



Oakwood Business Center

OFFERING SUMMARY

Lease Rate:	\$2,750 per month (MG)
Number of Units:	2
Available SF:	2,000 SF
Building Size:	12,600 SF
Zoning:	Neighborhood Business

FOR INFORMATION

BRIAN HUGHS, CCIM
Principal/Associate Broker
o | 770.988.6383
c | 678.316.4445
brian@candler.com

BENNETT SMITH
Commercial Sales Associate
o | 770.988.6383
c | 770.718.6565
bennett@candler.com

135 Maple Street NW
Gainesville, GA 30501
www.candler.com

Oakwood Business Center

4209 Oakwood Road, Oakwood, GA 30566



Building Information

Building Class	B
Tenancy	Multiple
Number of Floors	2
Average Floor Size	6,300 SF
Year Built	2005
Gross Leasable Area	12,600 SF
Construction Status	Existing

Property Highlights

- One office suite available for lease in downtown Oakwood
- Located in the Oakwood Business Center behind Oakwood Municipal Building
- Unit 2/3: 2,000 +/- square feet
- Current layout has one private office, two large open work areas, and two restrooms.
- Space can be reconfigured to add additional private offices or modify layout as needed.
- Parking: 57 spaces with a parking ratio of 4.5/1000 SF
- Less than a mile from I-985 at Exit 16

Presented By:

brian@candler.com
Principal/Associate Broker
770.988.6383

Brian Hughs, CCIM

bennett@candler.com
Commercial Sales Associate
770.988.6383

Bennett Smith



135 Maple Street NW, Gainesville, GA 30501 | 770.988.6383 | candler.com

Oakwood Business Center

4209 Oakwood Road, Oakwood, GA 30566



Presented By:

brian@candler.com
Principal/Associate Broker
770.988.6383
Brian Hughs, CCIM

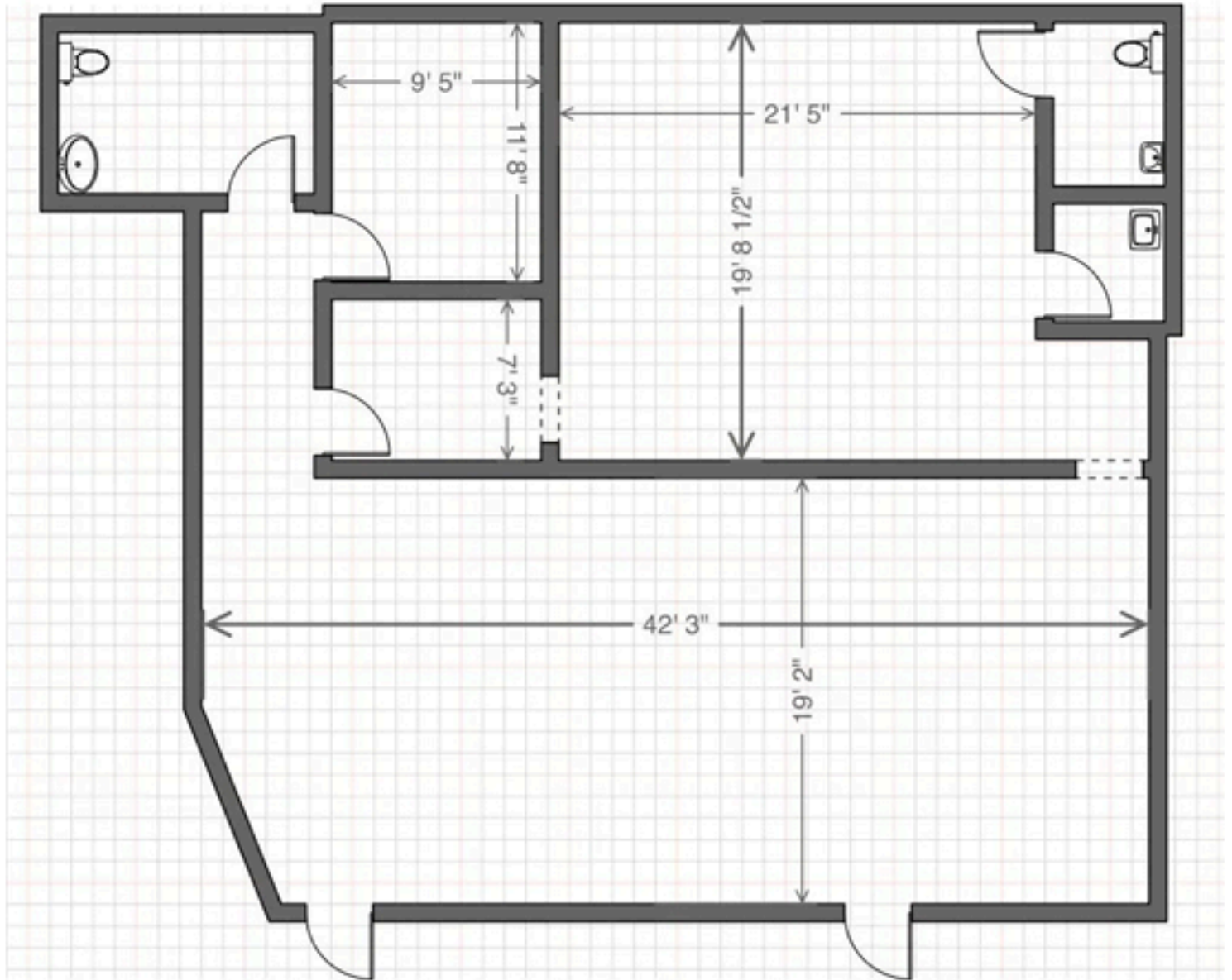
bennett@candler.com
Commercial Sales Associate
770.988.6383
Bennett Smith



