

# THE SUITES AT WIRE PARK

1725 ELECTRIC AVENUE, WATKINSVILLE, GA 30677

WIRE PARK  
LIVE · WORK · PLAY



## PREMIER OFFICE SPACES FOR LEASE

### MARKS COMMERCIAL REALTY, INC.

1865 W. Broad Street, Suite A  
Athens, Georgia 30606



### PRESENTED BY:

#### DANIEL MARKS, CCIM

Managing Broker  
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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.



# PROPERTY SUMMARY

1725 ELECTRIC AVENUE | WATKINSVILLE, GA 30677

WIRE PARK  
LIVE · WORK · PLAY



## PROPERTY OVERVIEW

Wire Park represents a creative reimagining of what was once a key economic anchor in Watkinsville for over 50 years. Its mission is to revitalize this important corridor by redeveloping the Southwire industrial park into a vibrant mixed-use space that better serves and supports the community. By breathing new life into the former wire manufacturing facility, Wire Park has created a revitalized environment for community gatherings, featuring a blend of residential, retail, and office spaces, while also preserving green spaces and creating common areas open to all.

Wire Park builds on the rich history and character of the Southwire manufacturing plant, a long-standing economic pillar in Watkinsville, Georgia. It's a destination for people to gather and enjoy a wide array of amenities. Spanning more than 60 acres, Wire Park encompasses a revitalized industrial site with curated shops and restaurants, a public park, creative workspaces, residential homes and condos, and pristine woodlands.

## AVAILABLE SPACE - PREMIER OFFICE SUITES

Suite	SF	Rate	Type	Floor
100 - C	1,400	\$3,000 /mo	NNN	1st
100 - E	840	\$2,160 /mo	NNN	1st
100 - G	1,400	\$3,000 /mo	NNN	2nd
100 - H	1,400	\$3,000 /mo	NNN	2nd
100 - I	1,800	\$3,500 /mo	NNN	2nd
100 - J	840	\$2,160 /mo	NNN	2nd

## DELIVERY CONDITION

- Each Suite to be delivered in vanilla shell condition, including, can lighting throughout and break room area plumbing and water stubbed.
- Floor coverings, paint, rubber base, in-suite millwork & cabinetry, countertops, and interior suite doors are excluded from delivery.

