

# COMMERCIAL OFFICE FOR LEASE - 2,745/SF NEAR BUTLERS CROSSING-WATKINSVILLE

1971 HOG MOUNTAIN RD. SUITE 201  
WATKINSVILLE, GA 30677



CARDINAL REAL ESTATE  
ADVISORS



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## PROPERTY FEATURES

- 2,745/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.
- \$12/SF base rent (\$2,745/month)  
plus \$3.50/SF TICAM (\$800.63/month)

