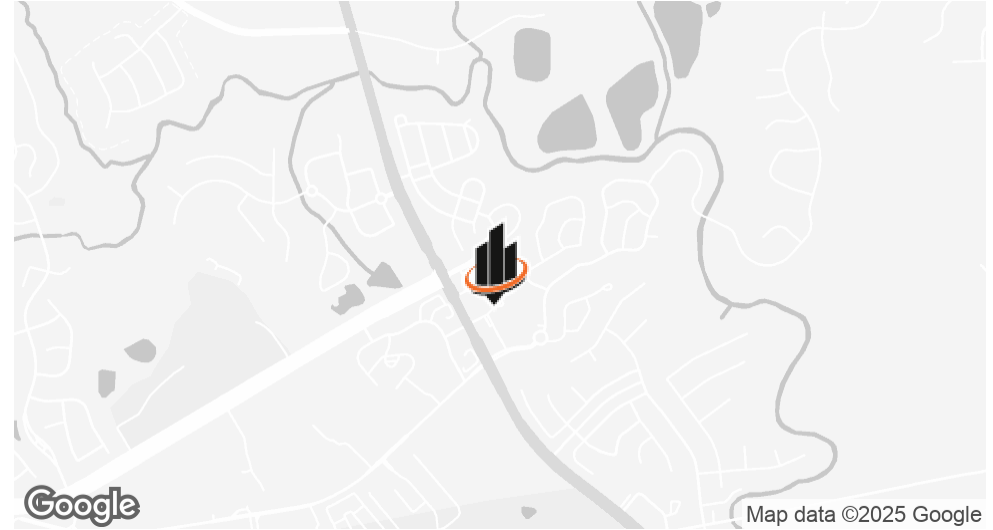


**LEASE**  
**2615 Old Winder Hwy**  
**2615 OLD WINDER HWY**  
Braselton, GA 30517

**PRESENTED BY:**

**KAREN BASTON**  
O: 770.861.8006  
karen.baston@svn.com  
GA #323369

## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>LEASE RATE:</b>	Call For Pricing
<b>AVAILABLE SF:</b>	14,000 SF
<b>LOT SIZE:</b>	30,738 SF
<b>BUILDING SIZE:</b>	14,000 SF

### PROPERTY DESCRIPTION

Future 14,000 sft Professional/Medical Office to be constructed along Hwy 211. Single or Multi Tenancy Available. Tenant able to design space to own specifications. Adjacent to retail and medical market. Easy access. Walk up direct into suite.

### PROPERTY HIGHLIGHTS

- 14,000 sft future office to be constructed
- Single or Multi Tenant Availability
- Occupancy targeted for fall 2026
- Tenant Improvement Allowance Available

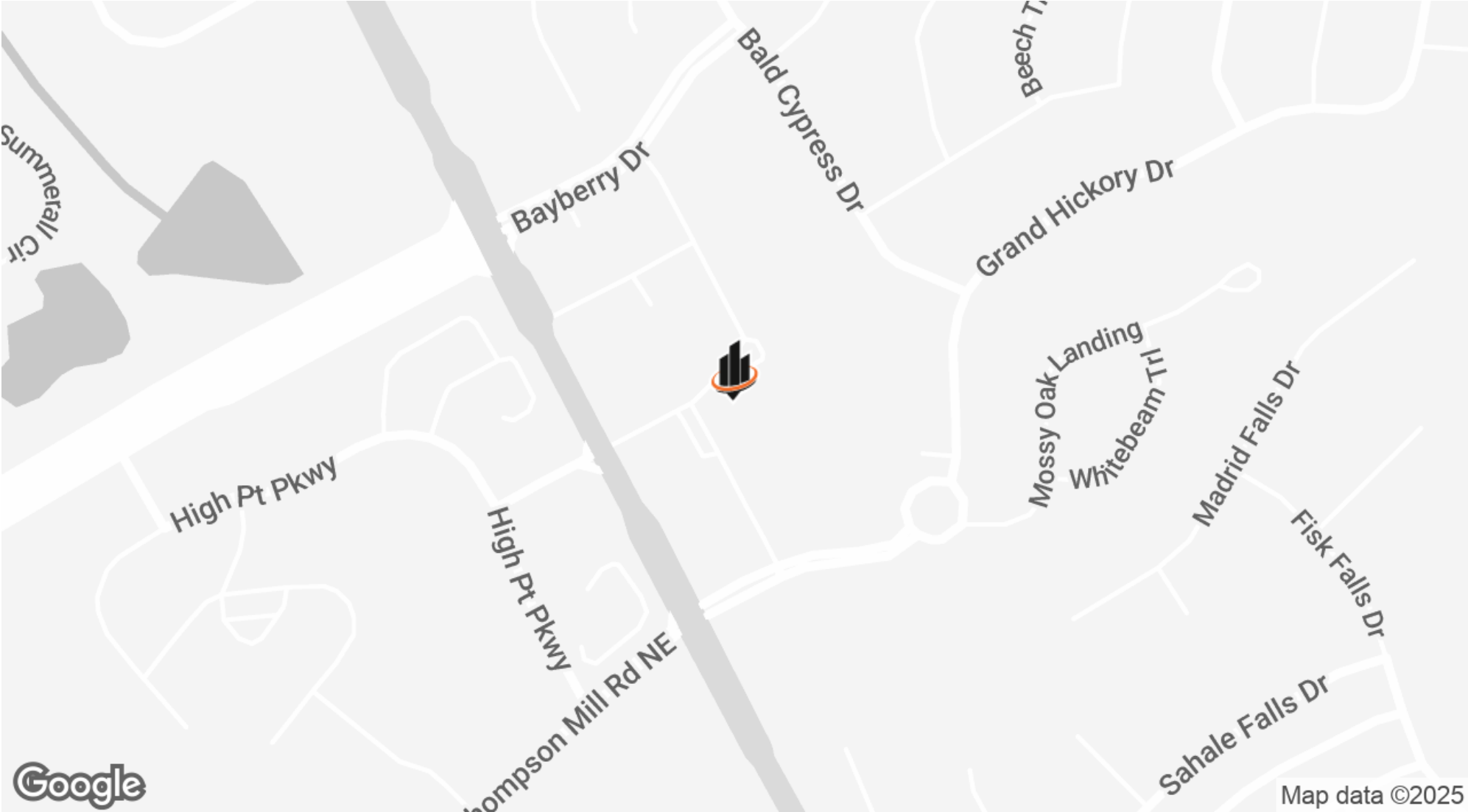
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**LOCATION MAP**



