

OFFICE SPACE SUGAR HILL PROFESSIONAL PARK

4757 NELSON BROGDON BOULEVARD
SUGAR HILL, GA 30518

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Property Summary



OFFERING SUMMARY

Available Space: Up to 6,170 SF

Turnkey Build To Suit: Yes

Lease Rate: \$23.50 SF

Operating Expenses: \$4.50 SF

Market: Buford

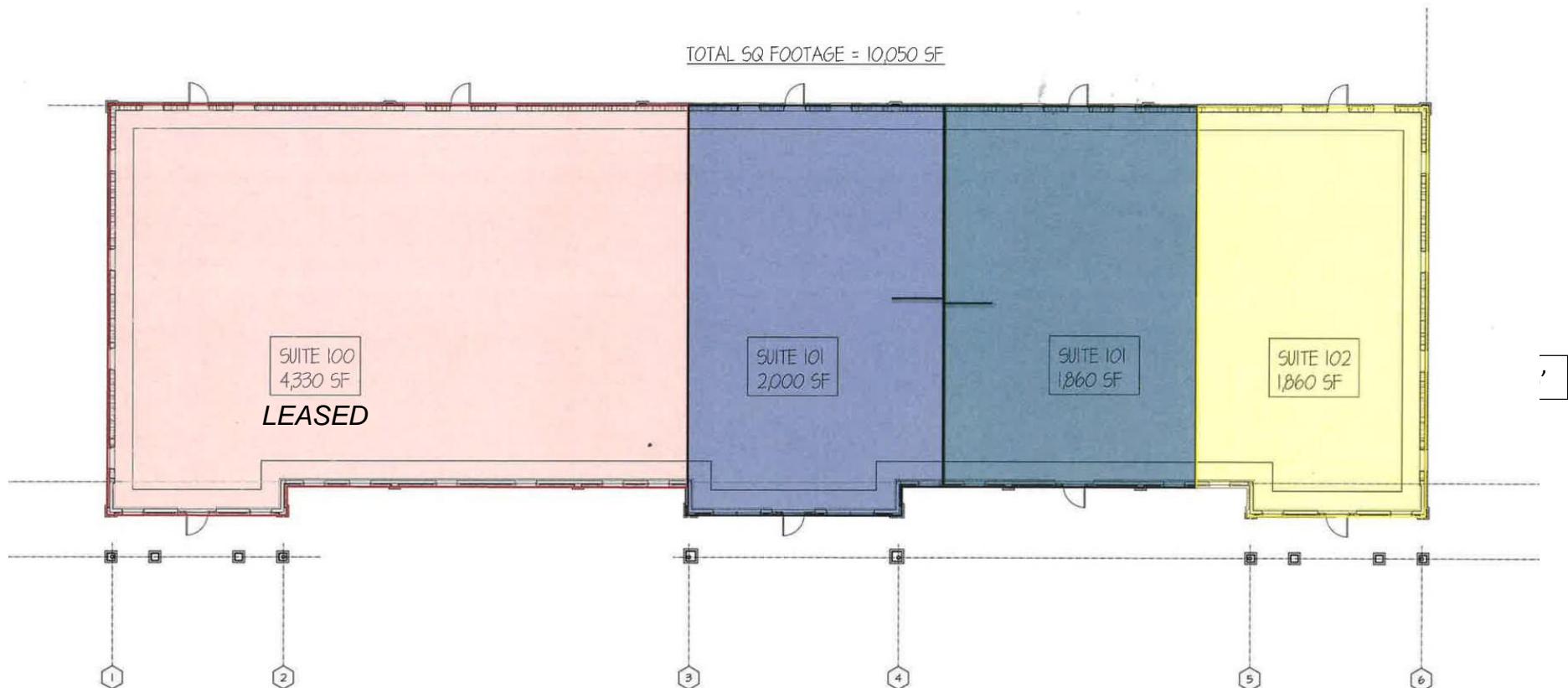
PROPERTY OVERVIEW

Sugar Hill Professional Park is the perfect location for medical practices and other businesses desiring to lease office space in the Buford, Sugar Hill and Suwanee area. The professionally planned park is offering from 1,860 F to 6,170 SF square feet in Building 400 individually customized on a build to suit basis. Current health care practices include cardiology, family medicine, urology, ankle and foot, dentist, oral surgeon and endodontics. Kaiser Permanente's medical center is nearby.

PROPERTY HIGHLIGHTS

- 1,860 SF to 6,170 SF medical office
- Free unassigned parking 4 spaces per 1,000 SF
- \$79,700 avg HH inc/83,753 pop 3 mi.

