



**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

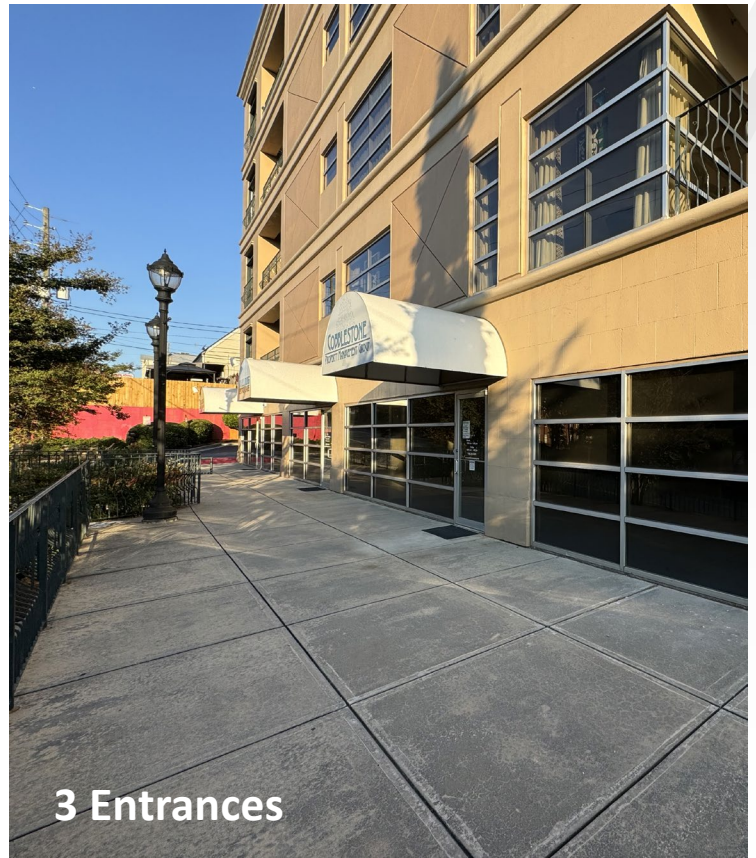
FOR LEASE
494 Baxter St, Athens, GA 30605