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GA #323369

**PAINT STRIPING LEGEND**

- SWSL/4" - SINGLE WHITE SOLID LINE / 4" WIDE
- SYSL/4" - SINGLE YELLOW SOLID LINE / 4" WIDE EACH
- DYSL/4" - DOUBLE YELLOW SOLID LINE / 4" WIDE EACH
- SYSL/10" - SINGLE YELLOW SOLID LINE / 10" WIDE
- SWDL/4" - SINGLE WHITE DASHED LINE / 4" WIDE
- SWSL/24" - SINGLE WHITE SOLID LINE / 24" WIDE

**SITE LEGEND**

- PROPOSED BUILDING
- PROPOSED CURB AND GUTTER
- PROPOSED CONCRETE
- PROPOSED ASPHALT PARKING PAVING
- Ⓢ PARKING COUNT
- ↑ STANDARD DIRECTIONAL ARROW
- STANDARD SIGN

N/F  
MESA BRASELTON, LLC  
TAX ID No. R3006 945  
DEED BOOK 58092 PAGE 721

**PARKING ANALYSIS:**

BUILDING USE:  
MEDICAL OFFICE

TOTAL BUILDING SIZE:  
14,000 SQUARE FEET

REQUIRED PARKING

MINIMUM:  
3 SPACES PER 1,000 S.F. OF BUILDING  
TOTAL MINIMUM REQUIRED: 42

PROPOSED PARKING:

TOTAL SPACES: 60

TOTAL ACCESSIBLE SPACES REQUIRED: 3  
VAN ACCESSIBLE SPACES REQUIRED: 1

TOTAL ACCESSIBLE SPACES PROVIDED: 4  
VAN ACCESSIBLE SPACES PROVIDED: 1

STANDARD PARKING SPACE: 10'x20'  
PARKING AISLE: 24' (90° PARKING)

**AREA ANALYSIS:**

TOTAL AREA (LOTS 5 AND 6):  
67,603 S.F. - 1.55 AC.

TOTAL IMPERVIOUS AREA:  
45,723 S.F. - 1.05 AC.

TOTAL OPEN/LANDSCAPED AREA:  
21,880 S.F. - 0.5 AC. - 32% OF TOTAL

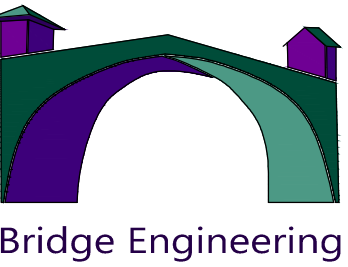
N/F  
JACKS BRAND HOLDING COMPANY, LLC  
TAX ID No. R3006 503  
DEED BOOK 56404 PAGE 768

**GENERAL SITE PLAN NOTES:**

1. ALL WORK AND MATERIALS SHALL COMPLY WITH TOWN OF BRASELTON AND GWINNETT COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
4. ALL ISLANDS WITH CURB & GUTTER SHALL BE LANDSCAPED. THOSE ISLANDS ARE TO HAVE TYPE "A" CURB & GUTTER. ALL REMAINING ISLANDS ARE TO BE STRIPED AS SHOWN.
5. ALL CURBED OR STRIPED RADII ARE TO BE 5' UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
7. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED FOR WIDENING OF ALL ROADWAYS. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
9. BOUNDARY LINES SHOWN PER FINAL PLAT FOR STONE CROSSING DEVELOPMENT, CREATED BY BOUNDARY ZONE, INC. DATED 08/16/16 AS RECORDED IN PLAT BOOK 873, PAGE 50; HALL COUNTY, GEORGIA.
10. GENERAL CONTRACTOR TO COORDINATE WITH APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION, ADJUSTMENT, OR RELOCATION OF EXISTING UTILITIES AS DESIGNED ON PLANS.
11. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPEC. FOR ACTUAL LOCATION OF ALL UTILITY ENTRANCES TO INCLUDE: SANITARY SEWER LATERALS, DOMESTIC AND FIRE PROTECTION WATER SERVICE, ELECTRICAL, AND TELEPHONE SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH BRASELTON UTILITY REQUIREMENTS AS TO LOCATIONS AND SCHEDULING OF TIE-INS/CONNECTIONS TO THEIR FACILITIES. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC., REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
- 12.

**SITE PLAN NOTES:**

- (A) REMOVE CURB AND GUTTER TO ACCOMMODATE IMPROVEMENTS.
- (B) MATCH CURB AND GUTTER IN GRADE AND ALIGNMENT.
- (C) SAW CUT PAVEMENT.
- (D) 24-INCH CURB AND GUTTER TYPICAL.
- (E) 6" TYPE "B" CONCRETE EXTRUDED CURB
- (F) 3' WIDE CONCRETE FLUME
- (G) CONCRETE TRANSFORMER PAD. REFER TO ARCHITECTURAL PLANS EXACT SIZE AND LOCATION. CONTRACTOR TO COORDINATE WITH LOCAL POWER COMPANY FOR DETAILS.
- (H) CONCRETE PAVEMENT AT DUMPSTER AREA. REFER TO DETAIL SHEET FOR MORE DETAILS
- (I) ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL SHEET FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL ("VAN"-INDICATES VAN ACCESSIBLE SPACE).
- (J) ACCESS RAMP. REFER TO DETAIL SHEET.
- (K) EXIT DOOR. SEE ARCHITECTURAL PLANS FOR EXACT SIZE, LOCATION FOR STOOPS, STAIRS AND/OR RAMPS THAT MAY BE REQUIRED. RAMP PAVEMENT FLUSH WITH THE TOP OF STOOP.
- (L) 5' WIDE CONCRETE SIDEWALK
- (M) 10' WIDE CONCRETE SIDEWALK



