separate reception area and waiting/sitting area
- Men's and women's restrooms
- Upstairs includes open office area, one private office, and unisex restroom
- Recently renovated with new flooring, fresh interior and exterior paint
- Brand-new landscaping
- Ample on-site parking
- Move-in ready

THE MARY MOELLER & BRYANT GREEN TEAM BERKSHIRE HATHAWAY

Mary.Moeller@bhhsgeorgia.com and BryantGreenTeam@yahoo.com

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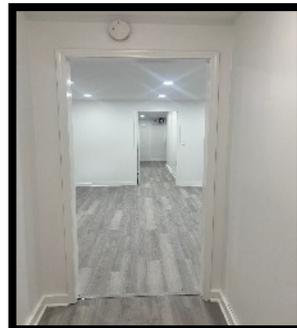
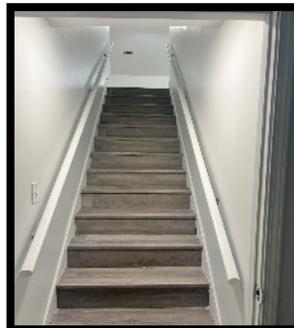
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Aerial Map



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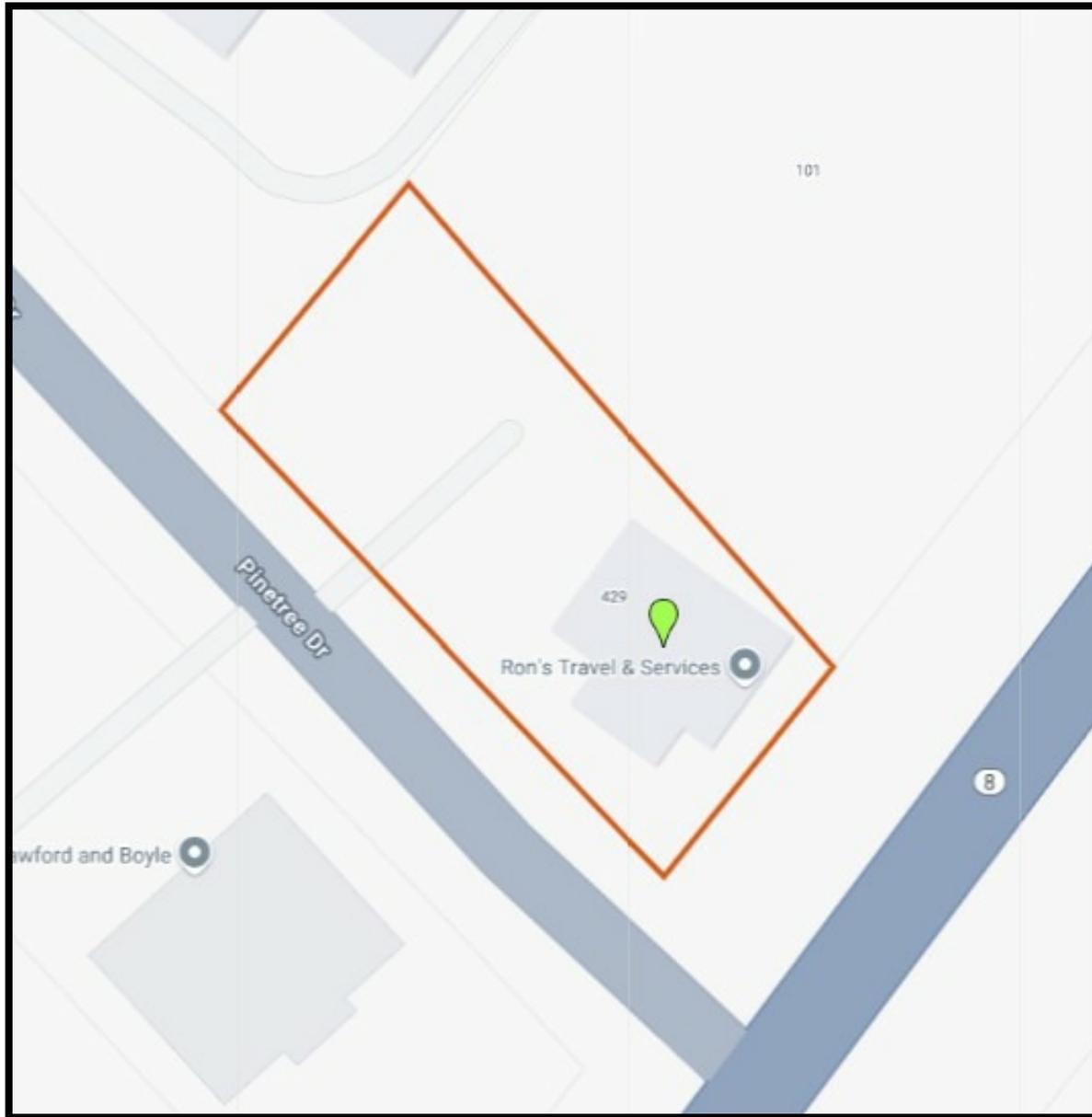
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Boundary Map



