



FOR LEASE

PROFESSIONAL OFFICE BUILDING ALONG HWY 60 – GAINESVILLE BUSINESS DISTRICT

1102 THOMPSON BRIDGE RD | GAINESVILLE, GA 30501

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Norton Commercial Acreage Group, LLC

434 Green Street | Gainesville, GA 30501
NortonCommercial.com

OFFERING SUMMARY

1102 THOMPSON BRIDGE RD | GAINESVILLE, GA 30501



For Lease: \$20 PSF + OPEX



Term: 5-yr Min
Annual Escalation: 4%
Renewal Options: Negotiable



Building SF: 9,354 +/- SF
Rentable SF: 9,000 +/- SF
**Owner to retain area indicated in floor plan*
[Click for Floor Plan](#)



City of Gainesville
Current Zoning: N-B
- Neighborhood Business



Traffic Count: 32,000+ VPD
Parking : (2) lots
Access: Thompson Bridge Rd
Oak Tree Dr



TM



The information contained herein is from other sources and believed to be reliable. No independent investigation of the property or the information contained herein has been made, and no representation is made as to the accuracy or completeness thereof. Some images may have been AI Generated and/or altered for visual assistance. Properties are subject to sale, withdrawal and other sales or rental condition. Terms are subject to errors and change without notice.

DOWNTOWN GAINESVILLE

*THE HEART OF HALL COUNTY — A THRIVING,
WALKABLE DOWNTOWN WHERE CULTURE,
BUSINESS, AND COMMUNITY COME TOGETHER*

VISIBLE

**PRIME
LOCATION**

PROPERTY OVERVIEW

The iconic WDUN Radio Station property is now available for lease as a professional office building. This well-known Gainesville landmark offers a distinctive opportunity for businesses seeking a space with character, credibility, and strong local recognition. The property features a functional layout well-suited for a variety of office users, including professional services, medical, creative firms, and administrative operations. With excellent visibility and a unique identity in the market, this is a rare opportunity to establish your business in a location that stands out while still meeting the practical needs of today's office environment



1 MILE

SUBJECT

HWY 129

Oak Tree Dr

Thompson Bridge Rd



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VISIBLE

**PRIME
LOCATION**

SUBJECT

1 MILE

DAHLONEGA

21 MILES

LOCATION OVERVIEW

Gainesville, Georgia's business district serves as the economic hub of Hall County, blending a revitalized downtown core with strong commercial corridors along Jesse Jewell Parkway, Dawsonville Highway, and Browns Bridge Road. The area supports a diverse mix of healthcare, professional services, retail, hospitality, and government anchored by Northeast Georgia Medical Center and a growing entrepreneurial scene. Ongoing investment in streetscapes, mixed-use development, and Lake Lanier tourism continues to drive growth, making Gainesville a regional center for business, jobs, and community activity in Northeast Georgia.