**SITE PLAN**  
**MULBERRY MEDICAL CENTER**  
 2615 OLD WINDER HWY  
 BRASELTON, GA 30517

REVISIONS BY

DRAWN BY ZH

CHECKED BY ZH

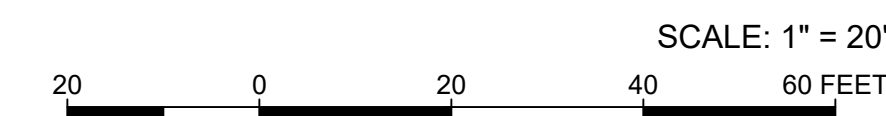
DATE: 07-07-2025

SCALE: 1"=20'

JOB No. 25006

SHEET NUMBER

C-2



N/F  
WINDER COMMONS LLC  
TAX ID No. R3006 937  
DEED BOOK 52291 PAGE 150

N/F  
INDEPENDENCE BANK OF GEORGIA  
TAX ID No. R3006 152  
DEED BOOK 51039 PAGE 460

LOT 6 STONE CROSSING  
N/F  
SOUTH BATTERY CAPITAL LLC  
TAX ID No. R3006 943  
DEED BOOK 61756 PAGE 76  
0.702 ACRES (30,558 SQ.FT.)

**MEDICAL OFFICE**  
**14,000 S.F.**  
**F.F.E. 929.5**

CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT DIMENSIONS OF BUILDING, DOORS, SLOPE PAVING AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.

LOT 5 STONE CROSSING  
N/F  
SOUTH BATTERY CAPITAL LLC  
TAX ID No. R3006 944  
DEED BOOK 61762 PAGE 637  
0.850 ACRES (37,045 SQ.FT.)

# DEMOGRAPHICS MAP & REPORT

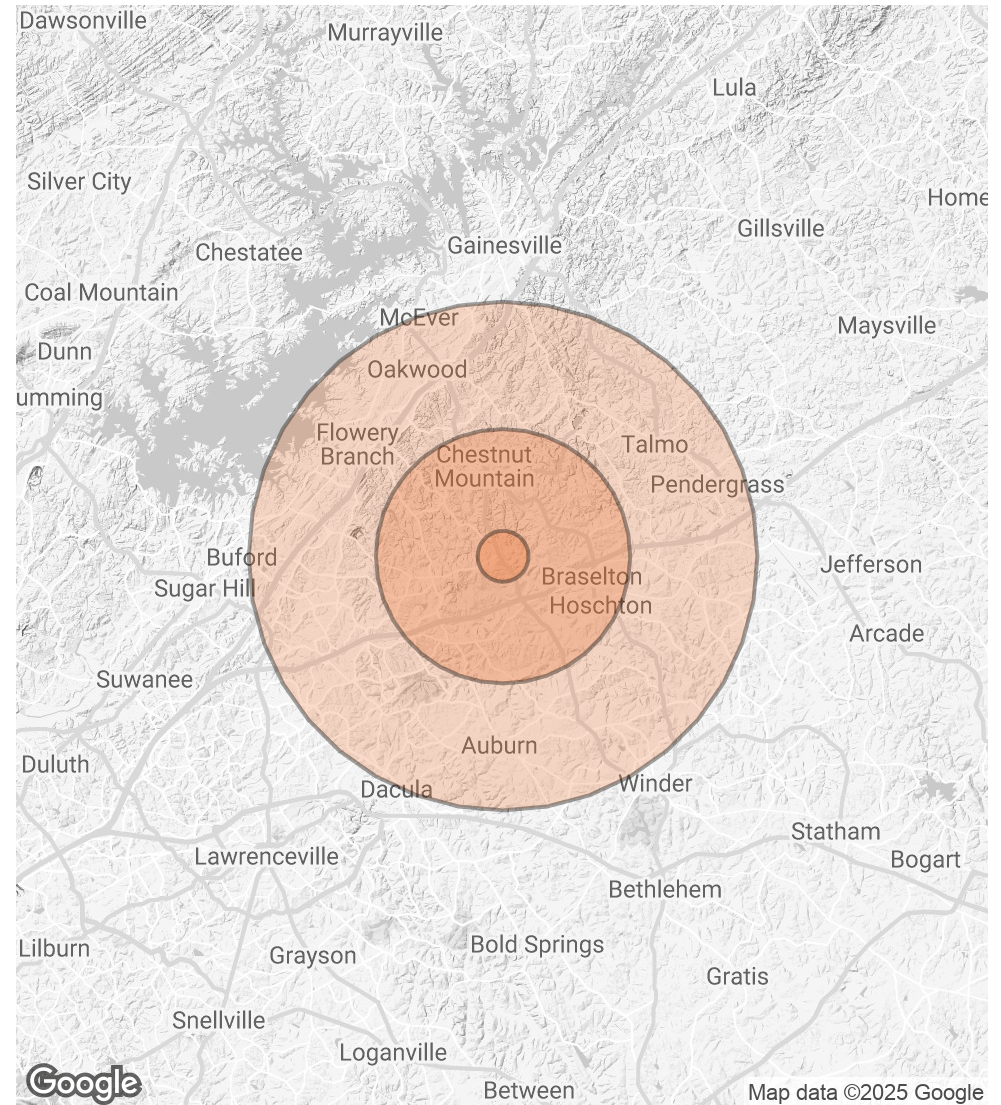
## POPULATION

	1 MILE	5 MILES	10 MILES
<b>TOTAL POPULATION</b>	6,591	63,579	260,647
<b>AVERAGE AGE</b>	40	40	39
<b>AVERAGE AGE (MALE)</b>	39	39	38
<b>AVERAGE AGE (FEMALE)</b>	41	41	40

