

# FOR LEASE

## 1040 FOUNDERS BLVD. BLDGS. 200, 300 & 500

1040 Founders Blvd. Bldgs. 200, 300 & 500 Athens, GA 30606



### PROPERTY DESCRIPTION

This is a prime location, consisting of approximately 50,214 square feet, in five beautiful colonial-style buildings, and first-class offices available in Watkinsville/Athens. Easily accessible to University of GA, while minutes away from retail stores, restaurants, and community centers. The location offers easy access from all highways in the Athens area, including HWY316, 15, 78, and 441, as well as major businesses areas like Atlanta, Augusta, South Carolina, and Alabama. Formerly the corporate headquarters of Zaxby's, this campus is now owned and managed by Honsha LLC, a Georgia-based company.

This campus is in the heart of well-established upscale residential communities. In addition to its convenient location and beautiful colonial design, it offers ample parking. The office spaces are highly usable by businesses seeking a strategic location that offers accessibility and convenience. It is possible to modify the available space to suit the type of business that wants to make this a beautiful place to work. Zaxby's support team and Yorz2Taste's corporate headquarters are currently occupying two of the five buildings.

As you enter the campus, you will be greeted by a well-maintained complex with updated landscaping, red mulch, trees, and shrubbery that create an open space for nature lovers. On the grounds, there are several walkways and outdoor seating areas where people can relax in the fresh air and enjoy the natural environment.

The tenant may have access to the helipad across the street with prior approval.

Multi-level access is provided by both elevators and stairwells in each building.

### OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	3
Available SF:	27,954 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	52	120	599
Total Population	156	360	1,711
Average HH Income	\$136,786	\$137,131	\$152,091

**Ron Hamilton**  
(706) 207-3600



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COMMERCIAL**  
UPCHURCH REALTY



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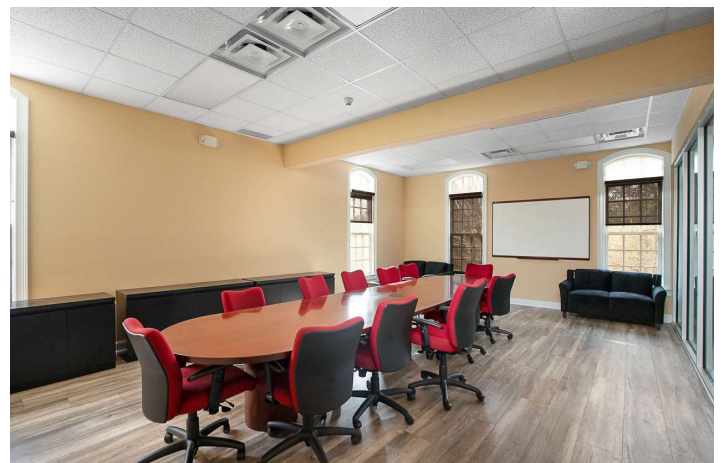
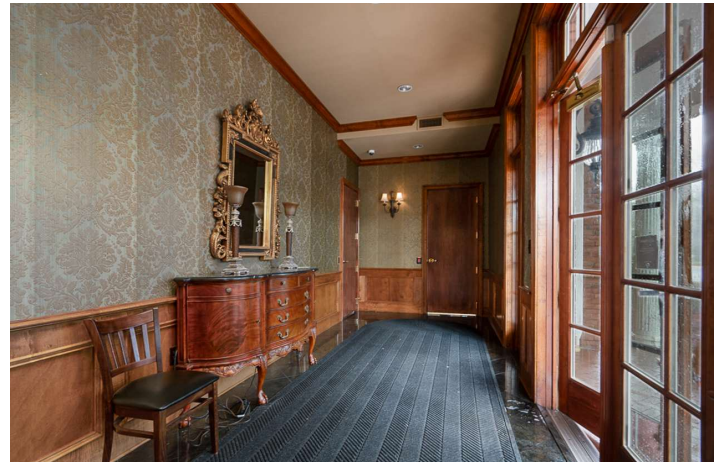
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## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	6,894 SF	Lease Rate:	Negotiable

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Building 200	Available	6,894 SF	NNN	Negotiable	Upon entering building 200 you are greeted by a large foyer/ reception area with high ceilings and elegant trimmings and fixtures. On the backside of the foyer there is an elevator and two restrooms. The office spaces are accessible from both the left and right sides of the foyer via a horseshoe shaped floorplan. There are twelve private offices on the main floor plus a large breakroom. The second-floor has ten private offices, a conference room, three open bull-pin style spaces and two additional restrooms.