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Area Highlights

The map shows the following landmarks and businesses:

- Northside Hospital**: Located in the northwest quadrant of the map.
- Historical Court House**: A brick building with a clock tower, located in the north-central area.
- Lawrenceville City Hall**: A large, classical-style building located in the northeast.
- Historic Buford**: A residential area located in the southwest.
- 494 West Crogan Street**: The subject property, highlighted in yellow in the center of the map.
- Gwinnett County Planning and Developing**: A modern office building located in the southwest.
- Gwinnett County Courthouse**: A large, modern government building located in the south-central area.
- Gwinnett County Tag Office**: A government building located in the southeast.



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Permitted Use Table

AN ORDINANCE TO AMEND
ARTICLE 1 DISTRICTS, SECTION 103.2 USE TABLE;
ARTICLE 2 SUPPLEMENTAL AND ACCESSORY USE STANDARDS; AND
ARTICLE 10 DEFINITIONS
OF THE CITY OF LAWRENCEVILLE ZONING ORDINANCE

The City Council of the City of Lawrenceville, Georgia hereby ordains that the City of Lawrenceville Zoning Ordinance is amended as follows:

Section 1. Delete Article 1, Section 103.2 Use Table in its entirety, and replace it as follows:

103.2 USE TABLE

The uses set forth in the table below shall be permitted only as listed within each zoning district and only in the manner for which is listed. The Director of the Planning and Development Department shall have the authority to make interpretations and determinations of the Zoning Ordinance and Zoning Map in order to carry out the intent and purpose of this Zoning Ordinance.

P - Permitted
S - Special Use Permit required
Blank - Prohibited
SAR √ - Article 2 Supplemental or Accessory Use Standards

Uses	SAR	AR	RS-180	RS-150	RS-60	RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Accessory Building and Structure	√	P	P	P	P											
Acupuncture, Holistic Medicine										S	P	P		P		
Adult Entertainment	√															P
Agriculture (crop or animal production)	√	P														
Aircraft Factory																P
Aircraft Hangar and Maintenance															P	P



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Uses	SAR	AR	RS-180	RS-150	RS-60	RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Aircraft Landing Field, Heliport, Helipad											S	S	S	S	P	
Ambulance or Medical Transport Company											S		S	P	P	
Animal Hospital or Veterinary Clinic	√	S								S	S	P	P	P	P	
Antique Shop										P		P	P	P	S	
Art and School Supply Store										P		P	P	P	S	
Art Gallery										P		P	P	P		
Asphalt Plant																S
Auction House										S		S	S	P	P	P
Automatic Teller Machine, Attached										P	P	P	P	P	P	P
Automatic Teller Machine-Freestanding	√									P		P	P	P		
Automobile Accessories Sales and Installation												S		S	P	P
Automobile Body Repair, Painting or Rebuilding	√											S		S	P	P
Automobile Manufacturing Plant																P
Automobile, Truck or Vehicle Storage Lot (excl. junk/wrecked vehicles)	√											S		S	S	P
Automobile Parts Store (with Installation)												S		S	P	P
Automobile Parts Store (without Installation)												P		P	P	P
Automobile Repair and Maintenance	√											S		S	P	P
Automobile Sales or Auction and Related Service (outdoor)	√											S		S	S	P