Signage & Front Door



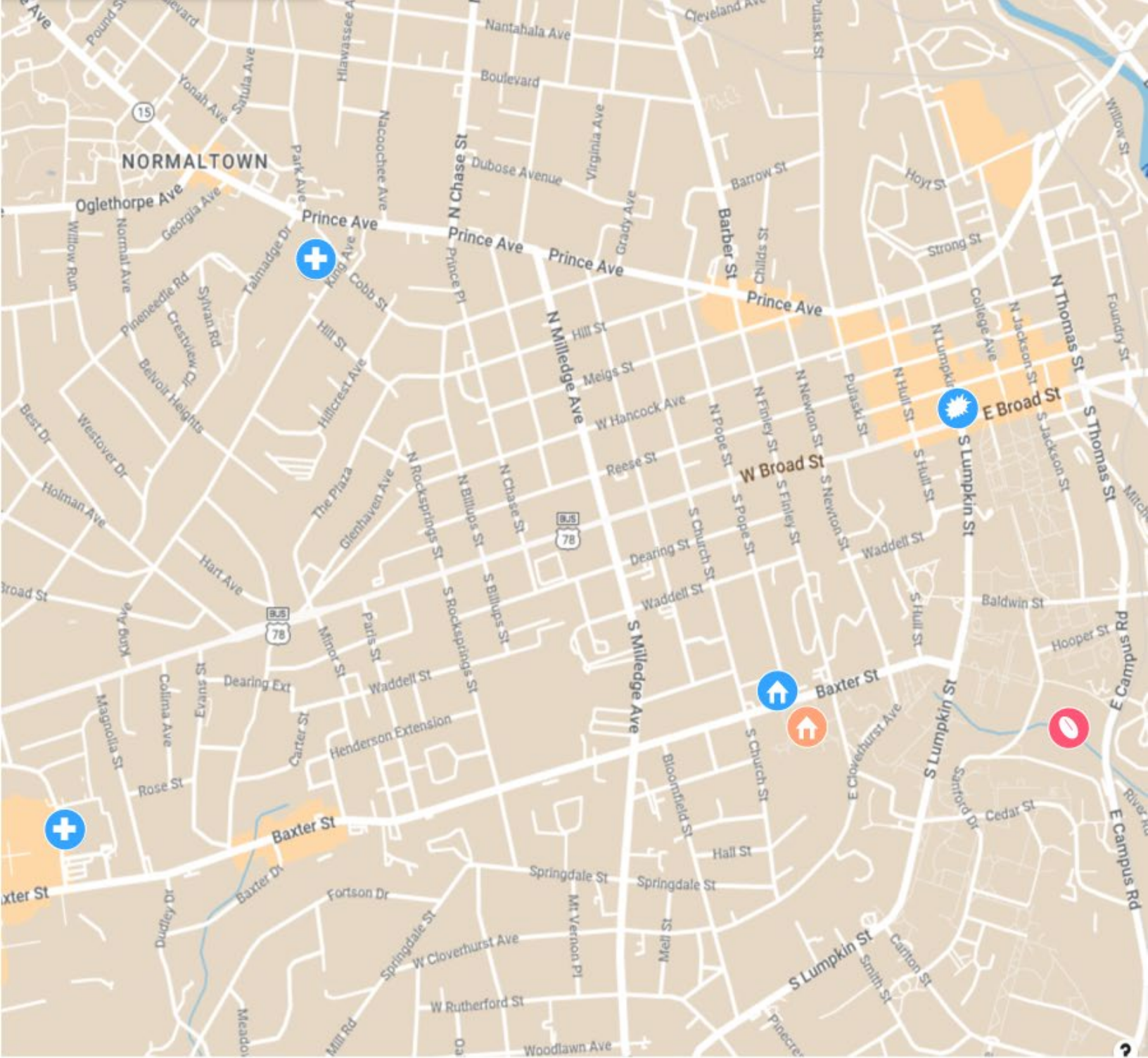
Side Parking



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

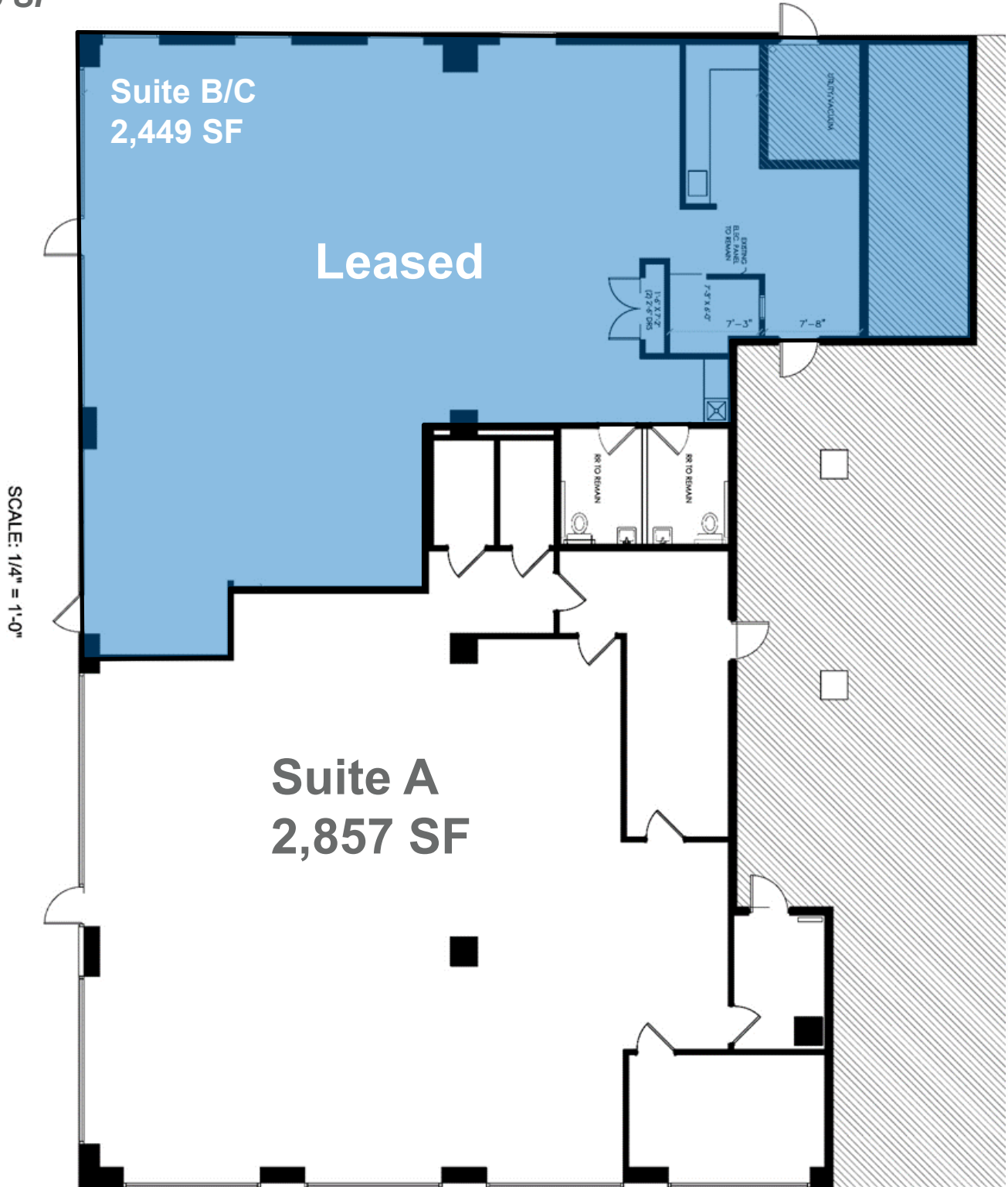


UGA Sanford Stadium

FOR LEASE
494 Baxter St, Athens, GA 30605



1st Floor
5,306 SF



FOR LEASE
494 Baxter St, Athens, GA 30605



1st 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:

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