**HALL COUNTY
COURTHOUSE**

**Brenau
UNIVERSITY**
1878

**Northeast Georgia
Medical Center**

E.E. Butler Pkwy
Jesse Jewell Pkwy

NORTON
SINCE 1928

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**DOWNTOWN
GAINESVILLE**

1 MILE

Oak Tree Drive



**Additional access
And Parking Lot**

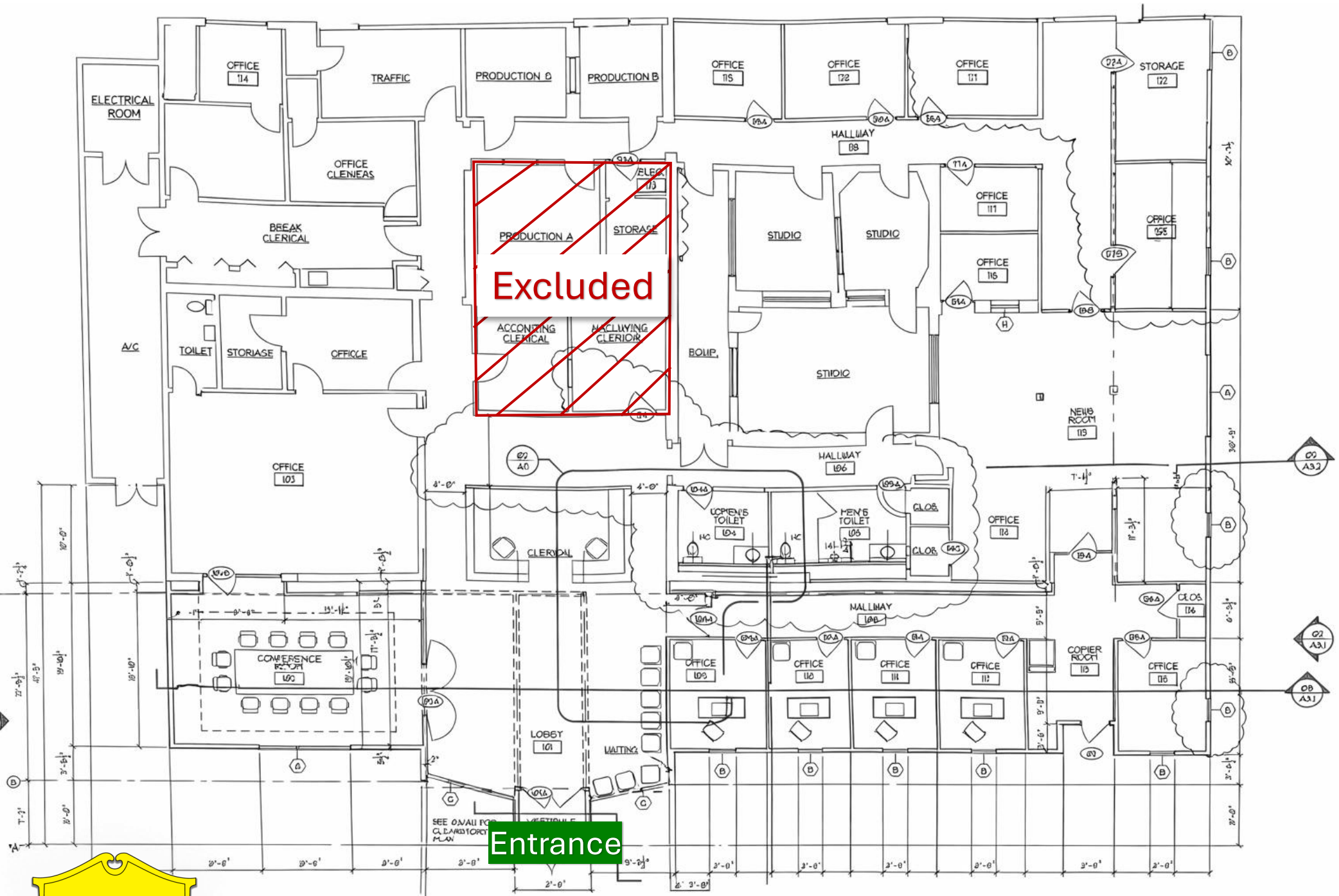


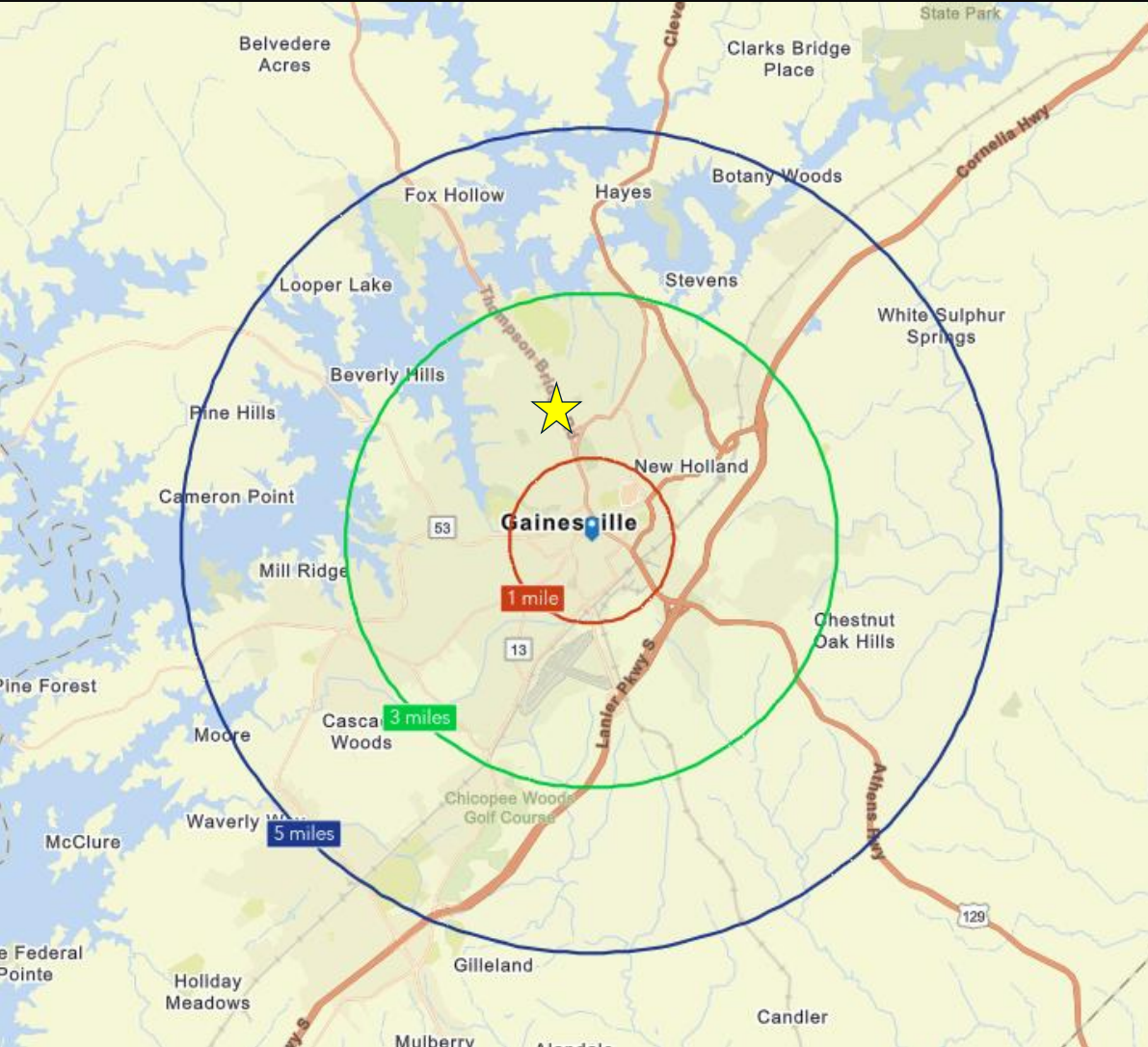
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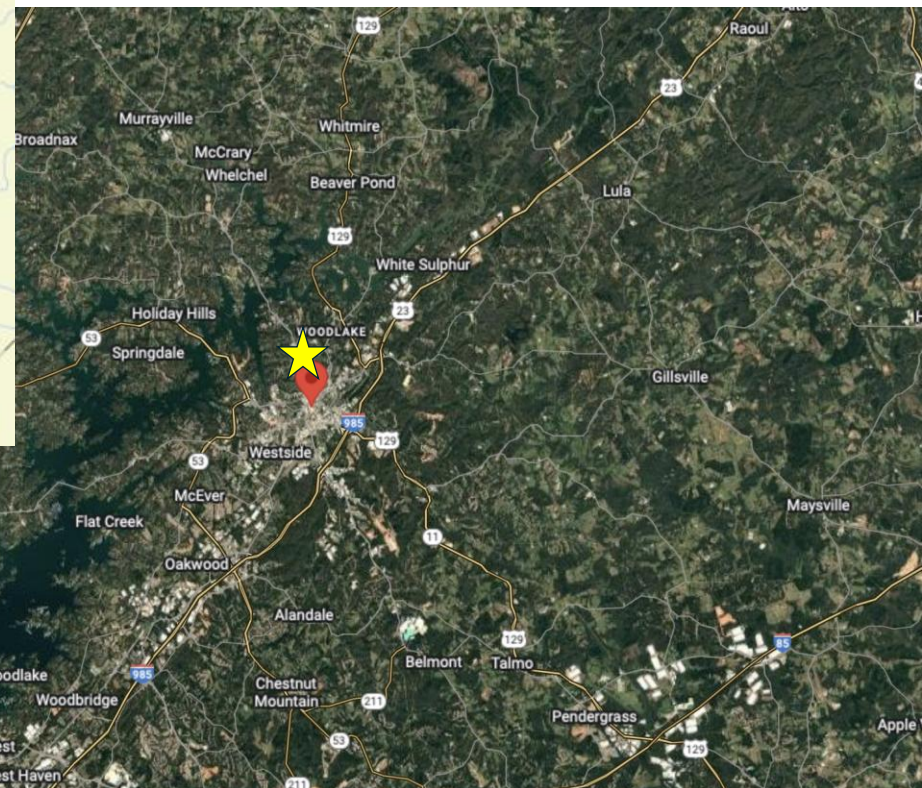




