



311 Green Street
Gainesville, GA 30501



Professional Office Space For Lease

Offering Summary

Lease Rate:	\$21.00 Full Service)
Building Size:	34,844 SF
Available SF:	992 SF
Lot Size:	2.52 Acres
Year Built:	1958
Renovated:	2005
Zoning:	G-B
Market:	Northeast Georgia

Get more information

Frank N. Simpson, CCIM SIOR

Principal, Managing Director

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Andrew D. Joyner, CCIM

Senior Vice President

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Property Highlights

- Located on Historic Green Street in Downtown Gainesville
- Single Executive Office Suites Available
- Excellent Visibility and Location
- Newly renovated
- Rent Includes All Utilities and Janitorial Service
- Ample Parking
- On-Site Management
- Convenient to Interstate 985
- Close Proximity to Restaurants, Banks, County Courthouse, Downtown Square, and Northeast Georgia Medical Center

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Lease Information

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	992 SF	Lease Rate:	\$21.00 SF/yr

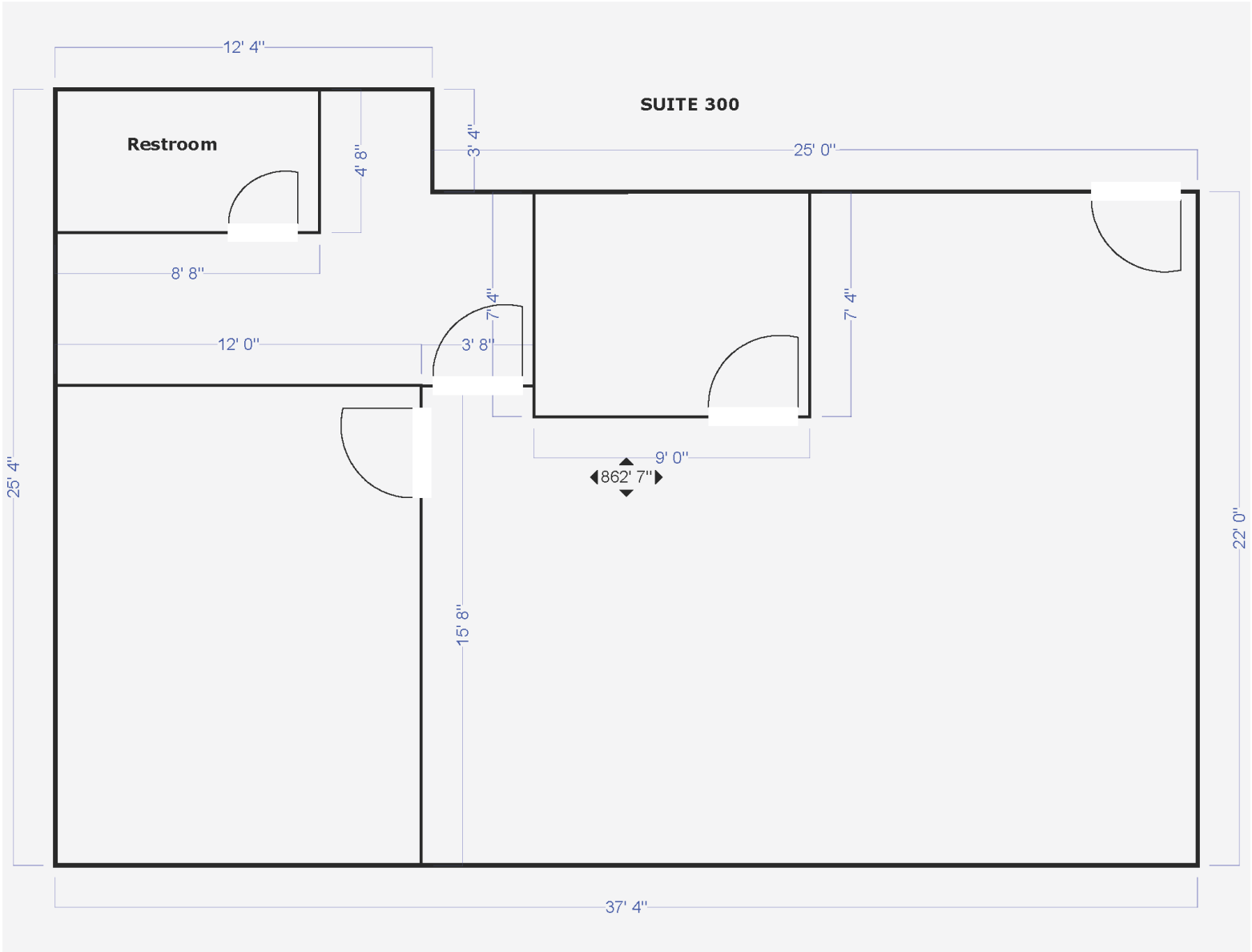
Available Spaces

Suite	Size (SF)	Lease Rate
300	992 SF	\$21.00/SF Full Service



