

New Dacula Office & Medical Office Suites

±2,801 SF - ±13,138 SF Available For Lease

2103 Braselton Highway
Dacula, GA 30019



Property Video



Bull Realty, Inc.
50 Glenlake Parkway
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Leasing Agent
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New Development

- $\pm 2,801$ SF - $\pm 13,138$ SF available for lease
- $\pm 30,138$ SF medical and professional office development built in 2023
- Zoned OI
- Second generation spec suite, build-to-suit suites
- Monument signage and building signage available
- Competitive rental rates and tenant improvement allowance packages
- Located in Dacula, GA and only 5 miles south of the Mall of Georgia and 8 miles north of Northside Hospital Gwinnett
- Easy access to Highway 85 with great visibility from Braselton Hwy
- Offers onsite property management and secured building with hi-tech security access



Property Video

$\pm 2,801$ SF - $\pm 13,138$ SF Spaces

Availability

122

Parking

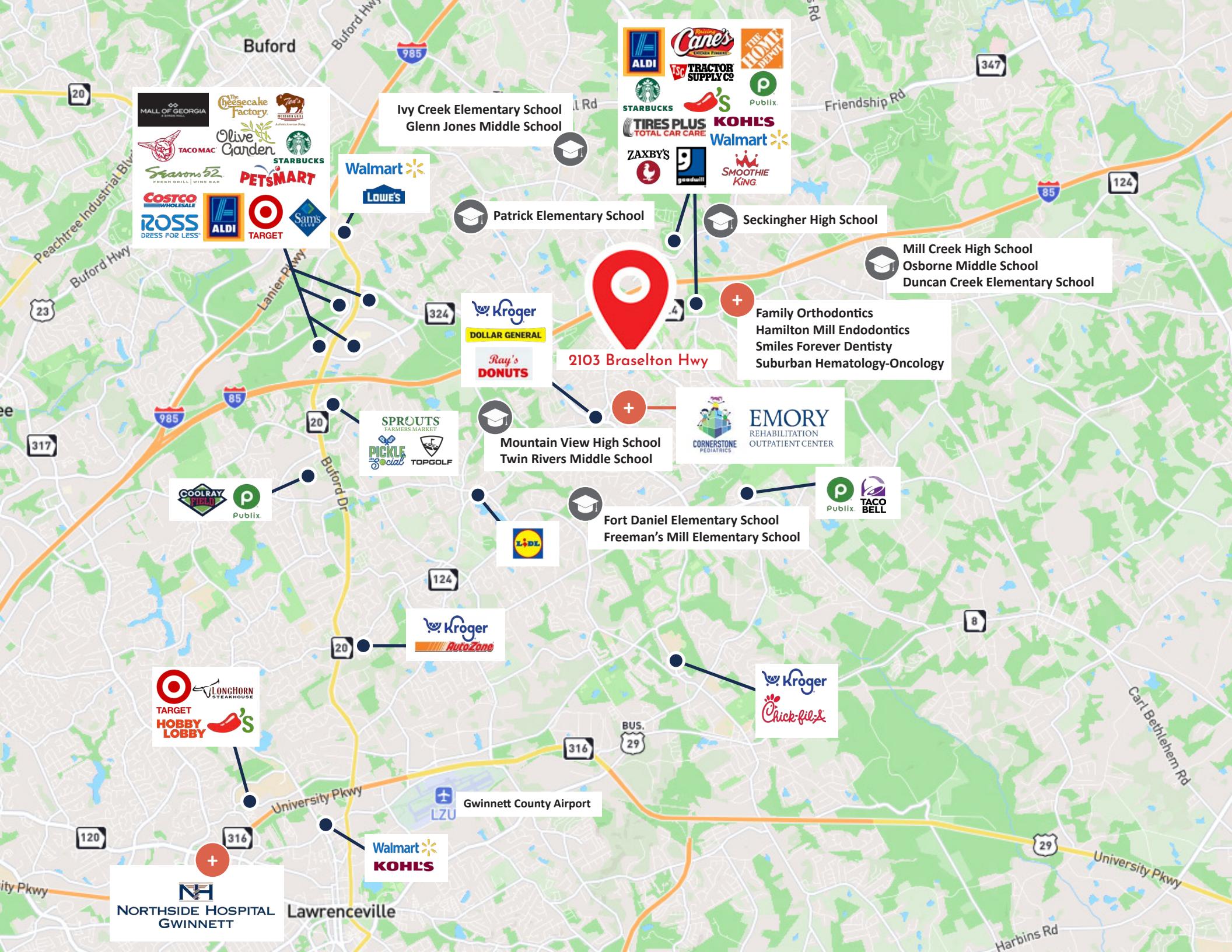
$\pm 30,138$ SF

Total Building Size

\$25/SF

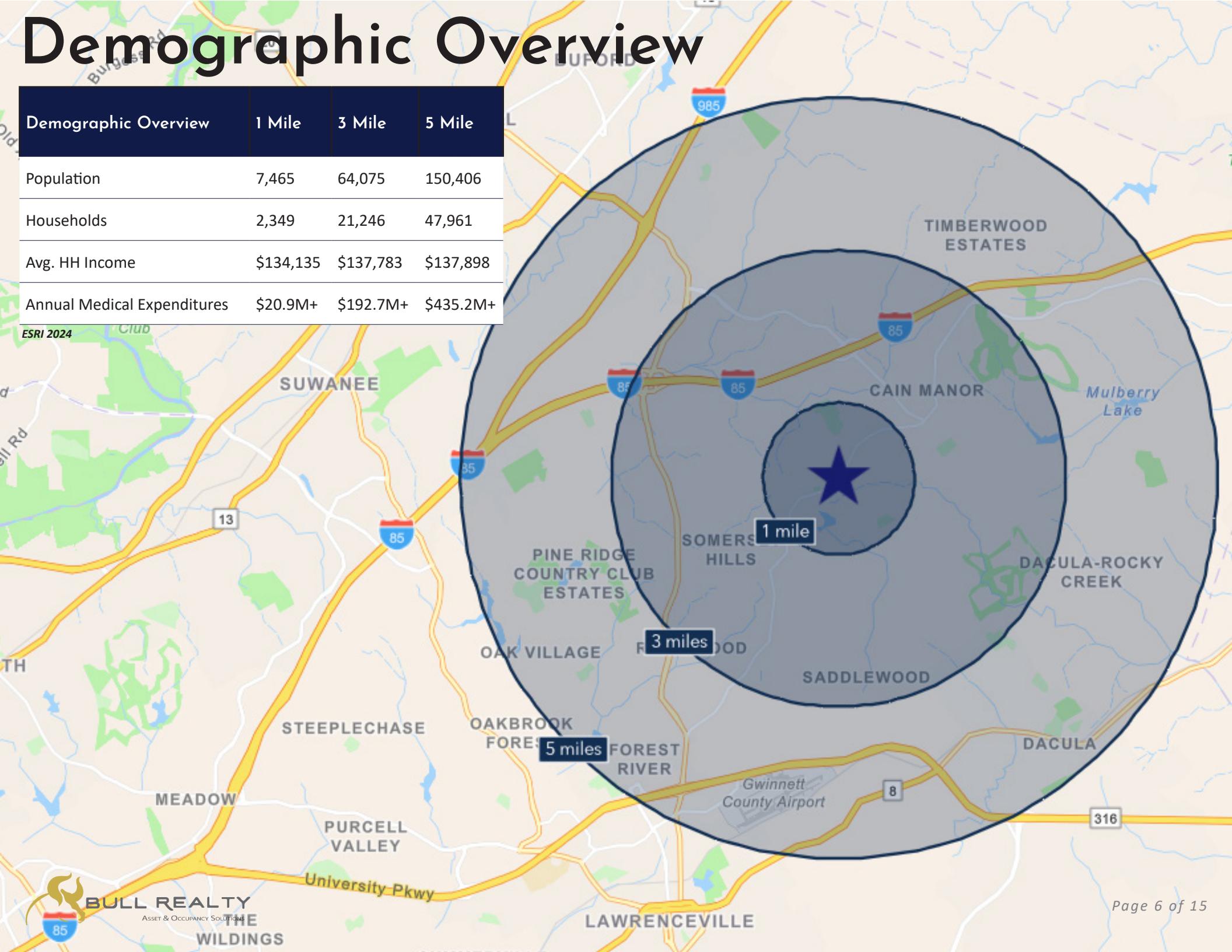
Starting Rental Rates





Demographic Overview

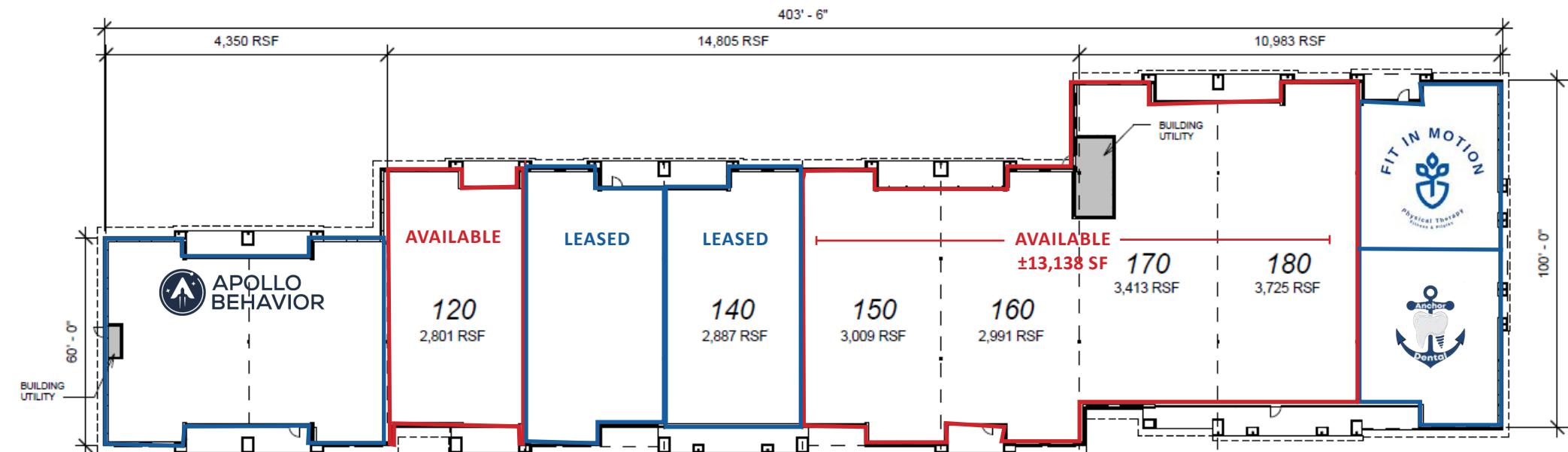
Demographic Overview	1 Mile	3 Mile	5 Mile
Population	7,465	64,075	150,406
Households	2,349	21,246	47,961
Avg. HH Income	\$134,135	\$137,783	\$137,898
Annual Medical Expenditures	\$20.9M+	\$192.7M+	\$435.2M+





A modern, two-story brick building with a flat roof and large windows. The building is set against a clear blue sky with some trees in the background. A white rectangular box is overlaid on the left side of the image, containing the word "Availability".
Availability

Availability

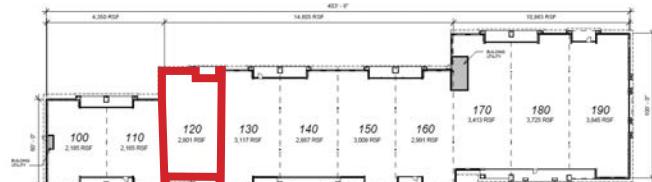


Suite 120



Virtual Tour

Space Size:	±2,801 SF
Space Condition:	Fully built out
Ideal Use:	Medical Office
Availability:	Immediate