135 Maple Street NW, Gainesville, GA 30501 | 770.988.6383 | candler.com

Oakwood Business Center

4209 Oakwood Road, Oakwood, GA 30566



Presented By:

brian@candler.com
Principal/Associate Broker
770.988.6383
Brian Hughs, CCIM

bennett@candler.com
Commercial Sales Associate
770.988.6383
Bennett Smith



Oakwood Business Center

4209 Oakwood Road, Oakwood, GA 30566



Presented By:

brian@candler.com
Principal/Associate Broker
770.988.6383
Brian Hughs, CCIM

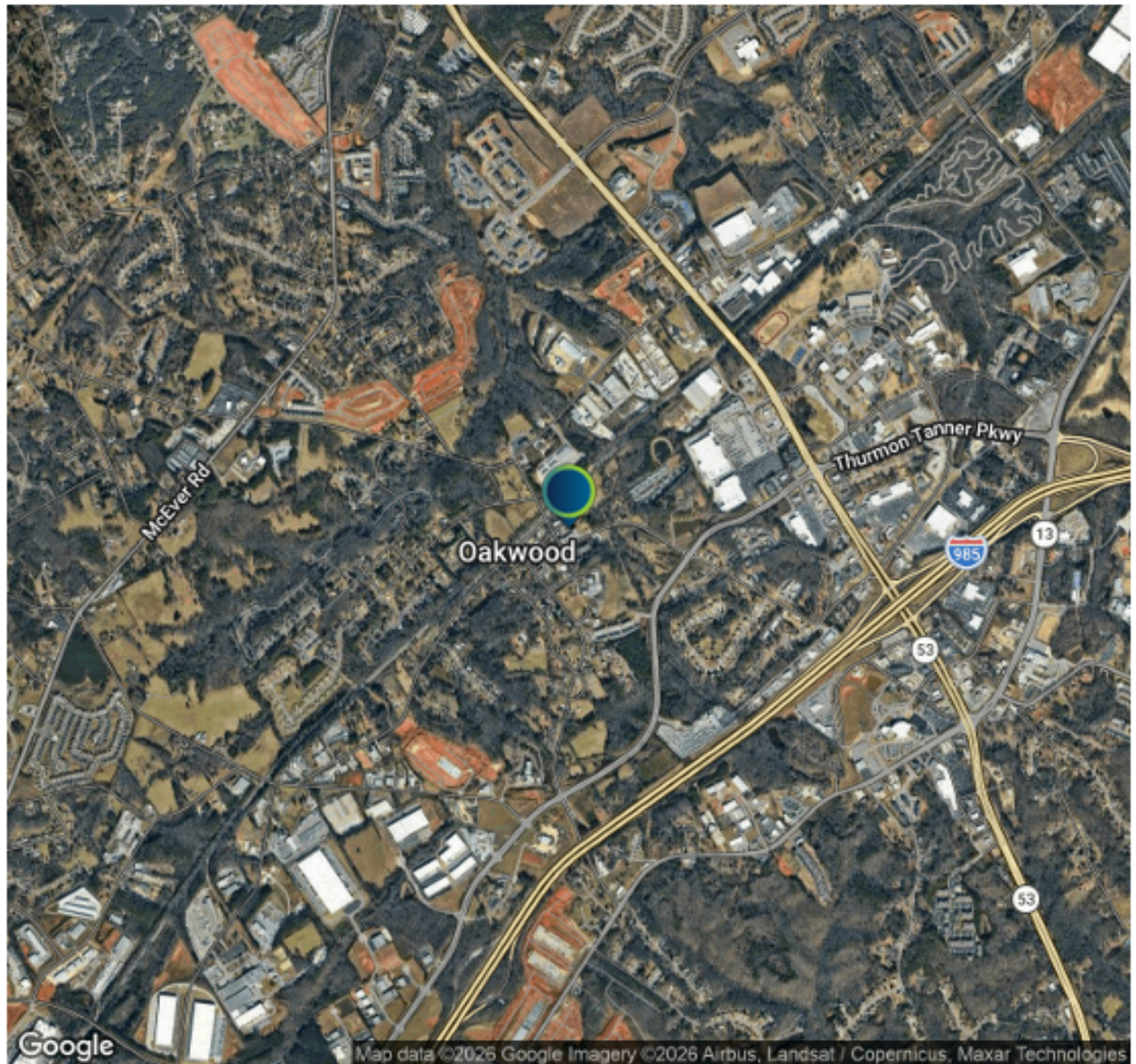
bennett@candler.com
Commercial Sales Associate
770.988.6383
Bennett Smith



135 Maple Street NW, Gainesville, GA 30501 | 770.988.6383 | candler.com

Oakwood Business Center

4209 Oakwood Road, Oakwood, GA 30566



Presented By:

brian@candler.com
Principal/Associate Broker
770.988.6383
Brian Hughs, CCIM

bennett@candler.com
Commercial Sales Associate
770.988.6383
Bennett Smith



135 Maple Street NW, Gainesville, GA 30501 | 770.988.6383 | candler.com

Oakwood Business Center

4209 Oakwood Road, Oakwood, GA 30566



Brian Hughes, CCIM

Principal/Associate Broker

Direct: 770.988.6383 **Cell:** 678.316.4445

brian@candler.com



Bennett Smith

Commercial Sales Associate

Direct: 770.988.6383 **Cell:** 770.718.6565

bennett@candler.com

GA #432402

Presented By:

brian@candler.com
Principal/Associate Broker
770.988.6383

Brian Hughes, CCIM

bennett@candler.com
Commercial Sales Associate
770.988.6383

Bennett Smith



135 Maple Street NW, Gainesville, GA 30501 | 770.988.6383 | candler.com