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sales) Including Autobroker																
Automobile Sales or Auction and Related Services (Indoor only) Including Autobroker	√														P	P
Automobile Wash (Carwash)	√											S		S	P	P
Ball Bonding	√											S		S		
Bakery (Industrial)	√														P	P
Bakery (Retail)										P		P	P	P		
Bank or Financial Services Institution										P	P	P	P	P	P	
Bed and Breakfast Inn	√	S	S	S									S			
Beverage Bottling Plant															P	P
Bicycle Shop										P		P	P	P	P	P
Boat and Marine Equipment Sales and Service												S		S	S	S
Body Art Studios	√													P		
Book, Music and Media Store										P		P	P	P	S	
Bowling Alley (accessory use)										P		P	P	P	S	
Bowling Alley (principle use)										S		P	S	P	S	
Brewery, Craft										S		S	S	P	P	P
Brewery, Distillery or Winery															S	S
Building Materials Sales (indoors)												P		P	P	P
Building Materials Sales (outdoors)												S		S	P	P
Bulk Storage Tank															P	P



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Cabinet Shop												S			P	P
Call Center											S	P		P	P	P
Carpet and Upholstery Cleaning Service												P		P	P	P
Catering Service												P	P	P	P	P
Cement, Concrete or Masonry Plant																S
Cemetery or Mausoleum	√	S														
Cemetery, Family	√	P	P	P										S		
Check Cashing, Payday Loan and Wire Transfer Facilities	√											S		S		
Chemical Plant (non-pharmaceutical)															S	S
Child Caring Institutions (CCI)	√	S	S	S												
Clothing, Apparel and Shoe Stores										P		P	P	P	S	
Clothing, Apparel or Shoe Manufacturing															P	P
Club, Lodge or Fraternal Organization										S	S	P	P	P	S	
Cold Storage Plant															P	P
Community Center or Cultural Facility	√	P	P	P						P	P	P	P	P	S	S
Community Garden	√	P	P	P	P	P	P	P	P	P					P	P
Community Living Arrangement (CLA)	√	S	S	S												
Composting Facility (municipal solid waste)																S
Composting Facility (yard trimmings)	√														S	P
Consignment Shop, Clothing										P		P	P	P	S	
Consignment Shop, General										P		P		P	S	



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Uses	SAR	AR	RS-180	RS-150	RS-60	RM-8	RM-12	RM-24	MH	CMU	CI	BG	BGC	HSB	LM	HM
Contractors Office, Building Construction	√											P		P	P	P
Contractors Office, Heavy/Civil	√														S	P
Contractors Office, Landscape	√											S		S	P	P
Convenience Store (with fuel pumps)												P		P		
Convenience Store (without fuel pumps)												P	S	P		
Convention Facility												P			P	P
Copy Shop and Parcel Shipping Store										P		P	P	P	P	
Corporate Training and Education Centers										P	S	P	P	P	P	P
Crematory (principal use)															S	P
Customary Home Occupation	√	P	P	P	P	P	P	P	P							
Data Center											P	P		P	P	P
Day Care Facility										S	S	P	P	P	S	S
Day Care Facility (family)	√	S	S	S												
Department Store, Big Box Specialty Store or Supercenter	√											S		P		
Depot / Passenger Terminal (bus or rail)												S		S	P	P
Die Casting															P	P
Distribution Facility															P	P
Dollar or Variety Store												S		S		
Driving Instruction/DUI School												P		P		
Drug Abuse Treatment Facility	√											S		S		



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Dry Cleaning										P		P	P	P	P	
Dump, Junkyard, Salvage Yard, or Automobile Junk/Salvage Yard	√														S	S
Dwelling - Mobile or Manufactured Home		S							P							
Dwelling - Multifamily							P	P		P						
Dwelling - Single-Family Detached		P	P	P	P					P						
Dwelling - Townhouse						P				P						
Electronics, Cell Phone and Computer (Retail)										P		P	P	P	P	
Emissions Inspection Station	√											P		P	P	P
Equestrian Facility, Riding Stables or Academy	√	P														
Estates Sales	√	P	P	P	P											
Explosives Plant/Storage															S	S
Farmer's Market (including off-site products)		S										S	S			
Farmer's Market (on-site products only)		P										S	S			
Fat and Bone Rendering Plant																S
Feed Processing Facility															S	P
Fertilizer Plant																S
Fireworks Sales (accessory use)	√											P		P		
Fireworks Sales (principal use)	√											S		S		
Florist or Flower Shop										P	S	P	P	P	P	P