TOTAL SQ FOOTAGE = 10,050 SF



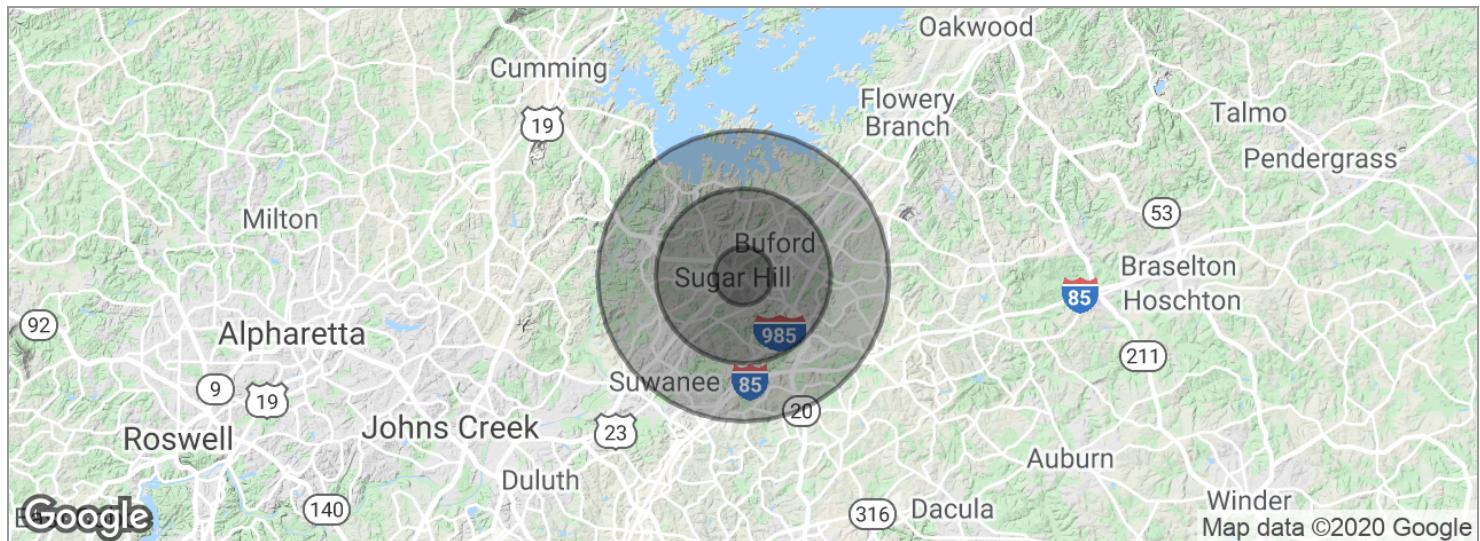
Additional Photos



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,565	33,753	91,319
Median age	34.1	34.6	34.7
Median age (Male)	32.7	33.3	33.7
Median age (Female)	35.6	35.8	35.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,195	11,181	29,978
# of persons per HH	3.0	3.0	3.0
Average HH income	\$72,172	\$79,741	\$87,739
Average house value	\$183,985	\$197,619	\$294,749

* Demographic data derived from 2010 US Census

Bio

MATT LEVIN, CCIM



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PROFESSIONAL BACKGROUND

Matt Levin, CCIM, focuses on the sale and leasing of retail, office and industrial properties. With over 30 years experience in the real estate industry, he has completed over 500 transactions valued at \$250 million.

Prior to joining Crye-Leike Commercial Matt was a multi-year recipient of the Partner Circle Award, SVN Commercial Real Estate's highest recognition, and consistently performed in the top 100 of advisors nationally.

Prior to joining SVN, Matt served as President of Dekalb Realty Company. Previously, he served as a \$250 million Commercial Real Estate Non-Performing Loan Portfolio Manager for the Federal Deposit Insurance Corporation [FDIC].

Matt is a Phoenix Award recipient of the Atlanta Commercial Board of Realtors' Million Dollar Club. He is past president of the Georgia State University, Real Estate Alumni Group, and past chairman of the Scholarship Committee of the Georgia Chapter of CCIM.

Matt received his Bachelor of Arts from Emory University and Master of Science degree in Real Estate from Georgia State University.

He lives with his wife of over 30 years Valerie and daughter Camille. Matt is an avid sailor having first learned from his father. "Sailing is much like life, you're heading for a destination and the changes in weather, wind and current require anticipation, attention and adjustment. Getting there can be as interesting as arriving."