



**CUSHMAN &  
WAKEFIELD**

THE OVERLOOK

**Office / Retail  
FOR LEASE**

**5,306 SF Available in Athens**

**494 BAXTER ST**

**ATHENS, GA 30605**

1180 Peachtree Street NE Suite 3100  
Atlanta, GA 30309  
+1 404 875 1000

[cushmanwakefield.com](http://cushmanwakefield.com)

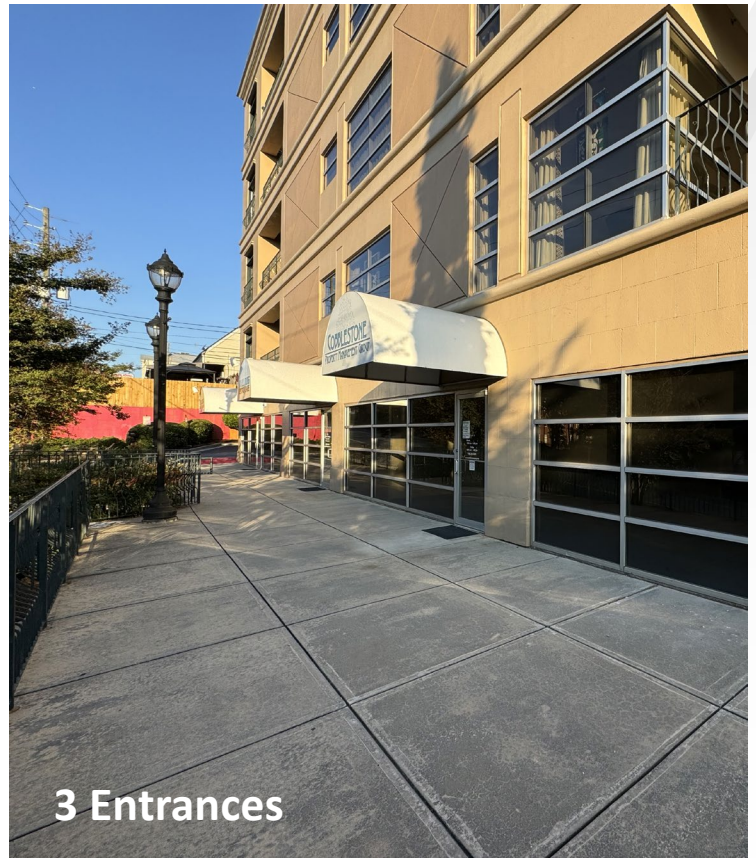
**FOR LEASE**  
494 Baxter St, Athens, GA 30605



