

# LEASE

**320 RESEARCH DR**  
320 Research Dr Athens, GA 30605



## PROPERTY DESCRIPTION

Currently available is a large, two-story, corporate style office building nestled in Oakbrook Corporate Campus.

320 Research Dr hosts several private offices, a reception lobby, ample storage closets and two parking lots. Upon entering the building you walk into a reception lobby, with a built-in desk with storage cabinets and built-in shelving. Just behind the reception desk is a tech closet/mail room. Beyond the reception lobby there are two hallways which lead to the 14 offices, boardroom, and several storage closets on the main floor. Also on the main floor are two single stall restrooms, one water fountain and an emergency exit. All main level offices have large windows, most of which look out to the serene, wooded property.

To access the lower level, you can take either the elevator or interior stairwell. The lower level consists of 10 offices, 6 storage closets, one large meeting room, a kitchenette, and two double-stall restrooms.

## LOCATION DESCRIPTION

Nestled into a private wooded location on the eastside of Athens sits Oakbrook Corporate Campus. Positioned off Research Dr between Barnett Shoals Road and College Station Road, this campus is easily accessible from two Loop-10 interchanges and is also proximate to UGA's East Campus, UGA's Veterinary Teaching Hospital, downtown Athens, and several dining locations.

## OFFERING SUMMARY

Lease Rate:	\$11.50 SF/yr (MG)
Available SF:	5,246 SF
Lot Size:	1.31 Acres
Building Size:	10,492 SF

