

COMMERCIAL OFFICE FOR LEASE - 2,601/SF NEAR BUTLERS CROSSING-WATKINSVILLE

1971 HOG MOUNTAIN RD. SUITE 201
WATKINSVILLE, GA 30677



CARDINAL REAL ESTATE
ADVISORS



ROBERT JAHN
Broker
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PROPERTY FEATURES

- 2,601/SF located on 2nd floor.
- Frontage on Hog Mountain Rd. with Pylon Sign.
- 9 private offices, conference room, break room, waiting area, storage.
- Within sight to Butlers Crossing Publix Anchored Shopping Center.
- 7,790 cars per day-GADOT.
- \$22/SF base rent (\$4,768/month) plus \$2.50/SF TICAM (\$542/month)
- Available for lease January 2024.