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# PROPERTY PHOTOS

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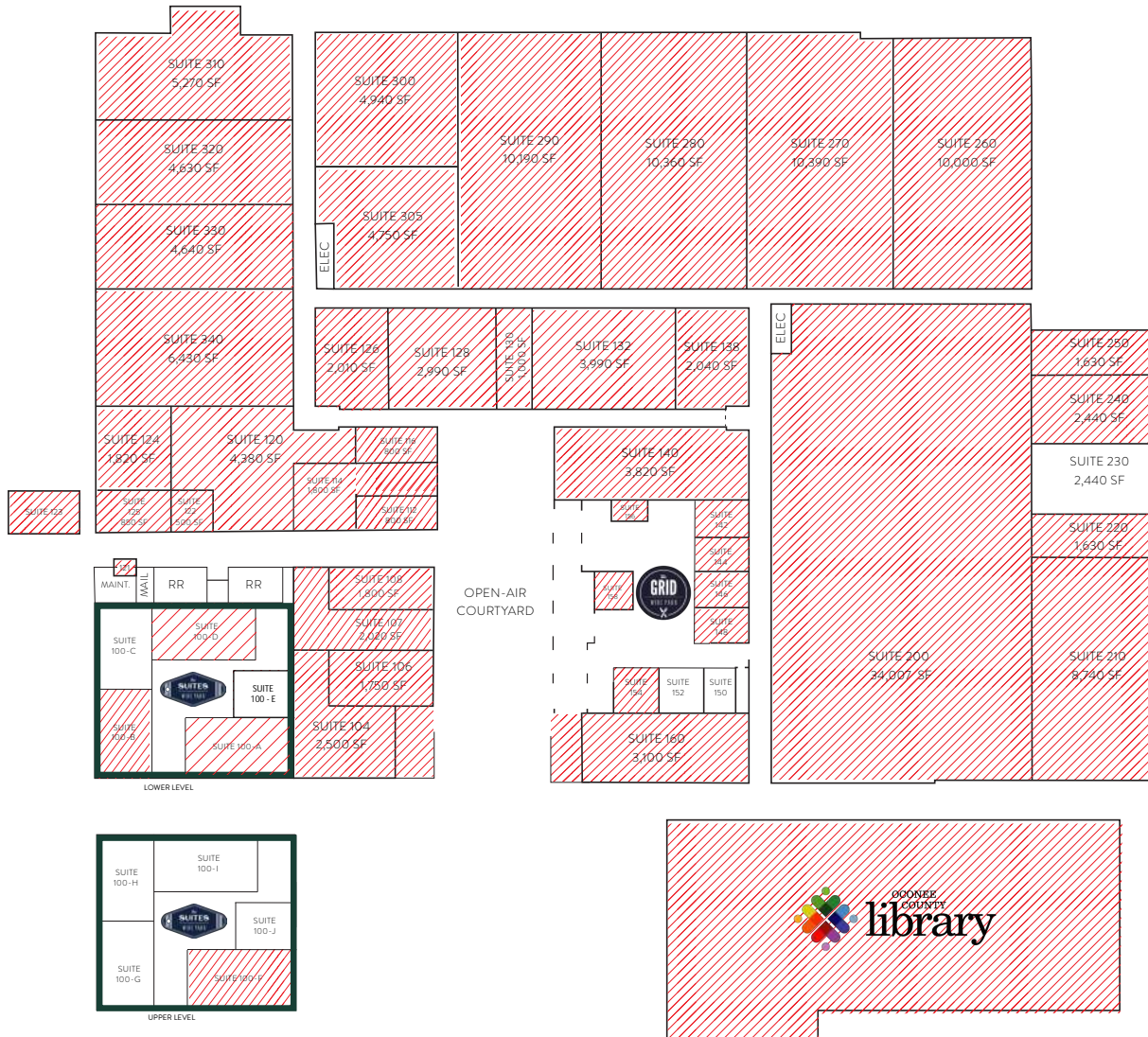
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# DIRECTORY

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## WIRE PARK DIRECTORY

Occupied Available

### THE MARKETPLACE

SUITE 104 Southern Prospect  
SUITE 106 The Bunny Hive  
SUITE 107 Radiant Salon + Boutique  
SUITE 108 1000 Faces and More  
SUITE 112 Athens Running Company  
SUITE 114 Birdawg Boutique  
SUITE 116 The Old Fashioned  
SUITE 120 Fit Body Boot Camp  
SUITE 121 ATM  
SUITE 122 Soco Nutrition  
SUITE 123 Golden Pantry Market  
SUITE 124 Wool Gang Bakery & Grooming  
SUITE 125 Maya's Boutique  
SUITE 126 Lotus Yoga  
SUITE 128 Sugar Polish Nail Bar  
SUITE 130 Scoops  
SUITE 132 Thrive Aesthetics & Wellness  
SUITE 138 Mackay Dental  
SUITE 140 South Main Brewing Company  
SUITE 160 LALO'S Tacos & Cantina

### THE GRID

SUITE 142 Pita Street Mediterranean Grill  
SUITE 144 Double Barrel Barbecue  
SUITE 146 Mama's Boy  
SUITE 148 Original Hot Dog Factory  
SUITE 150 AVAILABLE  
SUITE 152 AVAILABLE  
SUITE 154 Gekko Kitchen  
SUITE 156 South Main Brewing Company  
SUITE 158 The Greenhouse