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## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	10,530 SF	Lease Rate:	Negotiable

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Building 300	Available	10,530 SF	NNN	Negotiable	Building 300 hosts a lobby with high ceilings, tall windows, and fine finishes. Doorways to the elevator and stairwell are along the main wall for multi-level access. Accessible from both ends of the lobby, the main level office space consists of six private offices, one large, open bull-pin style workspace and two restrooms. When getting to the second floor you enter a second lobby space of the same size and style as the main level. This level hosts nine private offices, two large open workspaces and two restrooms. The first floor of building 300 has the same footprint as the two higher floors, though it does have rear exterior ingress and egress in addition to access from the elevator and stair well. The basement area has a large data/tech room, two large private offices and a large bull-pin style workspace. It also has two large storage rooms which could be built out as offices along with two restrooms.

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### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	10,530 SF	Lease Rate:	Negotiable

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Building 500	Available	10,530 SF	NNN	Negotiable	In similar style to all other buildings, building 500 has a grand lobby with elegant fixtures and elevator access to each level. There are thirty-eight offices in total, twenty-two of which are private and sixteen non-private cubicle style spaces. There is a large conference room to host meetings with clients and two restrooms are located on each floor. Understanding that there is no breakroom in the current floorplan, the Landlord is willing to buildout one for its future tenant.

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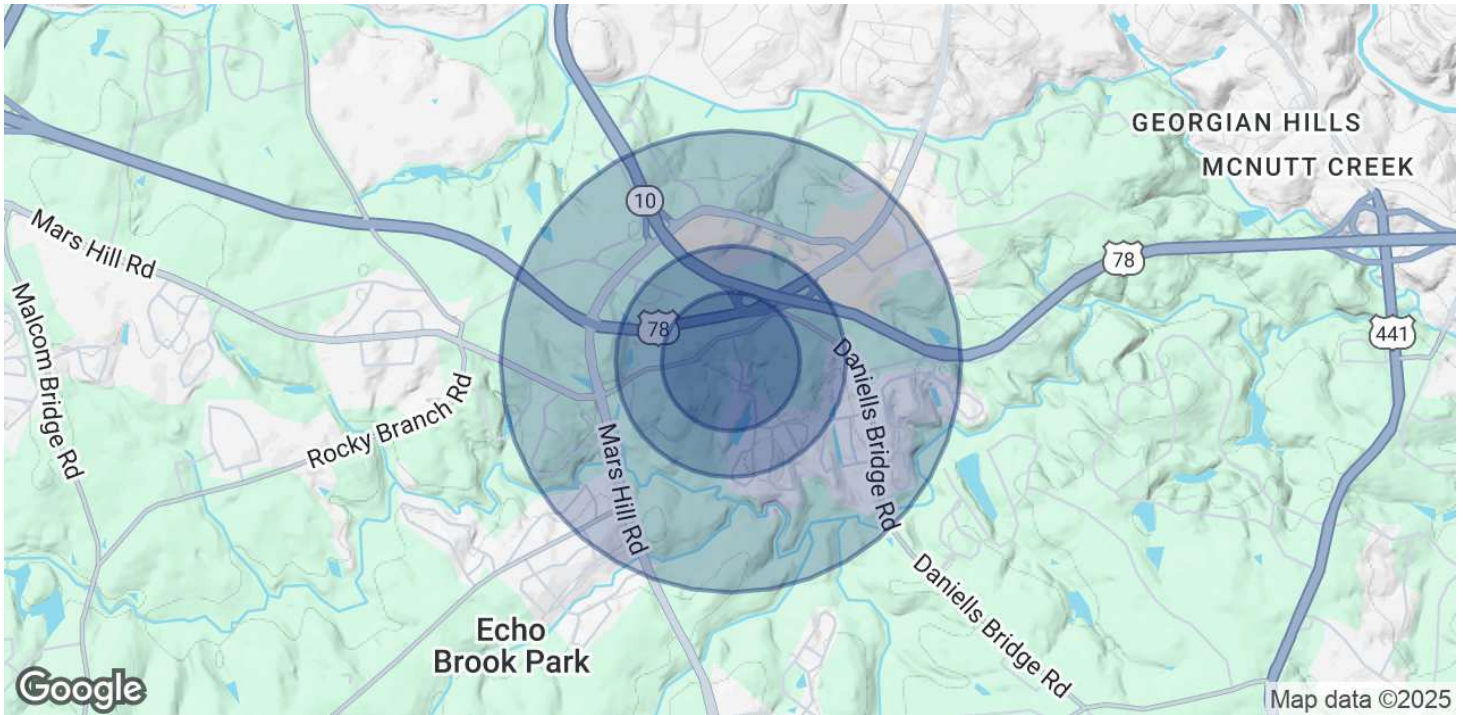
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## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	156	360	1,711
Average Age	39	39	41
Average Age (Male)	37	37	39
Average Age (Female)	41	41	42

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	52	120	599
# of Persons per HH	3	3	2.9
Average HH Income	\$136,786	\$137,131	\$152,091
Average House Value	\$519,534	\$519,411	\$516,013

Demographics data derived from AlphaMap

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