## HOUSEHOLDS & INCOME 1 MILE 5 MILES 10 MILES

	1 MILE	5 MILES	10 MILES
<b>TOTAL HOUSEHOLDS</b>	2,207	21,430	84,889
<b># OF PERSONS PER HH</b>	3	3	3.1
<b>AVERAGE HH INCOME</b>	\$145,566	\$131,255	\$119,446
<b>AVERAGE HOUSE VALUE</b>	\$514,323	\$455,915	\$415,813

Demographics data derived from AlphaMap



### KAREN BASTON

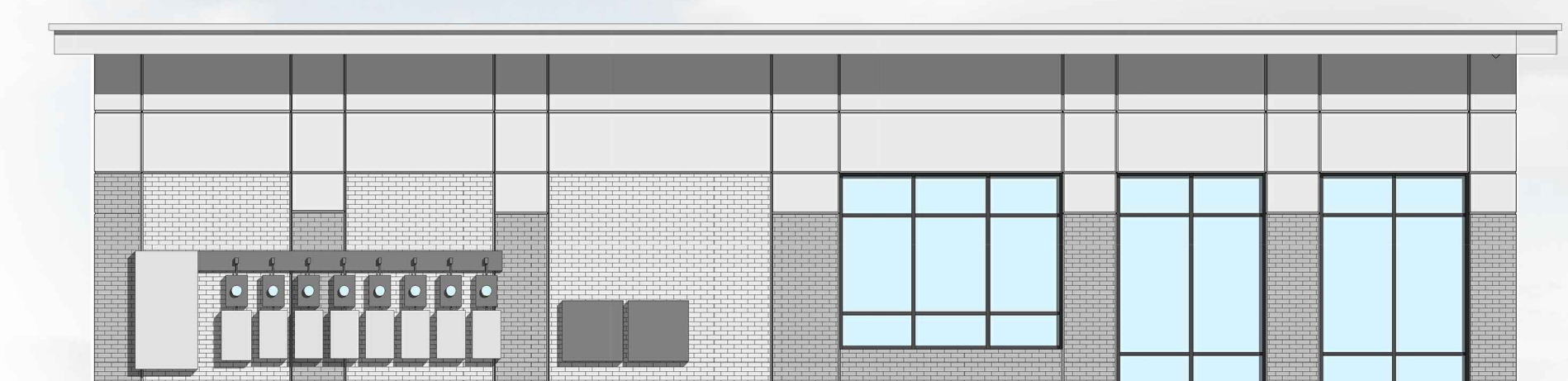
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karen.baston@svn.com

GA #323369



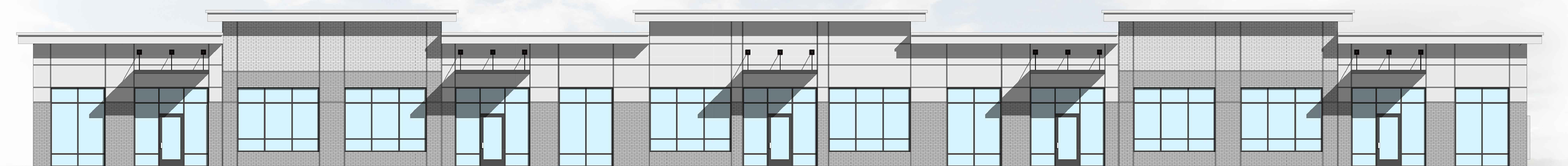
West Elevation  
Scale: 1/4" = 1' - 0"



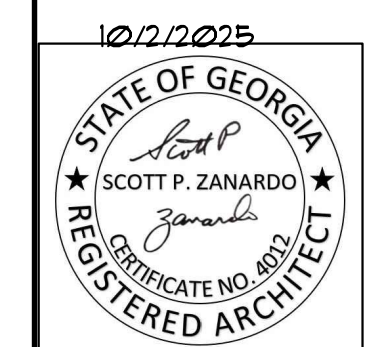
East Elevation  
Scale: 1/4" = 1' - 0"



South Elevation  
Scale: 1/4" = 1' - 0"



North Elevation  
Scale: 1/4" = 1' - 0"



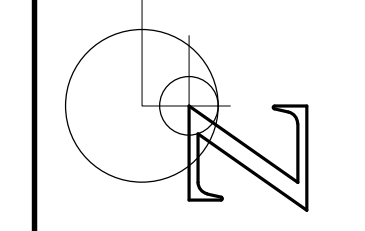
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ISSUE RECORD	date	description
10/2/25	ISSUED FOR CONSTRUCTION	

DRAWING REVISION	no.	date	revision

BRASELTON CROSSING MOB  
SHELL BUILDING  
2615 OLD WINDER HIGHWAY  
BRASELTON, GA 30517

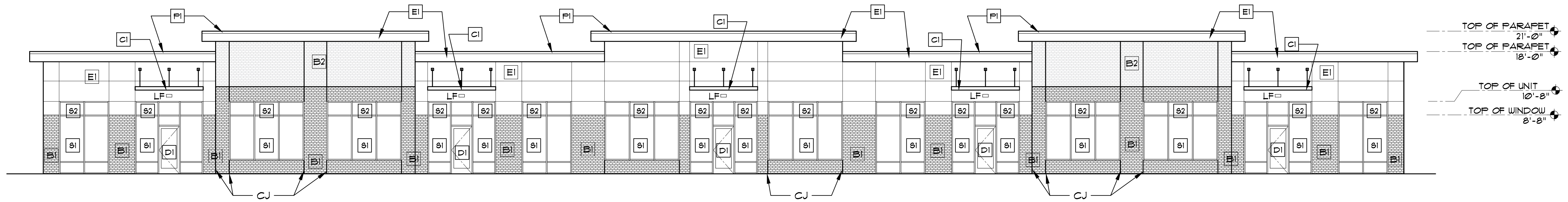
ZANARDO  
ARCHITECTS, P.C.  
295 OLIVER STREET, SUITE 100  
LAWRENCEVILLE, GA 30046  
770.806.1031