### THE SUITES

SUITE 100 A	Oconee Eye
SUITE 100 B	Movement Mortgage
<b>SUITE 100 C</b>	<b>AVAILABLE</b>
SUITE 100 D	Urgent Care
<b>SUITE 100 E</b>	<b>AVAILABLE</b>
SUITE 100 F	Ballroom
<b>SUITE 100 G</b>	<b>AVAILABLE</b>
<b>SUITE 100 H</b>	<b>AVAILABLE</b>
<b>SUITE 100 I</b>	<b>AVAILABLE</b>
<b>SUITE 100 J</b>	<b>AVAILABLE</b>

### COMMERCIAL OFFICE SPACE

SUITE 200	The Yard
SUITE 210	Barnett Southern
SUITE 220	Give Back Real Estate
SUITE 230	AVAILABLE
SUITE 240	AVAILABLE
SUITE 250	Gibbs Capital
SUITE 260	Golden Pantry Offices
SUITE 270	South Main Brewing Offices
SUITE 280	AVAILABLE
SUITE 290	Connect Ministries
SUITE 300	Your Pie Dough Making Facility
SUITE 305	Best Level Basketball
SUITE 310	All Bright Electric
SUITE 320	SPG
SUITE 330	330 Cowork
SUITE 340	Budget Blinds / Inspired Closets

Updated 7.17.24

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# 1ST FLOOR PLAN

1725 ELECTRIC AVENUE | WATKINSVILLE, GA 30677

WIRE PARK

LIVE - WORK - PLAY



1944 W. Watkinsville Blvd., Suite 100 • Watkinsville, GA 30677  
227 Watkinsville Blvd., Suite 100 • Watkinsville, GA 30677  
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REV: 1-4/17/24

RELEASED FOR CONSTRUCTION

WIRE PARK - SUITE 100  
THE SUITES at WIRE PARK  
1725 ELECTRIC AVENUE  
WATKINSVILLE, GA 30677



FIRST LEVEL FLOOR PLAN

DATE: 03/28/24  
PROJECT NUMBER: A1.02

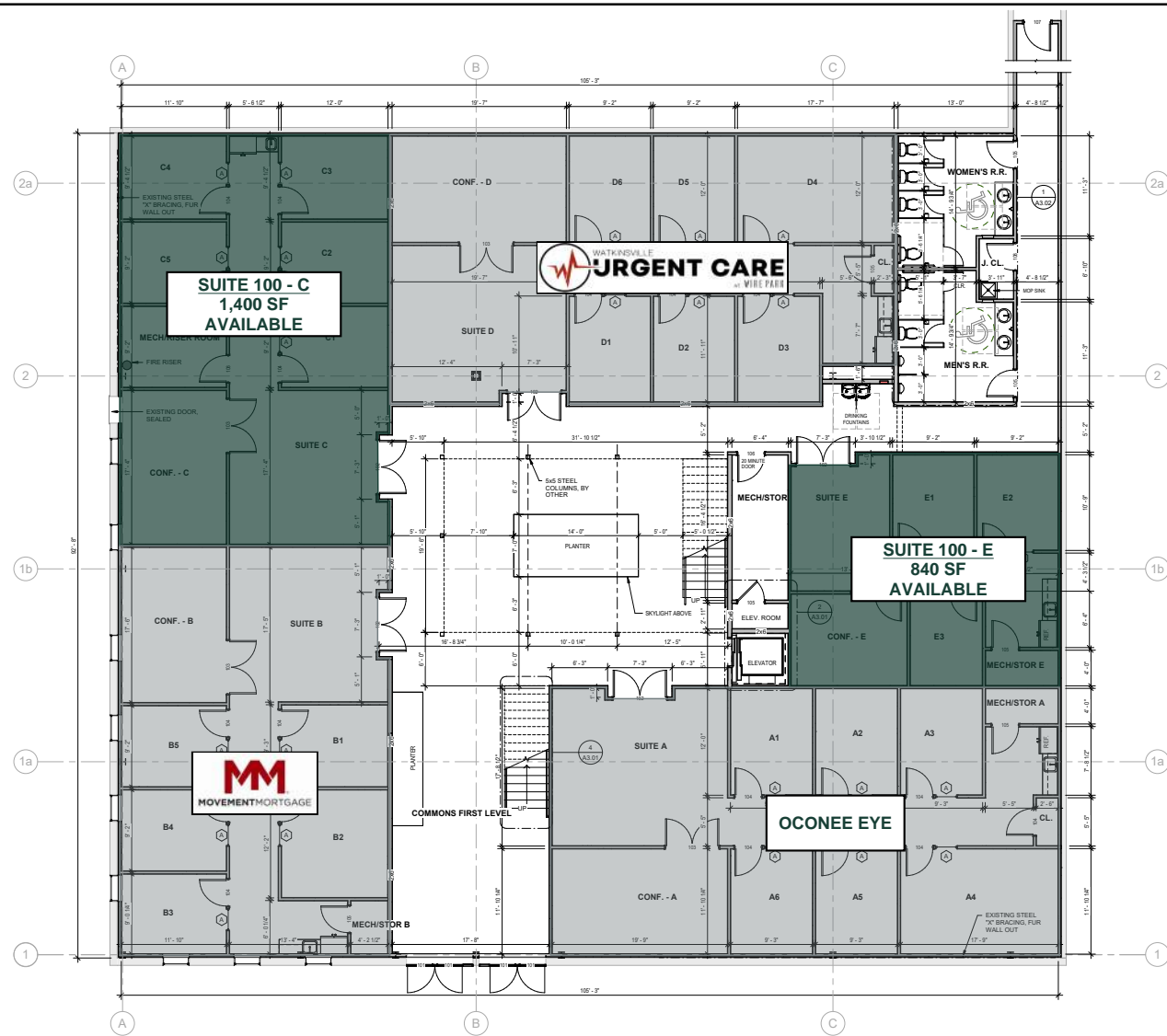
## FRAMING NOTES:

1. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION, PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION (NFPA).
2. ALL STRUCTURAL INFORMATION SHOWN ARE FOR REFERENCE PURPOSES ONLY. ALL STRUCTURAL DESIGN WILL MEET OR EXCEED THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) AND/OR LOCAL BUILDING CODES.
3. THE GENERAL CONTRACTOR SHALL HAVE A LOCAL PROFESSIONAL ENGINEER (P.E.) REVIEW THE STRUCTURAL DESIGN AND SITE CONDITIONS, AND DESIGN ALL FRAMING ELEMENTS SUCH AS JOISTS, BEAMS, GIRDERS, HEADERS, COLUMNS AND RAFTERS. CONSTRUCTION SHALL NOT BEGIN WITHOUT SAID REVIEW OF A P.E.
4. THE CONTRACTOR WILL REVIEW THE PLANS, ELEVATIONS AND DETAILS, AND ADVISE THE OWNER AND/OR ARCHITECT SHOULD ANY CONDITIONS REQUIRE MODIFICATIONS TO THE DESIGN INTENT SHOWN ON THE PLANS, SECTIONS OR EXTERIOR ELEVATIONS.
5. IF "ENGINEERED LUMBER" OR TRUSSES WILL BE USED, THEY WILL BE DESIGNED AND APPROVED BY A P.E. AND MANUFACTURED BY A TPI MEMBER.
6. PROVIDE DOUBLE JOISTS UNDER ALL NON-LOAD BEARING PARTITIONS PARALLEL TO THE SPAN OF THE FLOOR JOISTS.
7. PROVIDE DIAGONAL OR SOLID BLOCKING AT 9" O.C. MAXIMUM IN ALL FLOOR JOISTS, AND SOLID BLOCKING BETWEEN FLOOR JOISTS UNDER WALLS THAT ARE PERPENDICULAR TO THE FLOOR JOISTS.
8. STRUCTURAL LUMBER SHALL BE SOUTHERN PINE #2 OR EQUAL, UNLESS OTHERWISE NOTED.
9. ALL STRUCTURAL WOOD USED IN THE CONSTRUCTION OF STEPS, PORCHES AND DECKS SHALL BE PRESSURE TREATED OR EQUAL.
10. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESURE TREATED.
11. ALL KNEE WALL CONSTRUCTION TO BE DIAGONALLY BRACED AT 4" O.C. MAXIMUM.
12. STUD WALL SUPPORTING TWO FLOORS, CEILING AND ROOF LOADS SHALL BE 2 X 6 AT 16" O.C. ALL OTHER WALLS TO BE 2 X 4 AT 16" O.C. UNLESS OTHERWISE NOTED. STUD WALLS UP TO 10' TALL TO BE BLOCKED SOLID AT MID-HEIGHT. TALLER WALLS TO BE BLOCKED SOLID AT THREE POINTS.
13. ALL HEADERS AND BEAMS TO BE SUPPORTED BY 2X6S EQUAL TO THE WIDTH OF THE BEAM OR SOLID COLUMNS AS SHOWN ON THE PLANS. SUPPORT IS TO BE CONTIGUOUS TO THE FOUNDATION OR OTHER SUPPORT BELOW.
14. POCKET DOORS SHALL BE FULL SIZE SLIDING DOORS HUNG ON HEAVY TRACK CENTERED IN A 2x6 WALL FRAMED W/ TIMBERSTRAND LUMBER.