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Suite 300 Photos

311 Green Street



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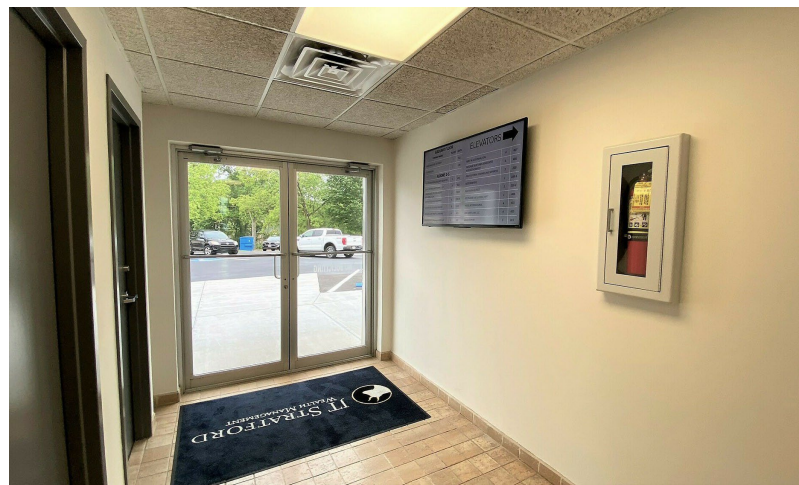
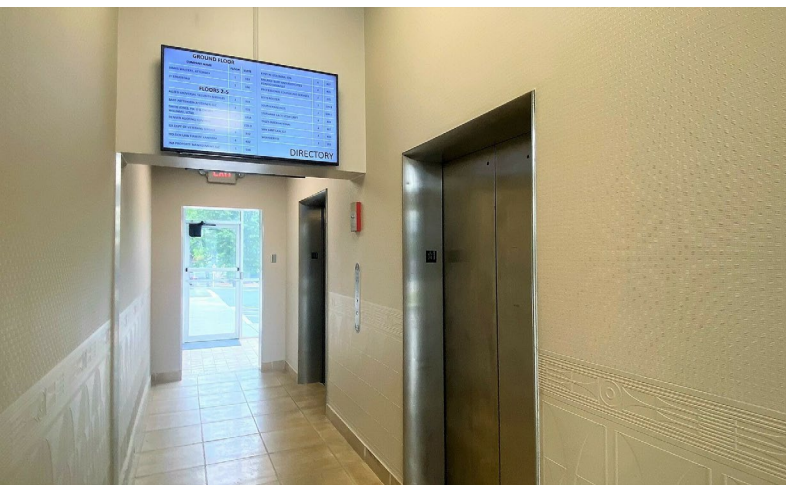
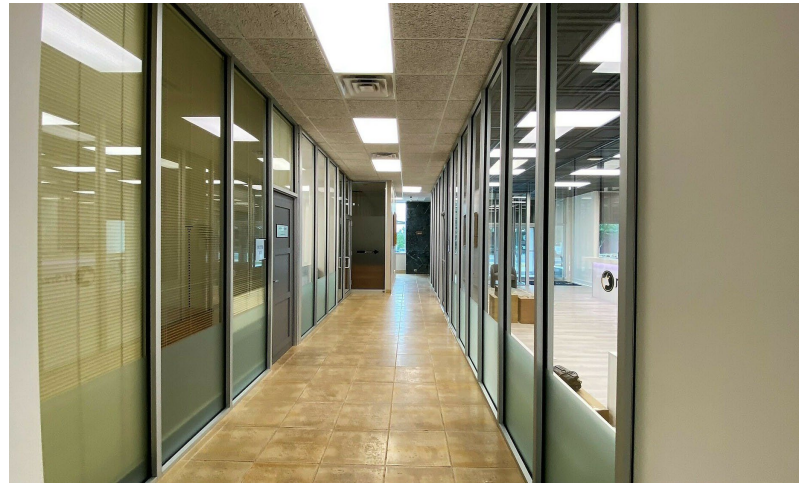
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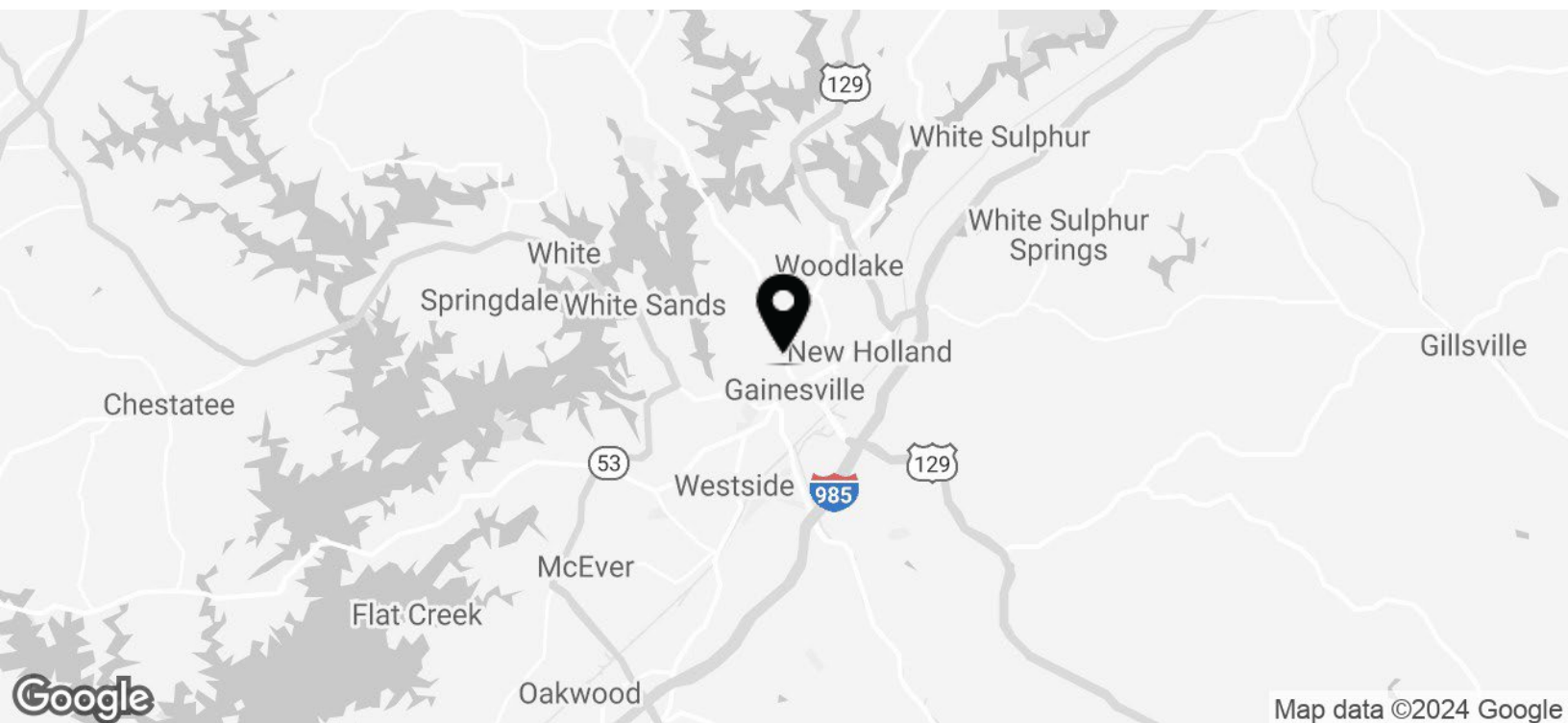
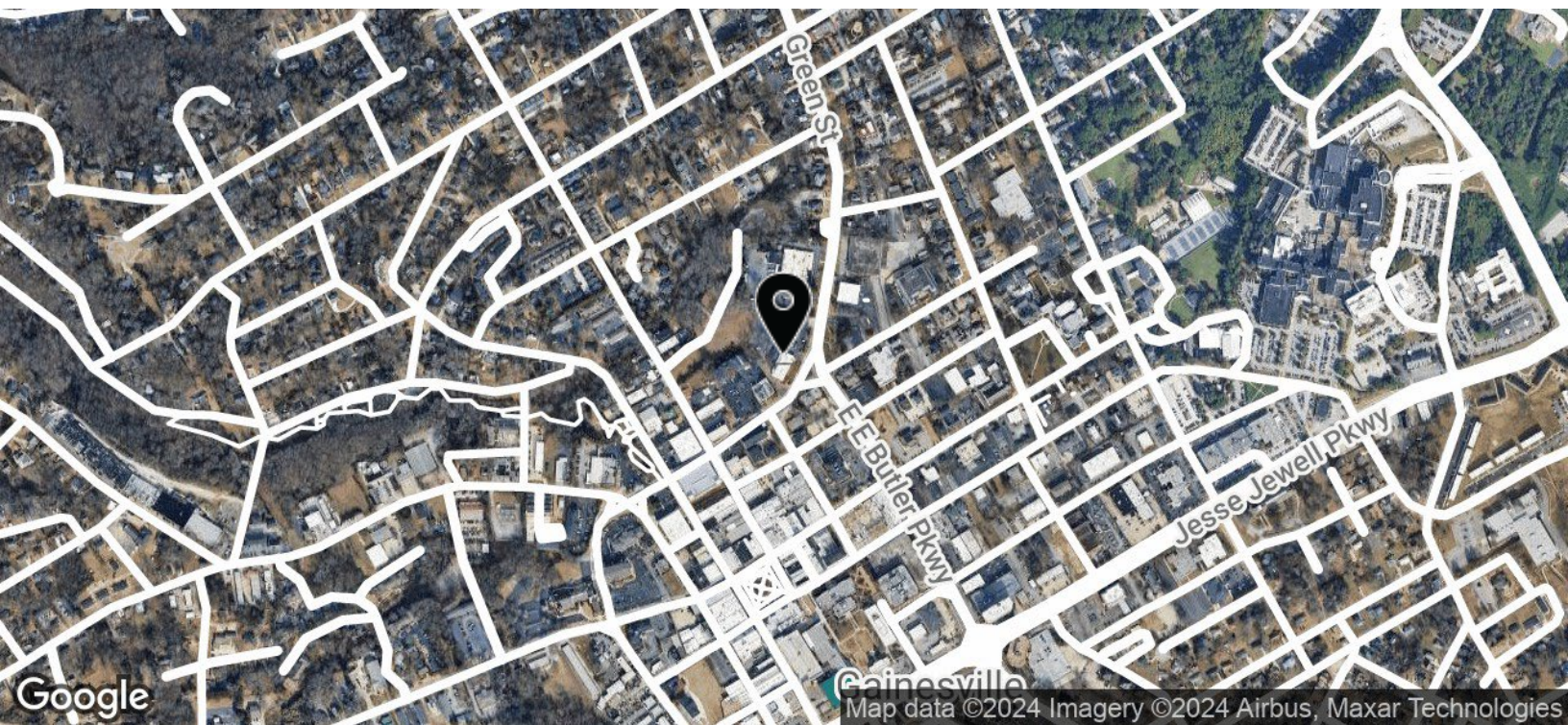