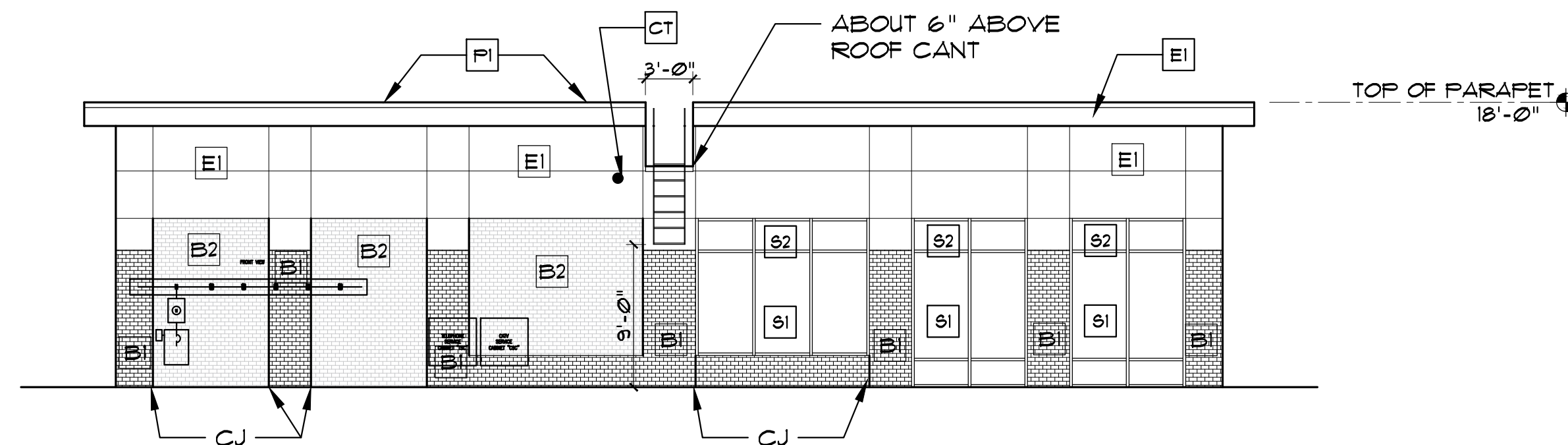
date 10/2/2025  
drawn EA  
chkd SZ  
proj# 2025-05

3D RENDERING  
COLOR ELEVATIONS

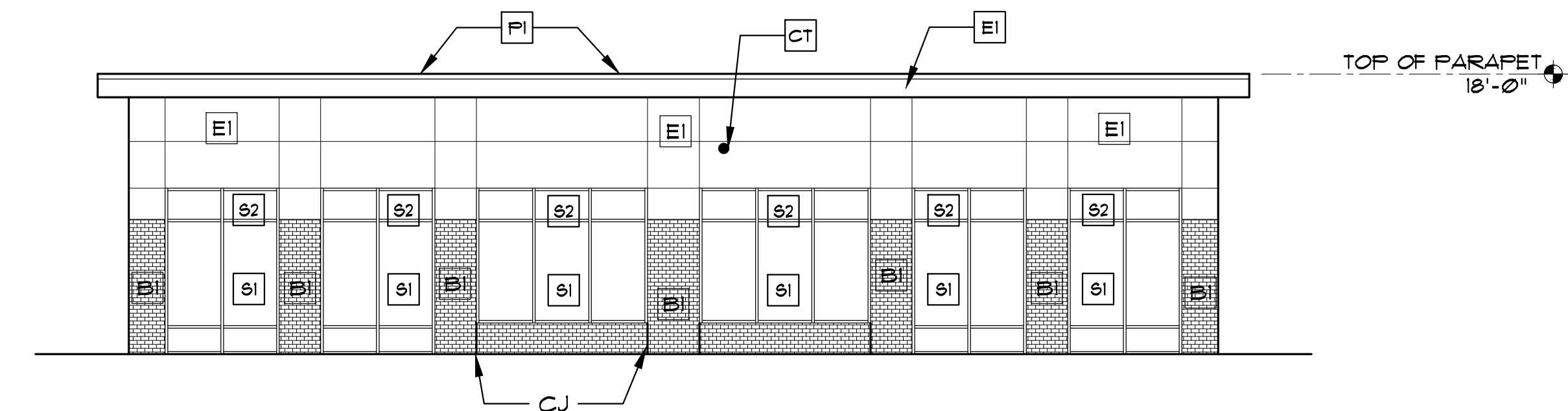
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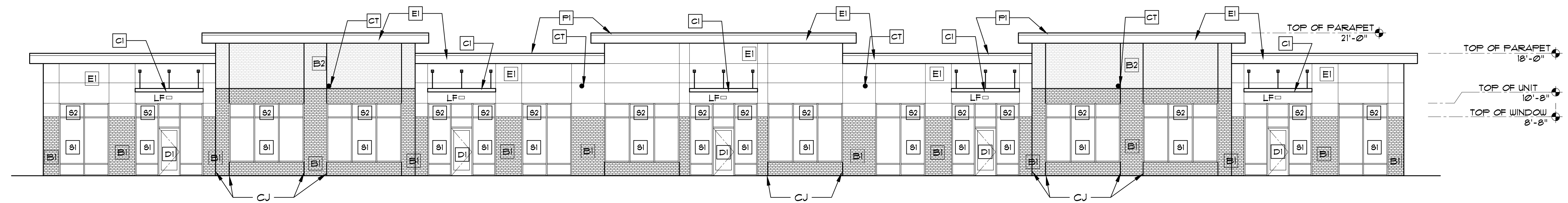
1 NORTH ELEVATION  
A21 SCALE: 1/8"=1'-0"