- NOTE: USE SIF TYPE X MOISTURE RESISTANT GYP. BD. AT BATHROOMS AND WET LOCATIONS
- TYPE 1: 2x6 WOOD STUD @ 16" O.C. / SOUND BATT INSULATION / 5/8" GYP. BD.
- TYPE 2: 2x4 WOOD STUD @ 16" O.C. / SOUND BATT INSULATION / 5/8" GYP. BD.
- TYPE 3: 2x6 WOOD STUD @ 16" O.C. / SOUND BATT INSULATION / TYPE 'X' 5/8" GYP. BD. / UL U20S - 1 HOUR PARTITION INTERIOR
- NOTE: FIRE GASKET AND SEAL TOP AND BOTTOM PLATES. ELEVATOR SHIFTS SHALL BE CONTINUOUS UP TO BOTTOM OF ROOF DECK.

## WALL TYPES

FIRST FLOOR PLAN  
3/16" = 1'-0"



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# 2ND FLOOR PLAN

1725 ELECTRIC AVENUE | WATKINSVILLE, GA 30677

WIRE PARK

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REV: 1-4/17/24

RELEASED FOR CONSTRUCTION

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THE SUITES at WIRE PARK  
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SECOND LEVEL  
FLOOR PLAN

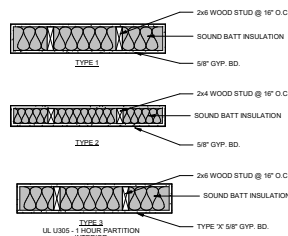
DATE: 03/28/24  
PROJECT NUMBER: 00000

A1.03

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5. IF "ENGINEERED LUMBER" OR TRUSSES WILL BE USED, THEY WILL BE DESIGNED AND APPROVED BY A.P.E. AND MANUFACTURED BY A TPI MEMBER.
6. PROVIDE DOUBLE JOISTS UNDER ALL NON-LOAD BEARING PARTITIONS PARALLEL TO THE SPAN OF THE FLOOR JOISTS.
7. PROVIDE DIAGONAL OR SOLID BLOCKING AT 8' O.C. MAXIMUM IN ALL FLOOR JOISTS, AND SOLID BLOCKING BETWEEN FLOOR JOISTS UNDER WALLS THAT ARE PERPENDICULAR TO THE FLOOR JOISTS.
8. STRUCTURAL LUMBER SHALL BE SOUTHERN PINE #2 OR EQUAL, UNLESS OTHERWISE NOTED.
9. ALL STRUCTURAL WOOD USED IN THE CONSTRUCTION OF STEPS, PORCHES AND DECKS, SHALL BE PRESSURE TREATED OR EQUAL.
10. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.
11. ALL KNEE WALL CONSTRUCTION TO BE DIAGONALLY BRACED AT 4' O.C. MAXIMUM.
12. STUD WALL SUPPORTING TWO FLOORS, CEILING AND ROOF LOADS SHALL BE 2 X 6 AT 16" O.C. ALL OTHER WALLS TO BE 2 X 4 AT 16" O.C. UNLESS OTHERWISE NOTED. STUD WALLS UP TO 10' TALL TO BE BLOCKED SOLID AT MID-HEIGHT. TALLER WALLS TO BE BLOCKED SOLID AT THIRD POINTS.
13. ALL HEADERS AND BEAMS TO BE SUPPORTED BY 2X6 EQUAL TO THE WIDTH OF THE BEAM OR SOLID COLUMNS AS SHOWN ON THE PLANS. SUPPORT IS TO BE CONTIGUOUS TO THE FOUNDATION OR OTHER SUPPORT BELOW.
14. POCKET DOORS SHALL BE FULL SIZE SOLIDCORE DOORS HUNG ON HEAVY TRACK CENTERED IN A 2x4 WALL FRAMED W/ TIMBERSTRAND LUMBER.