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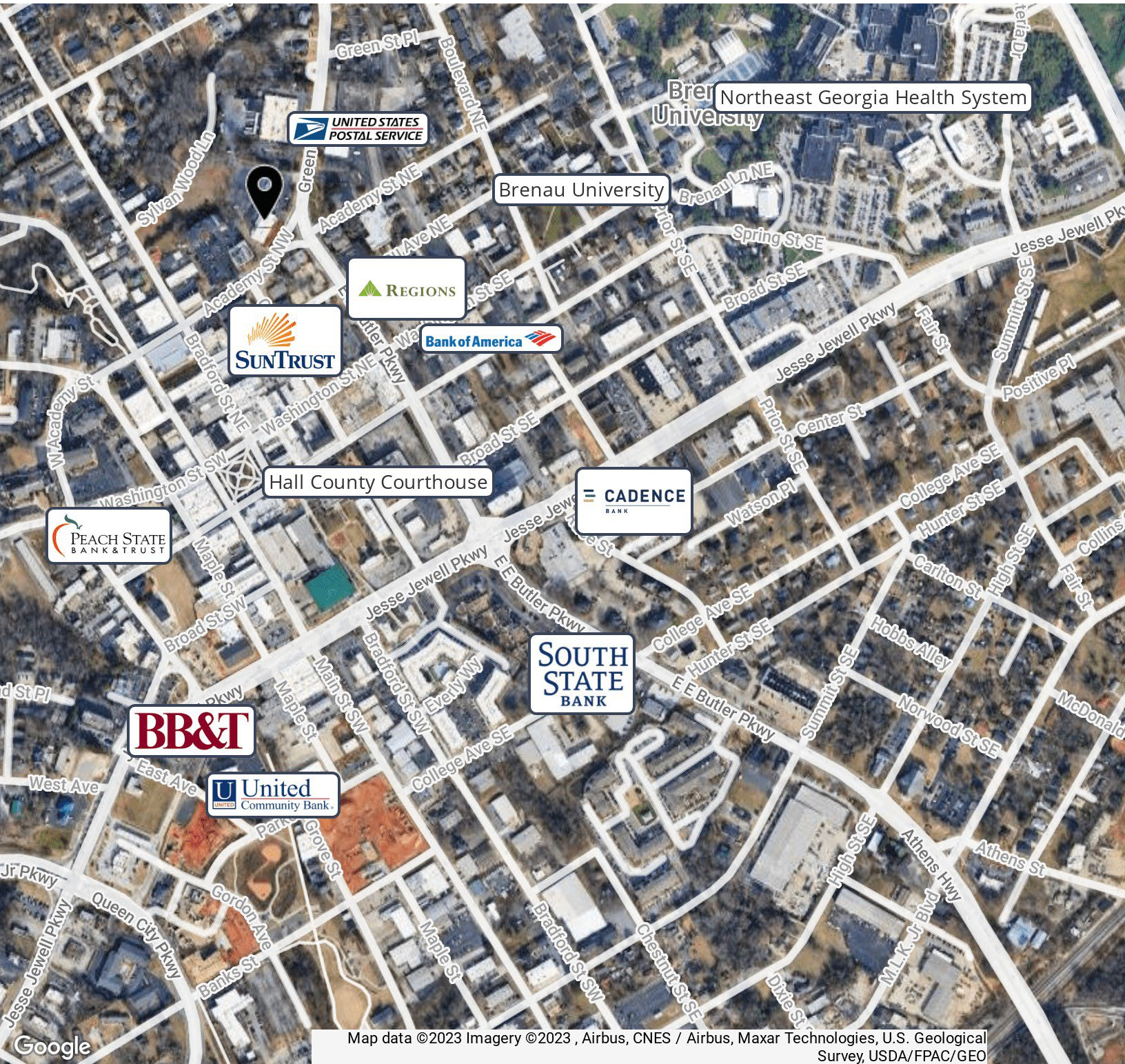
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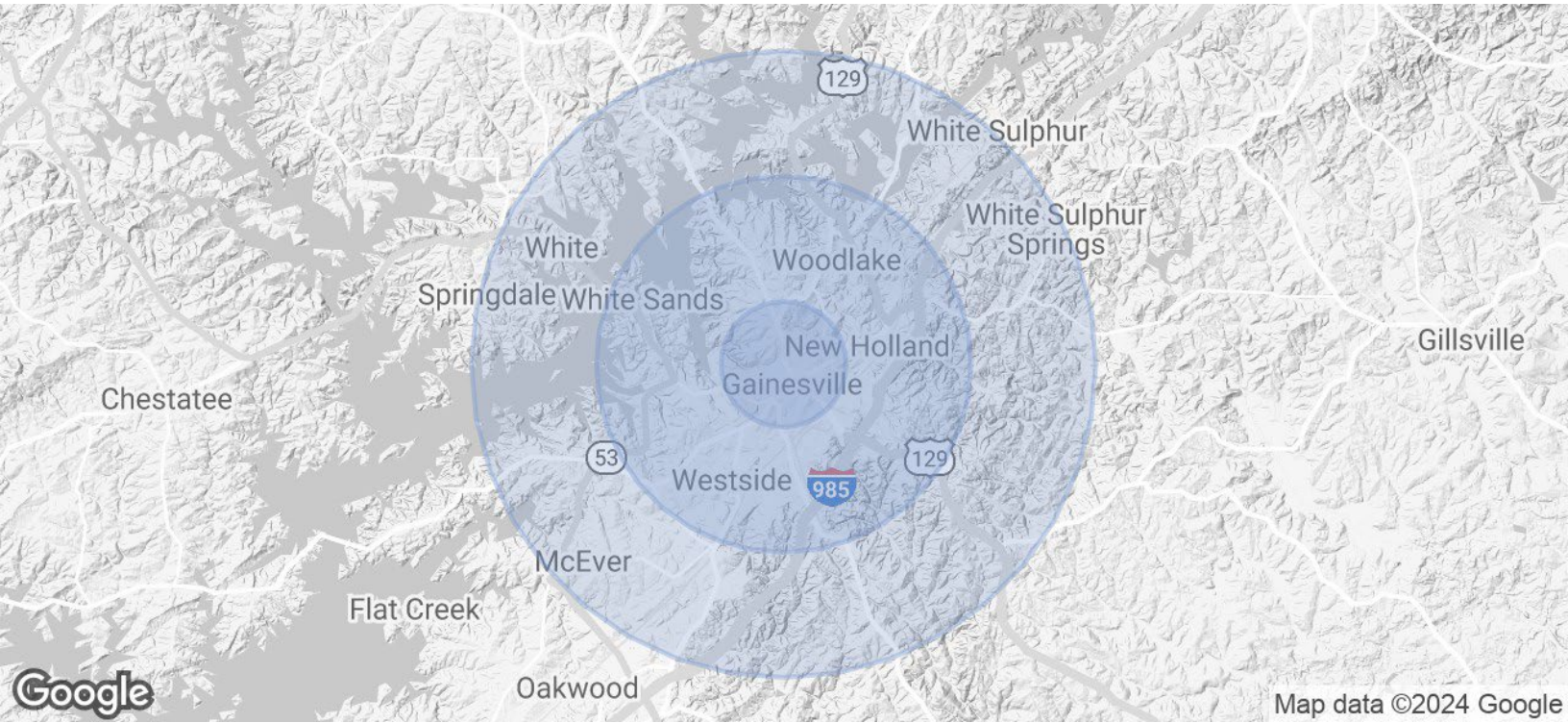
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Population	1 Mile	3 Miles	5 Miles
Total Population	6,185	34,213	67,126
Average Age	29.5	29.7	31.2
Average Age (Male)	28.1	28.8	30.1
Average Age (Female)	29.8	29.9	32.0
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,215	11,491	22,383
# of Persons per HH	2.8	3.0	3.0
Average HH Income	\$53,780	\$54,591	\$59,536
Average House Value	\$273,786	\$253,912	\$247,441

* Demographic data derived from 2020 ACS - US Census



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Let's talk.

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