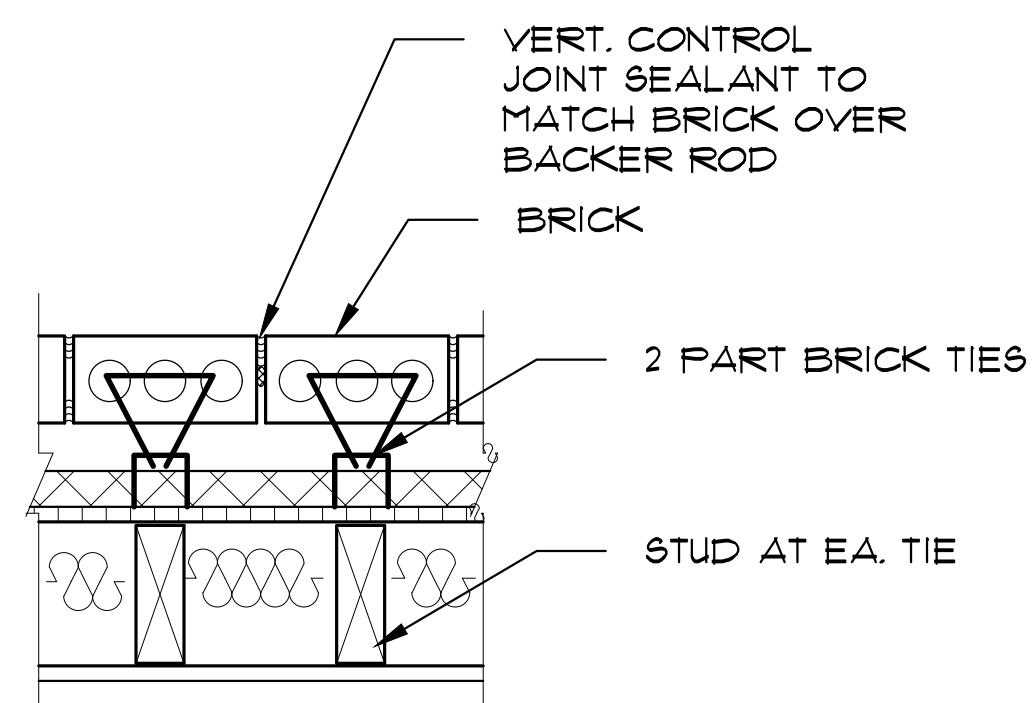
2 EAST ELEVATION  
A21 SCALE: 1/8"=1'-0"



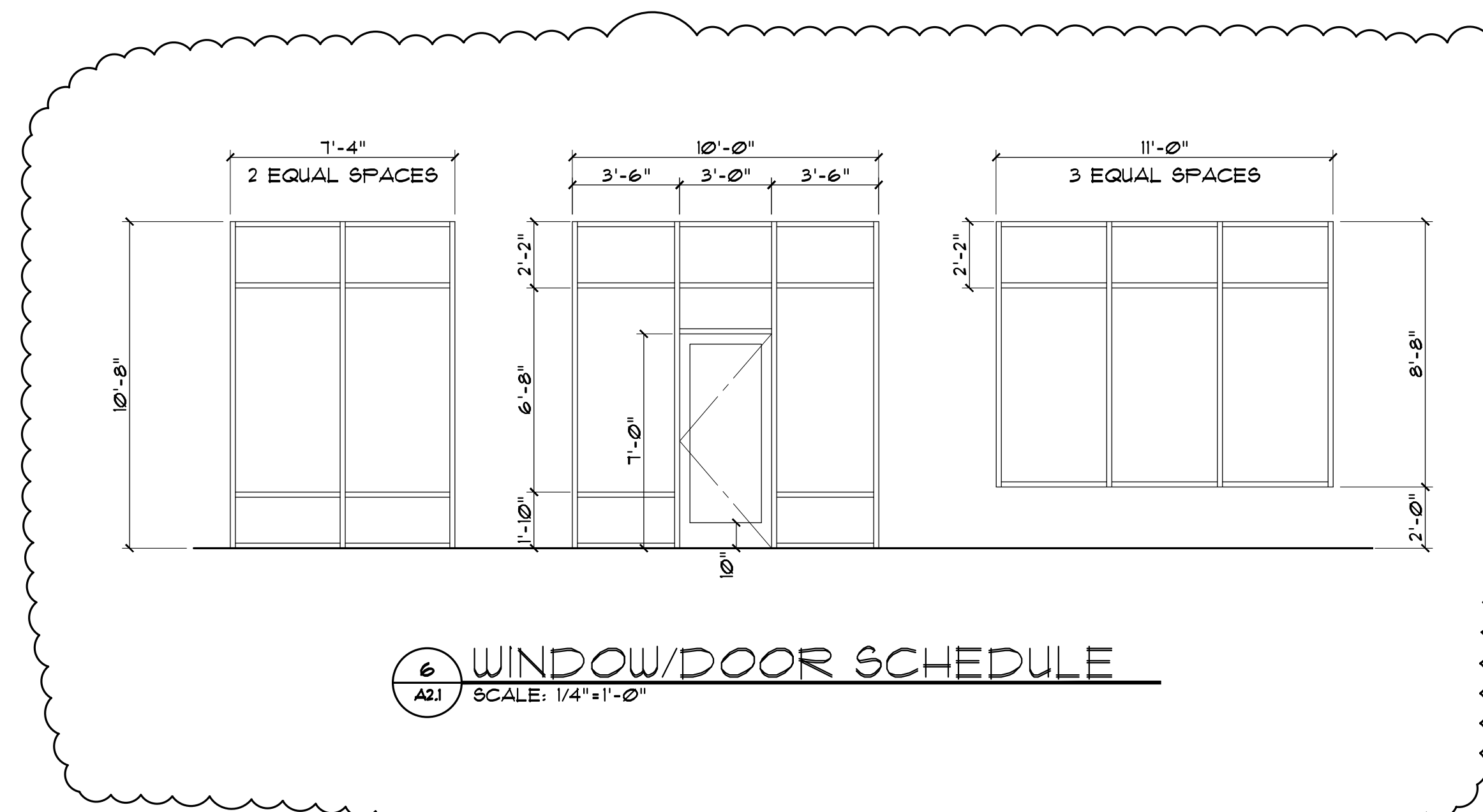
3 WEST ELEVATION  
A21 SCALE: 1/8"=1'-0"