Suite 120



Waiting Room



Back Entrance -Lobby



Exam Room



Hallway & Nurse's Station



Reception - Check-in/out



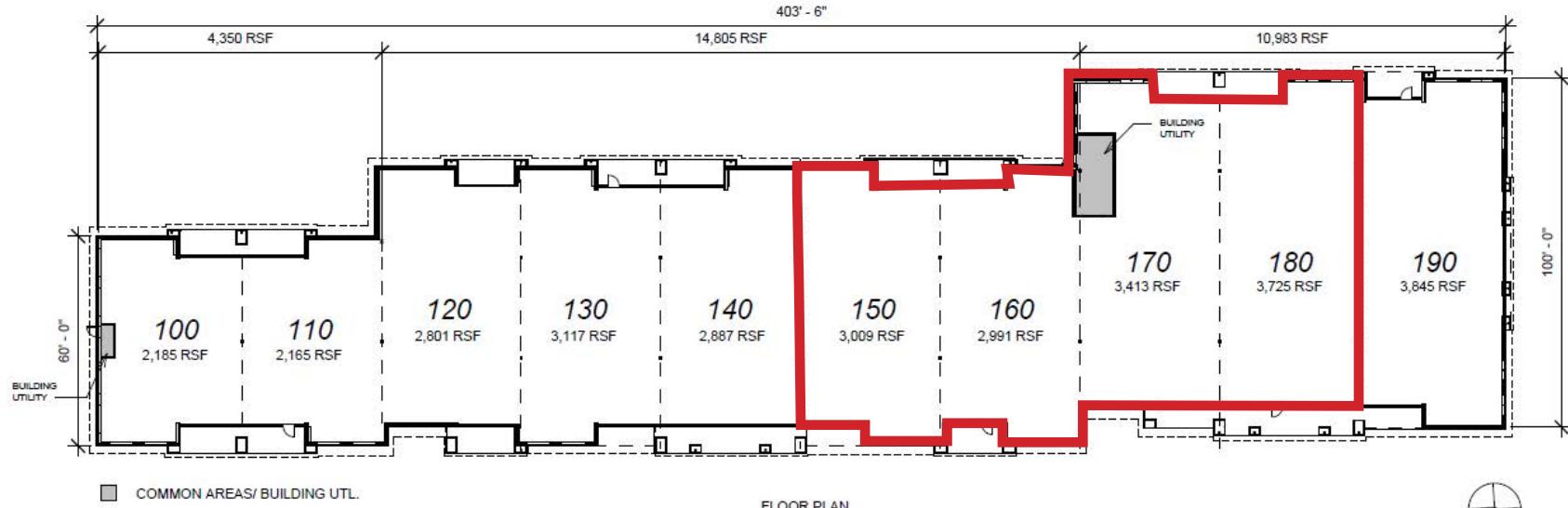
Lab

Suites 150-180



Virtual Tour

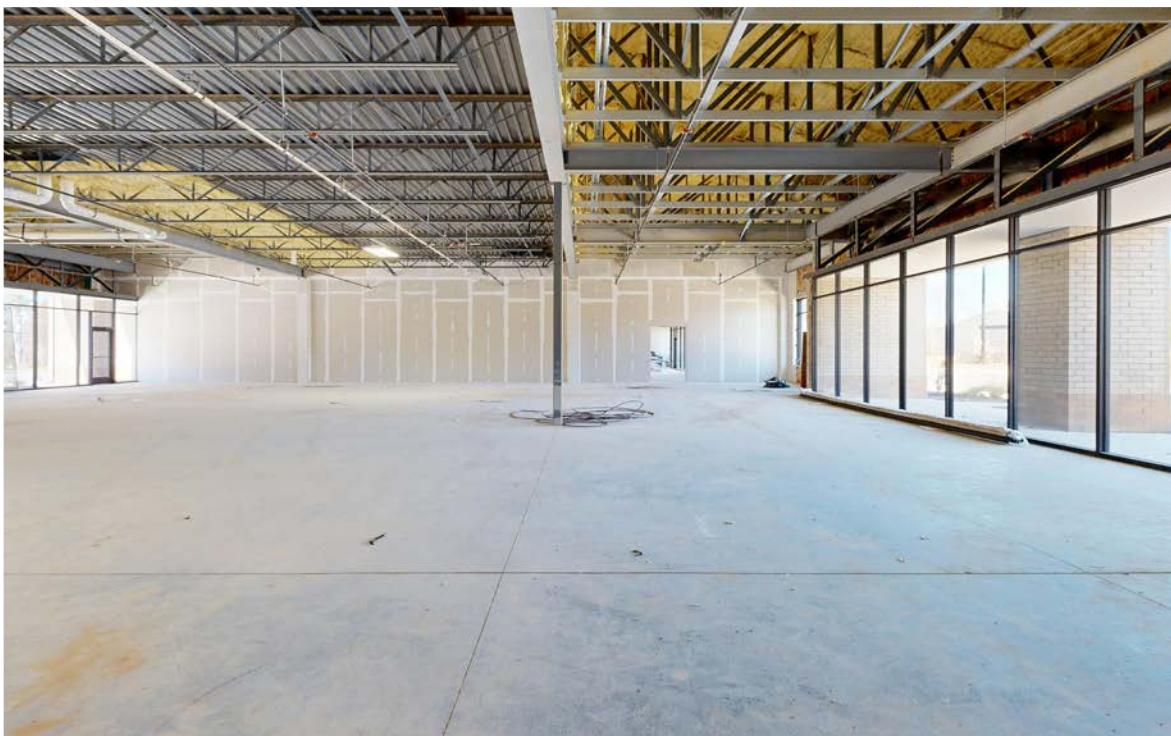
Space Size:	±3,009 SF - ±13,138 SF
Space Condition:	Shell
Ideal Use:	Medical Office
Availability:	Immediate