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Food Processing/Packaging/Canning Plant															S	P
Food Store, Specialty (butcher, greengrocer, bakery)										P		P	P	P	P	
Funeral Home (Including accessory crematory)												S		P	P	P
Furniture or Home Furnishings Store										P		P	P	P	P	S
Garage, Rummage, Yard, and Similar Sales	√	P	P	P	P											
Garden Supply Center												S		P	P	P
Gift Shop or Greeting Card Shop										P		P	P	P		
Golf Course		S	S	S												
Golf Driving Range		S										S		S	S	S
Greenhouse or Plant Nursery (wholesale)		P													P	P
Grocery Store										P		P	P	P	S	
Hair Salon, Beauty Parlor or Barber Shop	√									P	S	P	P	P		
Handwriting Analysts and Fortune Tellers	√													P		
Hardware Store										P		P	P	P	S	
Health Club, Spa, or Fitness Center										P		P	P	P	S	S
Heavy or Farm Equipment Sales and Service															S	P
Home Improvement Center												S		P	S	
Hookah/Vapor Bar or Lounge	√											S	S	S		
Hospice Home											S	S		P		
Hospital												P		P	P	P
Hotel or Motel	√											S	S	P		



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Uses	SAR	AR	RS-180	RS-150	RS-60	RM-9	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Human Services Ministry											S	P		P	P	P
Interior Decorating Shop										P	S	P	P	P	P	P
Janitorial and Maid Services											S	P		P	P	P
Jewelry Store										P	S	P	P	P		
Joint Living Residence	√					S					S					
Kennel or Pet Boarding, Indoor	√	P									S	P		P	P	P
Kennel or Pet Boarding, with Outdoor Facilities	√	S									S	S		S	S	S
Laboratory (medical or dental)											S	S			P	P
Landfill	√	S									S					S
Laundry / Dry Cleaning Plant											S				P	P
Lawn Treatment Service											S			P	P	P
Liquid Waste Treatment/Recycling											S				S	S
Livestock Sales Pavilion or Auction Facility	√	S									S					
Livestock, keeping of (for personal utility)	√	P	S	S							S					
Live/Work	√									P	S		P			
Locksmith											S	P		P	P	P
Machine Shop											S	S			P	P
Maintenance Shop (fleet vehicles)											S				P	P
Manufactured Building or Mobile Home Sales	√										S			S	S	P
Manufacturing, General											S	S	S	S	P	P



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Massage Therapy Businesses	√										P	P	P	P		
Medical Office or Clinic											P	P	P	P	P	P
Metal Smelting / Forging Works																P
Motorcycle and Personal Watercraft Sales and Related Service												S		S	P	P
Motorcycle and Personal Watercraft Service and Repair												S		S	P	P
Motorcycle Parts, Accessories and Apparel Store												P		P	P	P
Movie Studio															P	P
Movie Theater, Cineplex, or Multiplex										P		P	S	P		
Moving Company												S		P	P	P
Museum or Library										P		P	P	P	P	P
Musical Instrument Store										P		P	P	P	P	P
Nightclub, Dance Club, or Lounge										S		S	S	P		
Nursing Home											S	P		P	S	S
Showroom Facility (accessory)												P		P	P	P
Outdoor Sales, or Display (retail)	√											S		S	S	S
Outdoor Storage (other than junk/salvage yards)	√														P	P
Paper / Pulp Mill																S
Parking Garage or Lot (principal use)										S		P	P	P	P	P
Pawnbrokers and Secondhand Dealers	√											S		S		
Personal Care Home, Commercial											S	P	S	P		



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Personal Care Home, Family	√	S	S	S												
Pest Control / Extermination Business												P		P	P	P
Pet Grooming										P		P	P	P	S	
Pet Shop or Pet Supply Store										P		P	P	P		
Petroleum Refinery / Processing Plant	√															S
Pharmaceutical Manufacturing															P	P
Pharmacy or Drug Store										P		P	P	P		
Photo Processing Plant															P	P
Place of Worship	√	S	S	S						S	P	P	P	P	S	S
Plastics Extrusion															P	P
Plumbing Equipment Dealer	√											S		S	P	P
Pool or Billiards Halls										S		S		S		
Poultry / Meat Processing Plant																S
Precious Metal Dealers	√									P		P	P	P		
Printing, Bookbinding or Publishing Plant												S			P	P
Quarry, Mining, Borrow Pit	√														S	S
Radio and Television Station or Studio												P		P	P	P
Railroad Repair or Storage Yard															S	P
Recording / Rehearsal Studio												P	S	P	P	P
Recovered Materials Processing Facility	√														S	P
Recreation and Entertainment Facility (Indoor)												P	P	P	P	S