NOTE:  
USE 5/8" TYPE X MOISTURE RESISTANT GYP. BD. AT BATHROOMS AND WET LOCATIONS

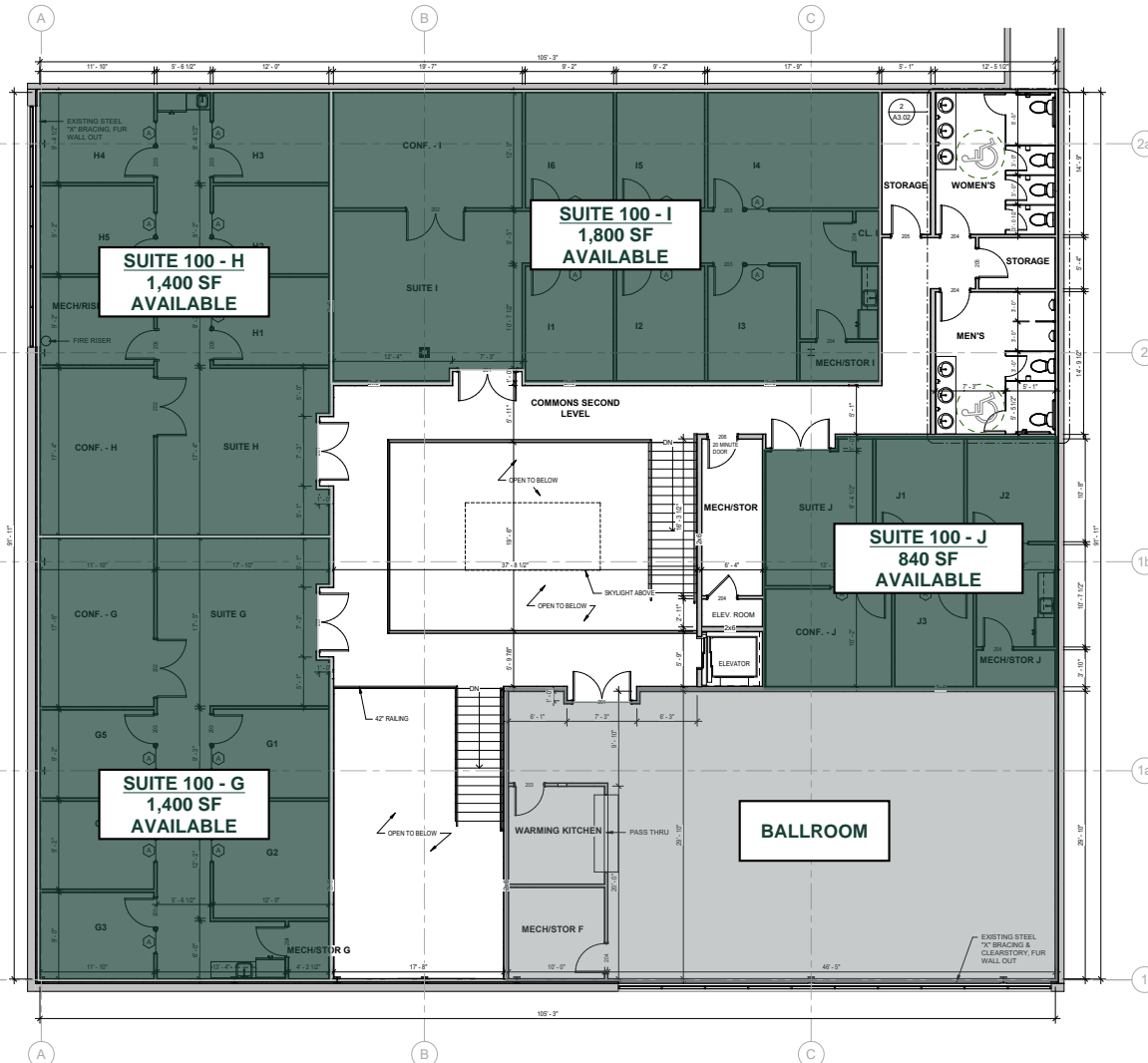


NOTE: FIRE CAULK AND SEAL TOP AND BOTTOM PLATES.  
ELEVATOR SHAFT DALL TO BE CONTIGUOUS UP TO BOTTOM OF ROOF DECK

## WALL TYPES

## SECOND FLOOR PLAN

3/16" = 1'-0"



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# WIRE PARK RESIDENTIAL

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WIRE PARK  
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## THE FLATS WIRE PARK

- (60) APARTMENT UNITS
- 4<sup>th</sup> QTR 24' DELIVERY



## THE TOWNS AT WIRE PARK

- (21) TOWNHOMES UNITS
- 1<sup>ST</sup> QTR 25' DELIVERY