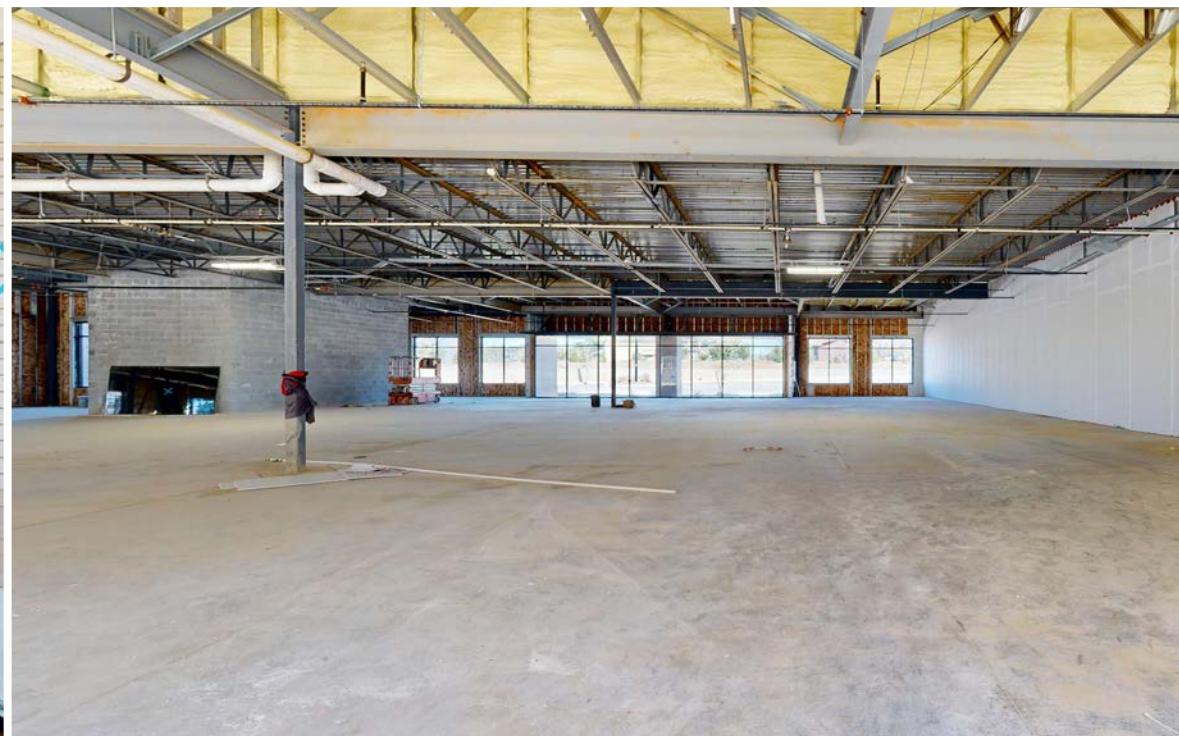
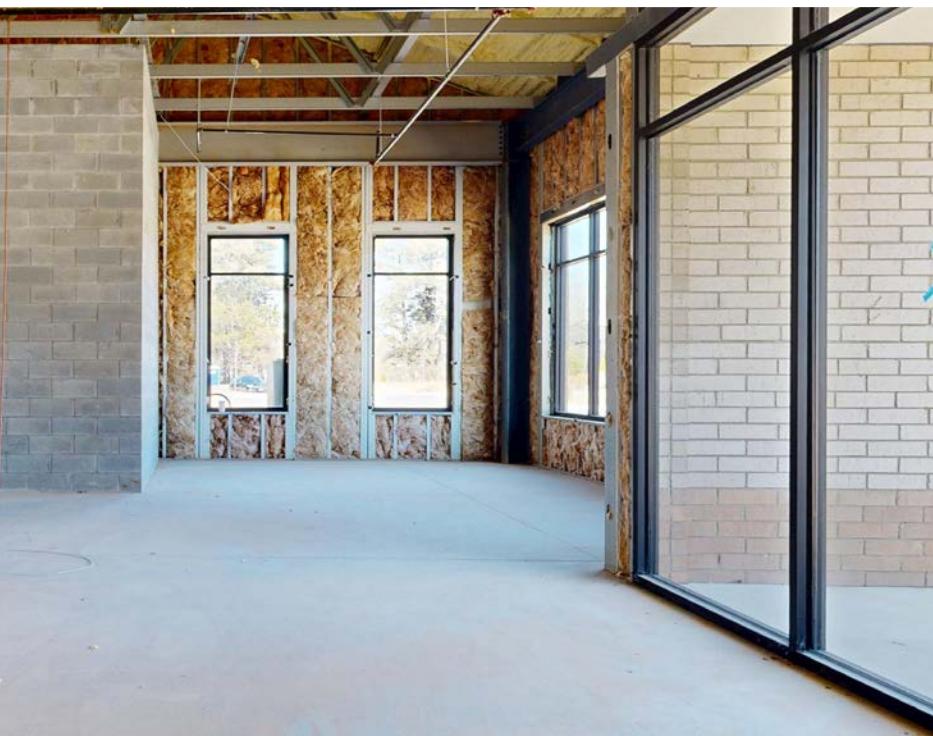
0' 15' 30' 60'

scale = 1" = 30'-0" (on 11x17)

Suites 150-180



Suites 150-180



MEET THE TEAM



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AUBRI FRANKLIN
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ABOUT BULL REALTY

MISSION:

To provide a company of advisors known for integrity and the best disposition marketing in the nation

SERVICES:

Disposition, acquisition, project leasing, tenant representation and consulting services

SECTORS OF FOCUS:

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties

AMERICA'S COMMERCIAL REAL ESTATE SHOW:

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants including Bull Realty's founder Michael Bull CCIM share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or on the show website: www.CREshow.com.

JOIN OUR TEAM

Bull Realty is continuing to expand by merger, acquisition and welcoming agents with proven experience. As a regional commercial brokerage firm doing business across the country, the firm recently celebrated 27 years in business.

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27

YEARS IN
BUSINESS



ATL
HEADQUARTERED IN
ATLANTA, GA



LICENSED IN
8
SOUTHEAST
STATES