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Recreation and Entertainment Facility (outdoor)												S		S	S	S
Recreational Vehicle Park or Campground		S														
Recreational Vehicle Rental, Sales and Service												S		S	S	P
Rental, Automobile												P		P	P	P
Rental, Consumer and Commercial												S		S	P	P
Rental, Industrial															S	P
Repair Shop, Electronics and Small Appliance												P		P	P	P
Repair Shop, Major Appliance												S		P	P	P
Repair Shop, Shoe and Leather												P	P	P	P	P
Research or Testing Facility (Indoor)												S			P	P
Research or Testing Facility (outdoor)															S	S
Restaurant (coffee shop, doughnut shop, or ice cream parlor)										P		P	P	P	S	
Restaurant (drive-in or drive-thru fast food)												P		P		
Restaurant (full service)										P		P	P	P	S	S
Retirement Community - Continuing Care	√							P		P	S					
Retirement Community - Independent Living	√						P	P		P	S					
Sawmills and Logging		S													S	P



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School or College, Business											S	P		P	P	P
School, Montessori											P	P	P	P	P	S
School, Private (College or University)		S									P	P	P	P	P	P
School, Private (Primary and Secondary)	√	S									P	P	P	P	P	P
School, Trade or Vocational												S		P	P	P
Scrap Tire Processing, Grinding or Retreading															S	S
Self-Storage or Mini-Warehouse Facility	√											S		P	P	P
Septic Tank Pumping Company															S	P
Shelter, Homeless												S		S	S	S
Shooting or Archery Range, and similar outdoor recreation		S										S		S	S	S
Shooting Ranges, Indoor												S	S	S	P	
Sign Shop (General Fabrication)												S			P	P
Sign Shop (Graphic Printing, Screen Printing)												P	P		P	P
Smoke or Novelty Shop												S		S		
Soft Drink Bottling / Distribution Plant															P	P
Solid Waste Transfer Station																S
Special Events Facility	√											S	S	S		
Sporting Goods Store										P		P	P	P		
Sports Training Facility (Indoor)												P		P	P	P
Sports Training Facility (outdoor)												S		S	P	P



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COMMERCIAL & INVESTMENT SERVICES DIVISION



FOR LEASE

494 West Crogan Street Lawrenceville, GA 30046

Permitted Use Table

Uses	SAR	AR	RS-180	RS-150	RS-60	RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Stadium, Concert Hall or Amphitheater										S		P	S	S	S	S
Stone Yard or Stone Cutting															P	P
Studio, Art										P	P	P	P	P	P	P
Studio, Dance or Martial Arts										P	S	P	P	P	P	P
Studio, Photography										P	S	P	P	P	P	P
Swimming Pool Sales Facility												P		P	P	P
Swimming Pool Supply Store												P		P	P	P
Tailor, Dressmaker, Sewing Shop										P		P	P	P	P	P
Tall Structures	√										S	S	S	S	S	S
Tanning Salon										P		P	P	P		
Taxi or Limousine Service	√											S		S	P	P
Taxidermist												P		S	P	P
Temporary Outdoor Activity	√											P	P	P		
Textile or Carpeting Factory															P	P
Thrift Store or Used Merchandise Sales												P		P	P	P
Title Loan Lender	√											S		S		
Towing / Wrecker Service and Impound Lot															S	S
Toy Store, Hobby Shop or Game Store										P		P	P	P		
Travel Agency										P	P	P	P	P		
Tree Service															P	P
Truck Sales, Leasing and/or Service, Heavy	√													S	P	P
Truck Terminal or Intermodal Terminal															S	P



BERKSHIRE HATHAWAY
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770-536-3007



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FOR LEASE

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Permitted Use Table

Uses	SAR	AR	RS-180	RS-150	RS-60	RM-8	RM-12	RM-24	MH	CMU	OI	BG	BGC	HSB	LM	HM
Trucking and Hauling (dirt, gravel, sand, etc.; Incl. stockpiling)											S				S	P
Tutoring and Learning Centers										P	S	P	P	P		
Upholstery Shop											S	P		S	P	P
Urgent Care Facility											S	P		P		
Waste Incineration Facility											S					S
Welding Shop											S	S			P	P
Wholesale Membership Club											S	P		P	S	S
Wholesaling and Warehousing (retail accessory only)											S				P	P
Wood Chipping and Shredding	√										S				S	P



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