(46) SINGLE FAMILY HOMES  
2025 DELIVERY

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# NEIGHBORHOOD AERIAL

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## LOCAL AERIAL

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# DEMOGRAPHICS

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## DEMOGRAPHIC PROFILE: OCONEE COUNTY

**#1**

BEST COUNTY TO LIVE IN  
GEORGIA (Niche Media)

**#1**

BEST PUBLIC SCHOOL  
IN GEORGIA  
(Niche Media)

**#1**

BEST COUNTY TO BUY  
A HOUSE IN GEORGIA  
(Niche Media)

**#2**

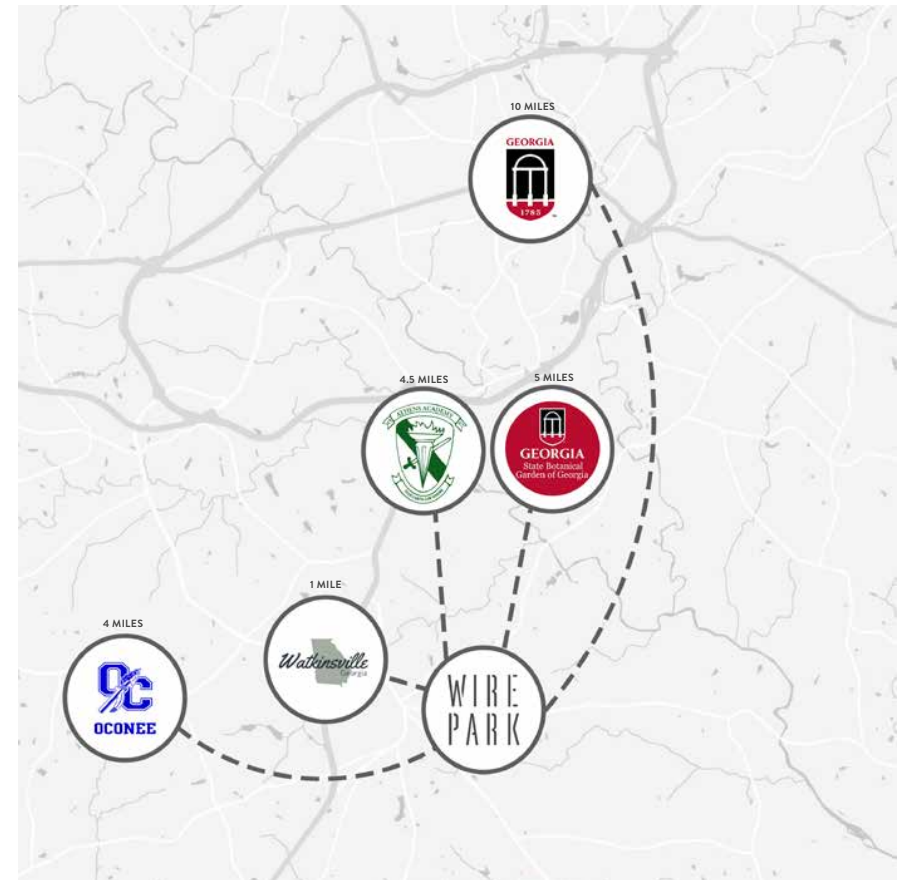
BEST COUNTY FOR  
FAMILIES IN AMERICA  
(Niche Media)