4 SOUTH ELEVATION  
A21 SCALE: 1/8"=1'-0"



5 TYP. VERT. C.J.  
A21 SCALE: 1-1/2"=1'-0"



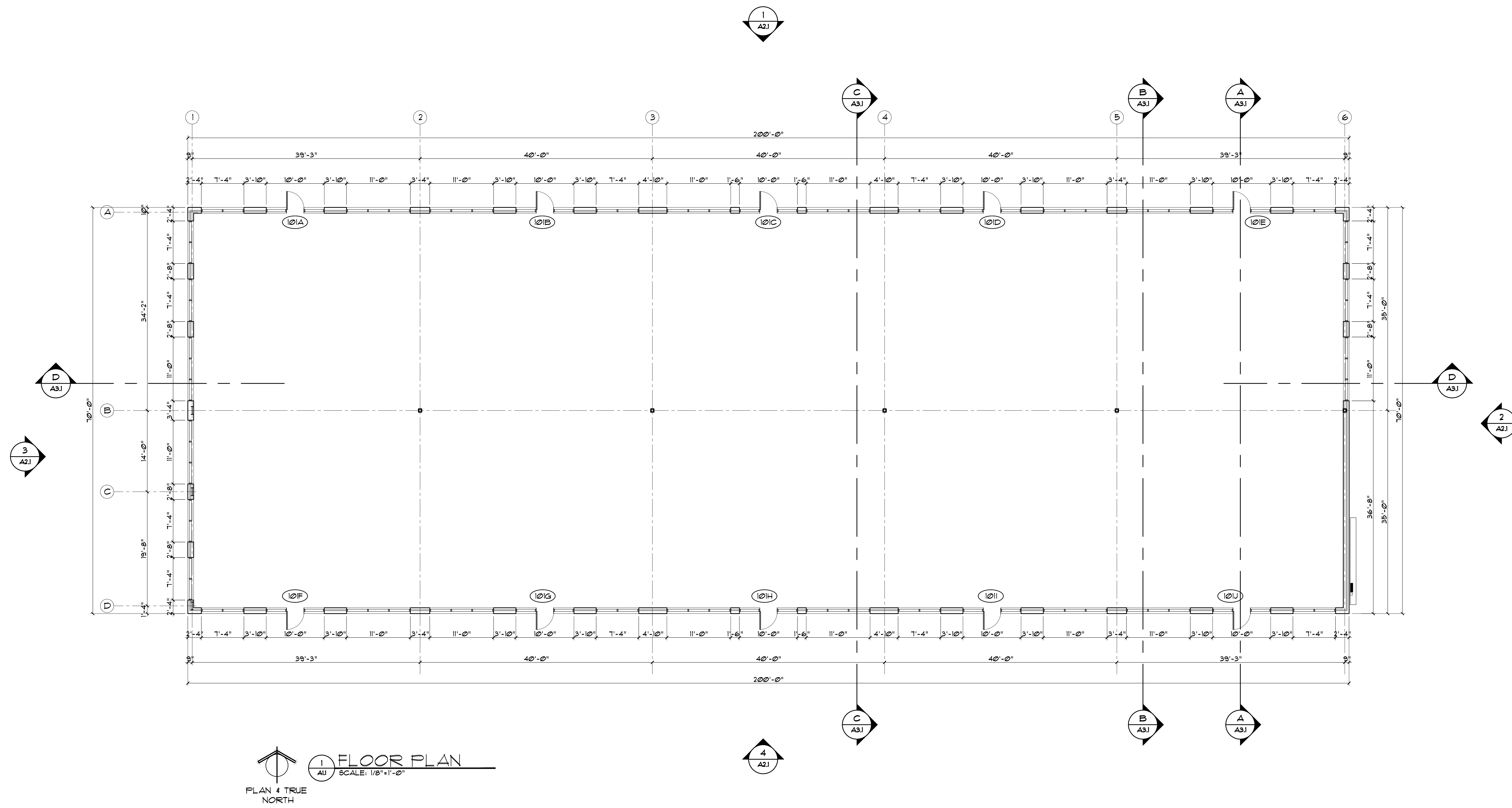
6 WINDOW/DOOR SCHEDULE  
A21 SCALE: 1/4"=1'-0"