**Roby Redwine**  
706 207 2942

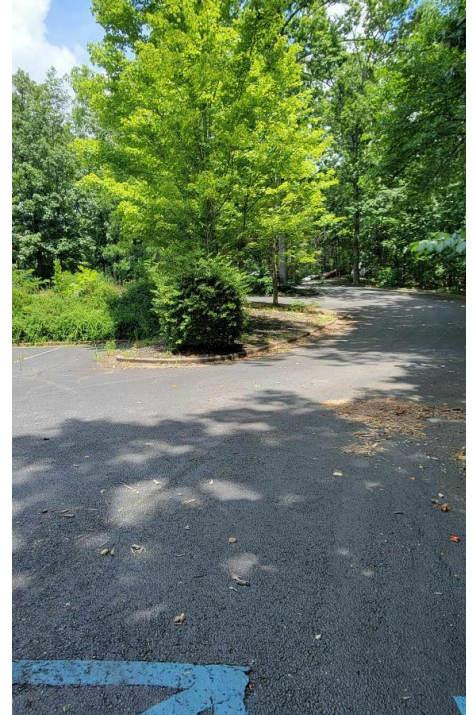
**Katie Reeves**  
706 254 3446



**COLDWELL BANKER  
COMMERCIAL**  
UPCHURCH REALTY

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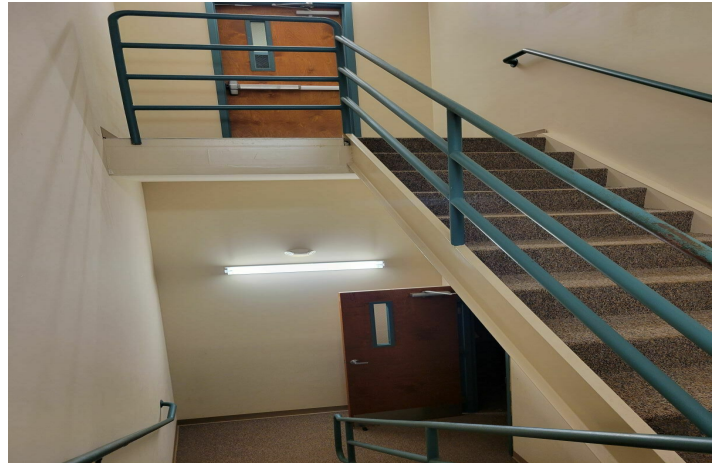
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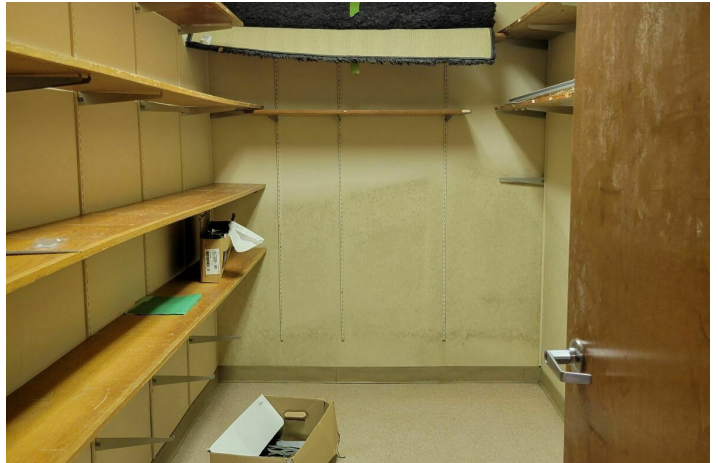
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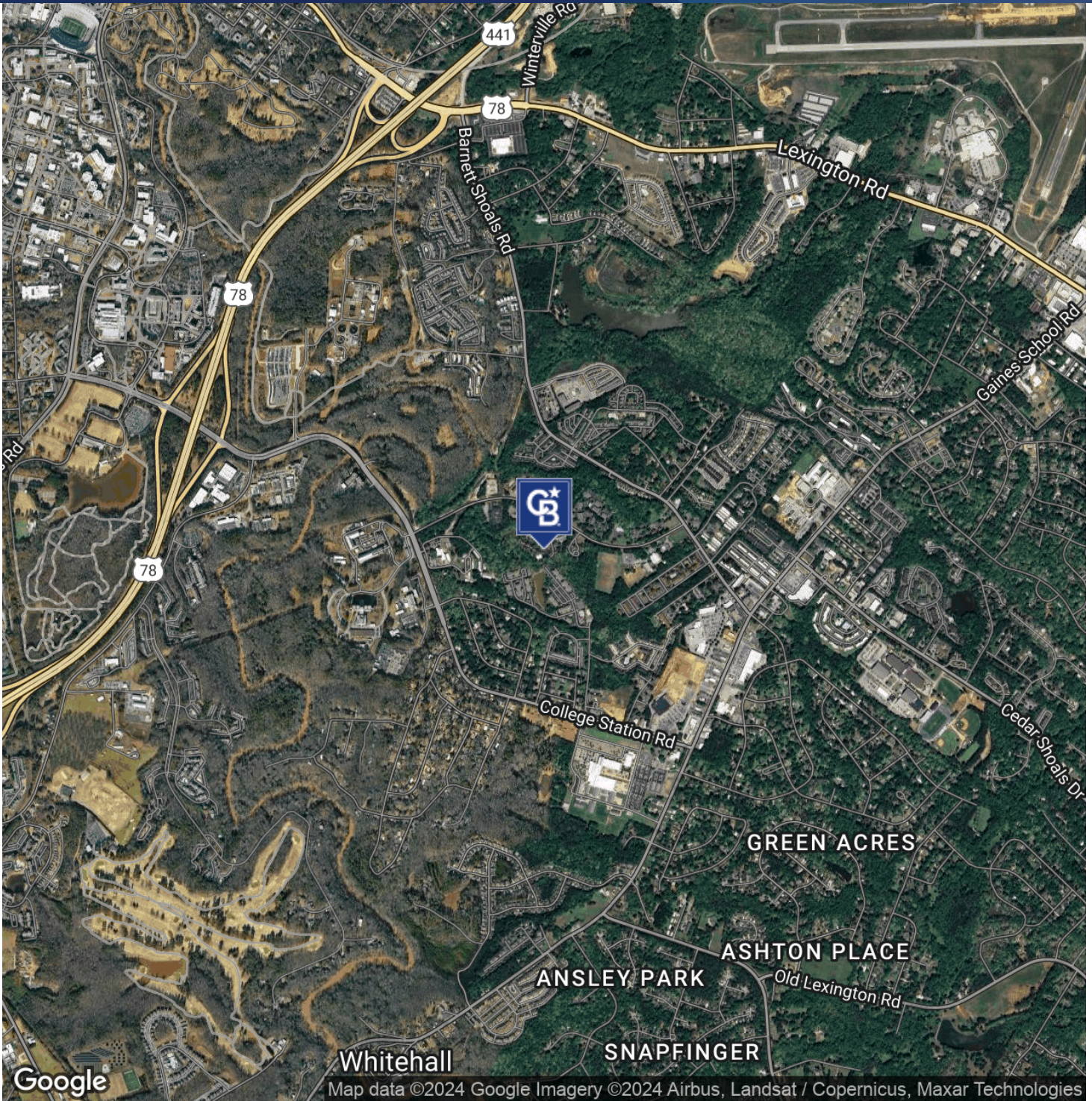
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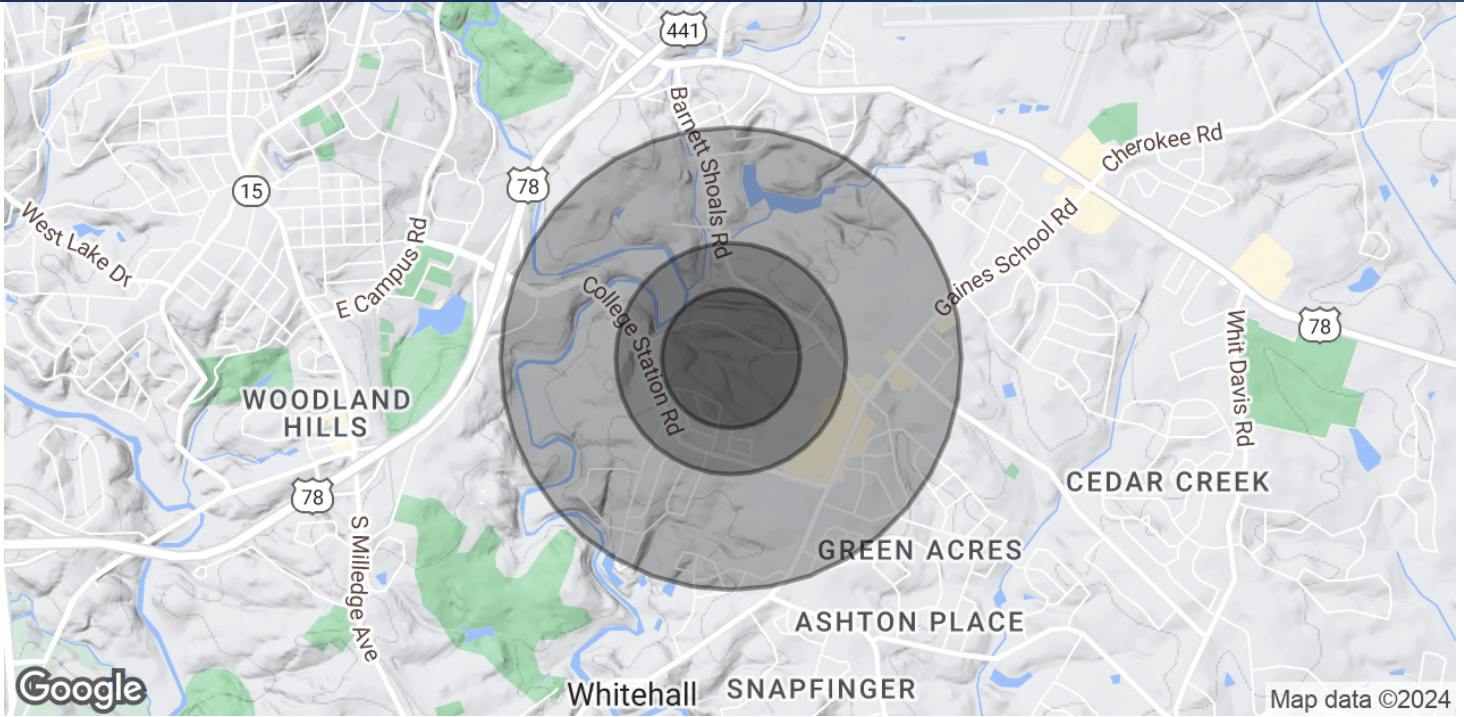
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## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	980	2,898	8,886
Average Age	28	30	32
Average Age (Male)	29	30	31
Average Age (Female)	28	31	33

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	491	1,448	4,209
# of Persons per HH	2	2	2.1
Average HH Income	\$55,756	\$59,645	\$64,476
Average House Value	\$226,114	\$224,053	\$243,863

Demographics data derived from AlphaMap

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