**\$114,587**

AVERAGE HOUSEHOLD  
INCOME (Esri)

**270,436**

POPULATION  
WITHIN 30 MINUTES  
OF WIRE PARK (Esri)



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# EVENTS

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## EVENTS AT WIRE PARK\*

### 28-ACRE RUN CLUB

Explore the grounds of Wire Park at our weekly guided run club. All levels are welcome.

**Saturdays / 10-11AM / Public greenspace**

### KIDS CONNECTION

Preschoolers are invited to join us in the Marketplace Courtyard for crafts, games, and more.

**Wednesdays / 10AM - 12PM / Marketplace Courtyard**

### FRIDAY NIGHT MOVIES IN THE MARKETPLACE

Come for dinner and stay for family-friendly movies in our open-air Marketplace Courtyard.

August 6 | *The Sandlot*  
August 13 | *The Secret Life of Pets*  
August 20 | *The Goonies*  
August 27 | *Despicable Me*

**Fridays / 7PM / Marketplace Courtyard**

### LITS & KNITS

Bring a project or learn how to knit. All levels welcome.

**Wednesdays / 6-7PM / Oconee Library**

### BOCCE BALL

Enjoy bocce ball in the lawn followed by social hour at The Grid. Register at [WirePark.net](http://WirePark.net)

**Mondays / 6-7PM / The Lawn**

### FAMILY BINGO

Grab dinner from The Grid and join us in the Marketplace Courtyard for family BINGO night and a chance to win prizes from our retailers and restaurants.

**Sundays / 5:30PM / Marketplace Courtyard**

### LIVE AT WIRE PARK

This weekly music series will feature live tunes and family fun.

**Saturdays / 6-10PM / The Lawn**

### TRIVIA NIGHT

Join us for weekly trivia at The Grid.

**Wednesdays / 6-8PM / The Grid**

### TEEN BOOK CLUB

Open to all teens in grades 8-12.

**Saturdays / 10-11AM / Oconee Library**

### CORNHOLE LEAGUE

Enjoy cornhole in the lawn followed by social hour at The Grid. Register at [WirePark.net](http://WirePark.net)

**Thursdays / 6-7PM / The Lawn**

### YOGA IN THE PARK

All levels are welcome to join us for complimentary 60-minute yoga class followed by social hour at The Grid.

**Tuesdays / 5:30PM / The Lawn**

*\*Sample selection of weekly events. Actual programming may vary.*

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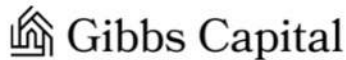
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# WIRE PARK PARTNERS & TENANTS

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330 cowork



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