ELEVATION KEY LEGEND

B1	ECHOLON MASONRY - ASHTON BRICK, COLOR: THUNDERHEAD MORTAR TO BE AMX GRAY WITH INTEGRAL WATER REPELLANT	E1	EIFS STO SMOOTH TEXTURE COLOR TO MATCH SHERWIN WILLIAMS SW3166 DRIFT MIST
B2	ECHOLON MASONRY - ASHTON BRICK, COLOR: LINEN MORTAR TO BE COOSA GLACIER WHITE WITH INTEGRAL WATER REPELLANT	C1	PRE-FINISHED ALUMINUM CANOPY-BLACK
D1	KAWNEER 250T INSULFOUR 1" GLAZING- THERMAL ENTRANCE DOOR	P1	PRE-FINISHED ALUMINUM PARAPET CAP-WHITE
S1	KAWNEER TRIFAB VERSAGLAZE 45IT THERMALLY BROKEN CENTER GLAZE STOREFRONT SYSTEM 2"X4-1/2" COLOR ANODIZED BLACK #29 1" INSULATED VITRO ARCHITECTURAL SPANDREL GLASS-VITRO ARCHITECTURAL GLASS SOLRABAN 10 ON 6MM OPTIBLUE GLASS 2ND SURFACE + 6 MM CLEAR GLASS	C2	BRONZE COW TONGUE EMERGENCY OVERFLOW DRAIN
S2	KAWNEER TRIFAB VERSAGLAZE 45IT THERMALLY BROKEN CENTER GLAZE STOREFRONT SYSTEM 2"X4-1/2" COLOR ANODIZED BLACK #29 1" INSULATED VITRO ARCHITECTURAL SPANDREL GLASS-VITRO ARCHITECTURAL GLASS SOLRABAN 10 ON 6MM OPTIBLUE GLASS 2ND SURFACE + 100% HARMONY BLUE (#6-0025) OPACI-COAT 4TH SURFACE ON 6MM CLEAR GLASS		

NOTE: (OTHER ACCEPTABLE MANUFACTURES: YKK AND OLDCASTLE BUILDING ENVELOPE)

CJ-CONTROL JOINT TYPICAL AT WINDOWS



1 FLOOR PLAN  
 AU SCALE: 1/8"=1'-0"  
 PLAN & TRUE NORTH

MARK	DOOR							FRAME		INFO & HARDWARE SETS
	SIZE	THK	TYPE	LABEL	MATERIAL	FINISH	MATERIAL	FINISH		
101A	3'-0"X1'-0"	1-3/4"	A	---	ALUM./GLASS	PRE-FIN.	ALUM./GLASS	PRE-FIN.	TEMPERED INSULATED GLASS MEDIUM STYLE DOOR 3 BE NRP HINGES THUMB TURN DEAD BOLT FULL AND PUSH BARS CLOSER WEATHERSTRIPPING ADA THRESHOLD SIGN READING "DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS"	
101B	3'-0"X1'-0"	1-3/4"	A	---	ALUM./GLASS	PRE-FIN.	ALUM./GLASS	PRE-FIN.		
101C	3'-0"X1'-0"	1-3/4"	A	---	ALUM./GLASS	PRE-FIN.	ALUM./GLASS	PRE-FIN.		
101D	3'-0"X1'-0"	1-3/4"	A	---	ALUM./GLASS	PRE-FIN.	ALUM./GLASS	PRE-FIN.		
101E	3'-0"X1'-0"	1-3/4"	A	---	ALUM./GLASS	PRE-FIN.	ALUM./GLASS	PRE-FIN.		
101F	3'-0"X1'-0"	1-3/4"	A	---	ALUM./GLASS	PRE-FIN.	ALUM./GLASS	PRE-FIN.		
101G	3'-0"X1'-0"	1-3/4"	A	---	ALUM./GLASS	PRE-FIN.	ALUM./GLASS	PRE-FIN.		
101H	3'-0"X1'-0"	1-3/4"	A	---	ALUM./GLASS	PRE-FIN.	ALUM./GLASS	PRE-FIN.		
101I	3'-0"X1'-0"	1-3/4"	A	---	ALUM./GLASS	PRE-FIN.	ALUM./GLASS	PRE-FIN.		
101J	3'-0"X1'-0"	1-3/4"	A	---	ALUM./GLASS	PRE-FIN.	ALUM./GLASS	PRE-FIN.		

REFER TO A21 FOR DOOR TYPE ELEVATION



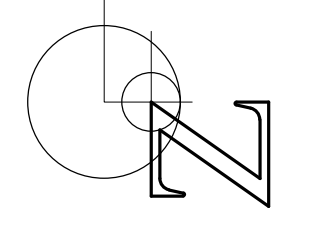
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ISSUE RECORD
date 10/27/25
revision 1
comment FM, PERMIT COMMENTS

DRAWING REVISION
date 10/27/25
revision 1
comment FM, PERMIT COMMENTS

BRASELTON CROSSING MOB  
 SHELL BUILDING  
 2615 OLD WINDER HIGHWAY  
 BRASELTON, GA 30057

ZANARDO ARCHITECTS, P.C.  
 295 CULVER STREET, SUITE 100  
 LAWRENCEVILLE, GA 30046  
 770.806.1031



date 10/27/25  
 drawn EA  
 chkd SZ  
 proj# 2025-03

FLOOR PLAN

A1.1

## ADVISOR BIO 1



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Senior Advisor / Medical Specialist

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GA #323369 // SC #129157

### PROFESSIONAL BACKGROUND

Karen Baston serves as an Associate Broker and senior advisor for SVN/Hokayem Commercial Real Estate, specializing in the sale and leasing of medical office and medical property in Northeast Georgia. She has earned the designation of Certified Office Specialist within SVN nationally.

Prior to joining SVN Baston served as a principal for kbMedical, LLC, a practice management and consulting company, providing management oversight and specific consulting services within the healthcare sector. The areas Baston focused on include: strategic planning, operations, business development, marketing, and start-up. Previously, Baston served as chief operating officer for a multispecialty medical practice in Gainesville, Georgia. Baston's responsibilities included overseeing all clinical and ancillary department operations within the clinic. Prior to her position with the Clinic, she was affiliated with a national practice management company that provided emergency medicine and anesthesia services to hospitals. Baston's role was in the areas of business development, mergers and acquisitions, and operations throughout the country. Her experience in many areas of business facilitated her involvement in several business roundtables for executives in the northeast Georgia area.

As a specialist in the industry's healthcare sector, Baston is a registered nurse, and a former certified trauma nurse specialist. Additionally, Baston is a member of the CREW. Director on the Foundation Board of the Northeast Georgia Health System. Past President of North Hall Community Education Foundation. as well as other

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