**Signage & Front Door**



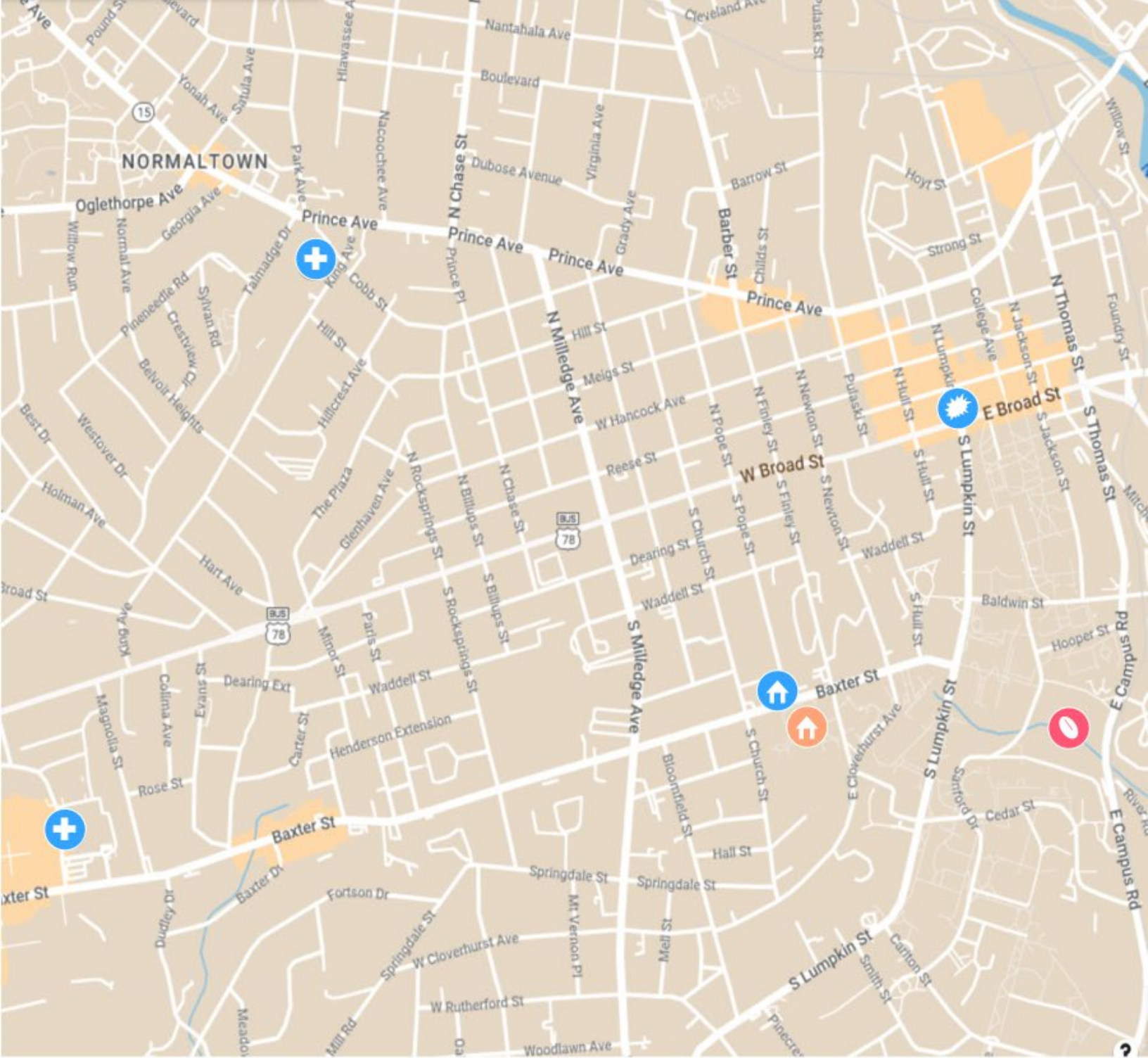
**Side Parking**



**3 Entrances**

**FOR LEASE**  
494 Baxter St, Athens, GA 30605





## AREA MAP



St. Mary's Hospital



Athen's Regional Medical Center



494 Baxter Street



UGA Dorms (Russel, Brumby, Creswell, and BDM)



Downtown Athens

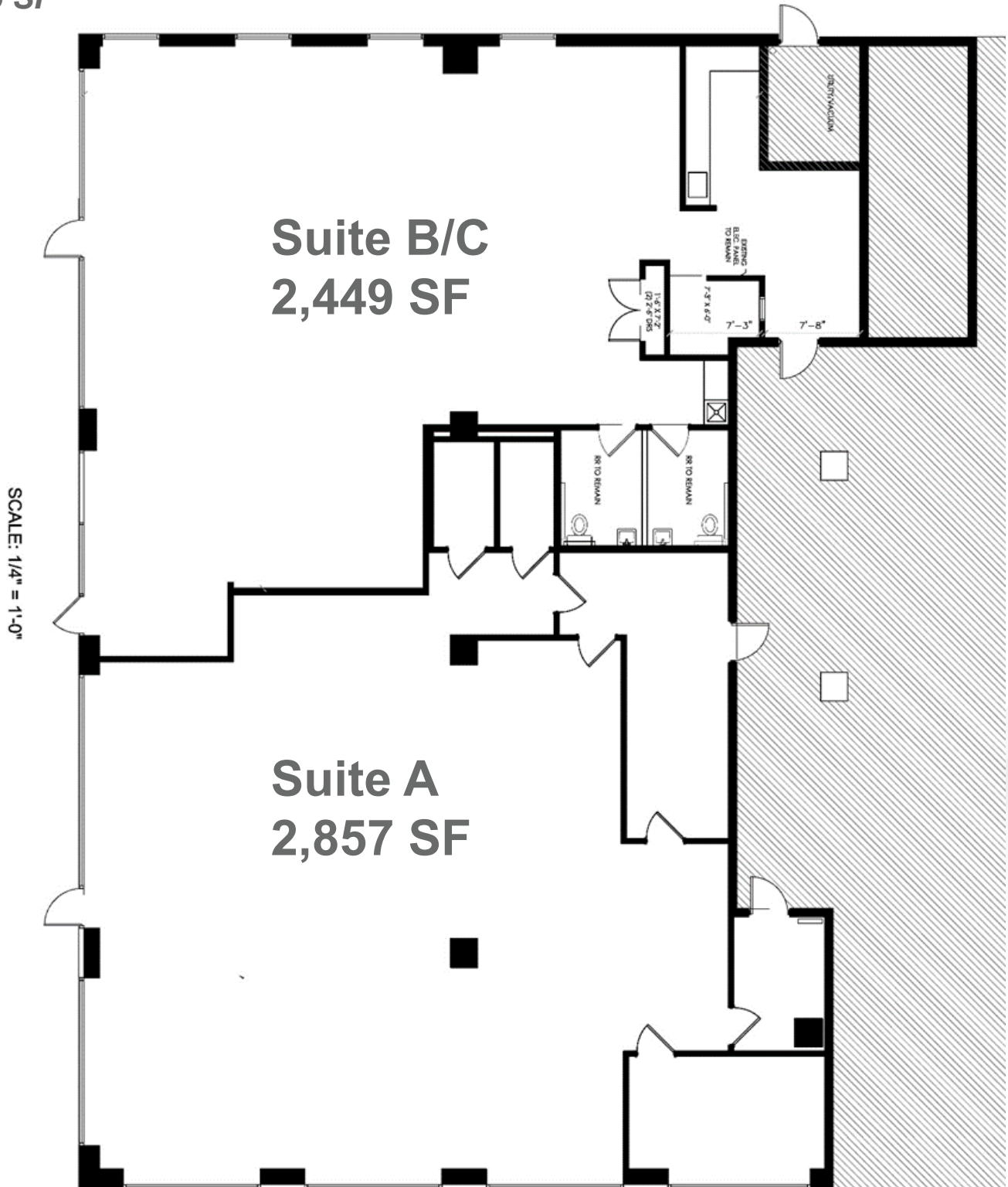


UGA Sanford Stadium

**FOR LEASE**  
494 Baxter St, Athens, GA 30605



**1st Floor**  
**5,306 SF**



**FOR LEASE**  
494 Baxter St, Athens, GA 30605



## 1<sup>st</sup> Floor Availability in Prime Athens Location

- 5,306 SF on the 1st Floor
- \$25 NNN
- On UGA campus
- Located directly across the street from the UGA dorms
- Walkable to several campus buildings
- 21 designated commercial parking spots
- Wheelchair accessible
- Abundant natural light with large windows

For more information, please contact:

**Caroline Shore**

Associate

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