MILE RADIUS FROM DOWNTOWN GAINESVILLE

- 1-Mile Radius
- 3-Mile Radius
- 5-Mile Radius

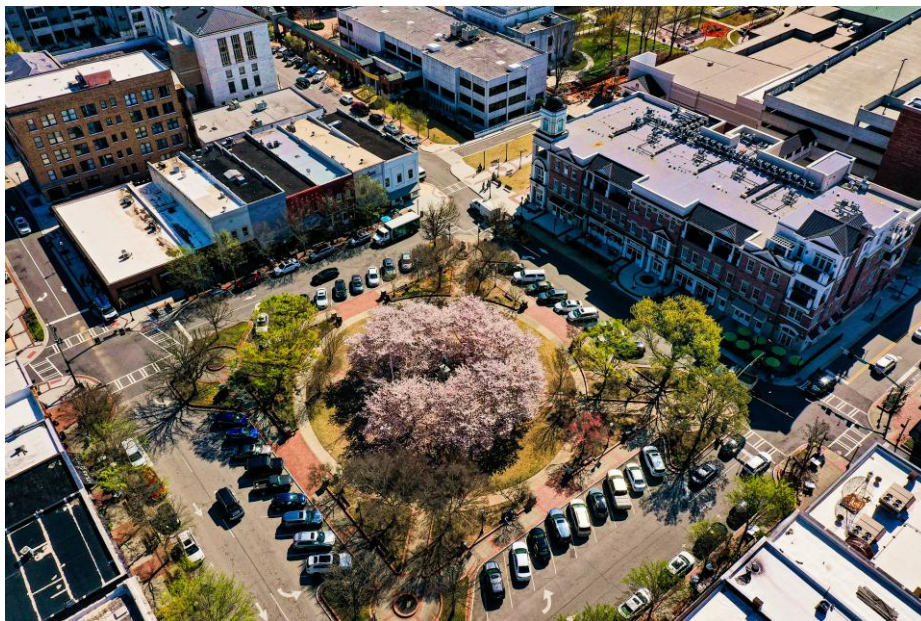
Property access from Thompson Bridge Rd and Oak Tree Dr, which provides access to Hwy 129 / Riverside Drive.



LOCATION MAP



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DOWNTOWN GAINESVILLE

Downtown Gainesville is the lively heart of the city, full of charm, character, and a strong sense of community. Set within the historic Commercial District, the area spans about 18 acres and features over 50 beautifully preserved buildings. Main and Washington Streets are lined with unique boutiques, cozy cafés, local art galleries, and popular spots for live music, rooftop drinks, and even old-school arcade fun. Landmarks like the Old Hall County Courthouse and the Smithgall Arts Center with its outdoor pavilion add culture and history to the mix. With regular festivals, a downtown trolley, and plenty of walkable streets, it's a vibrant place where locals and visitors love to gather.

LAKE LANIER

Lake Lanier adds a ton of lifestyle value to the area. With nearly 700 miles of shoreline, it's the kind of place where you can spend the day boating, fishing, paddle boarding, or just relaxing by the water. Locals enjoy a variety of marinas, waterfront restaurants, and scenic spots to unwind—whether it's a weekend adventure or a quick evening escape. Lake Lanier Islands is a major draw, offering everything from lakeside beaches and golf to the family-favorite Margaritaville Water Park, making it easy to turn a regular day into a mini vacation.

NORTHEAST GEORGIA MEDICAL CENTER

Northeast Georgia Medical Center is just minutes away and plays a big role in supporting the health of the community. As the main hospital in the Northeast Georgia Health System, it offers 653 beds and a wide range of advanced services—including a Level I Trauma Center, 28 operating rooms, and full emergency care. Families especially benefit from the Women & Children's Pavilion, which includes a Level III NICU and dedicated pediatric services. In 2025, NGMC opened its new 11-story Green Tower—a \$566 million expansion that added 96 inpatient beds (with future capacity for over 190), a rooftop helipad with direct access to surgical and cardiac care, and a modernized emergency department. It's a trusted resource for high-quality care, right around the corner.

