

Lease

375 Gaines School Rd

Athens, GA 30605



PROPERTY DESCRIPTION

Professional office space is available for lease within a building owned and occupied by a respected local accounting firm. The available suite consists of 1,500 sf on the first floor and offers a functional layout ideal for professional services, consulting firms, insurance agencies, or similar office users.

Suite Features: Five private offices, Reception/lobby area, Private restroom, First floor location with convenient access

Shared Amenities: Access to a shared kitchenette and restroom on the second floor

Common Areas: This first floor suite includes shared access to the stairway entrance serving second floor occupants and the building's existing server room.

Parking: The tenant will be allotted five dedicated parking spaces.

Utilities Included: The following services are included in the base rent: Electricity, Water, Janitorial service, Trash removal

The office space is an excellent opportunity for a professional office user seeking a convenient move in ready space in a quiet and established business environment.

LOCATION DESCRIPTION

Located in East Athens along Gaines School Road, between Lexington Road and Barnett Shoals Road, this semi-private office property offers convenient access to some of Athens' most established residential and commercial corridors. Situated less than four miles from Downtown Athens

OFFERING SUMMARY

Lease Rate:	\$2,500 per month (Gross)
Available SF:	1,500 SF
Lot Size:	0.64 Acres
Building Size:	5,902 SF

Roby Redwine
(706) 207-2942

Katie Reeves
(706) 254-3446

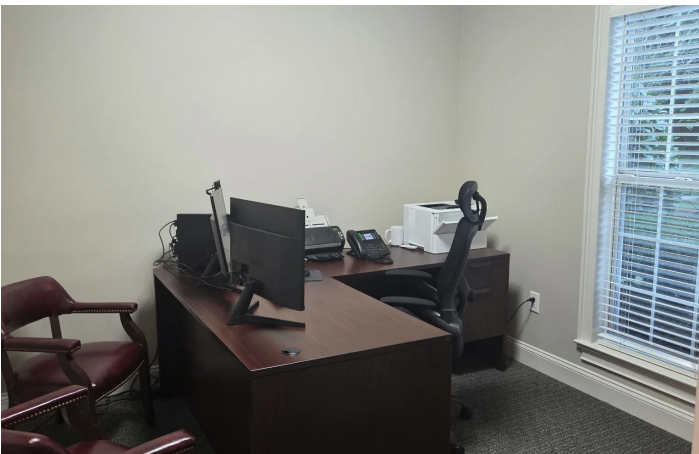


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Upchurch Realty

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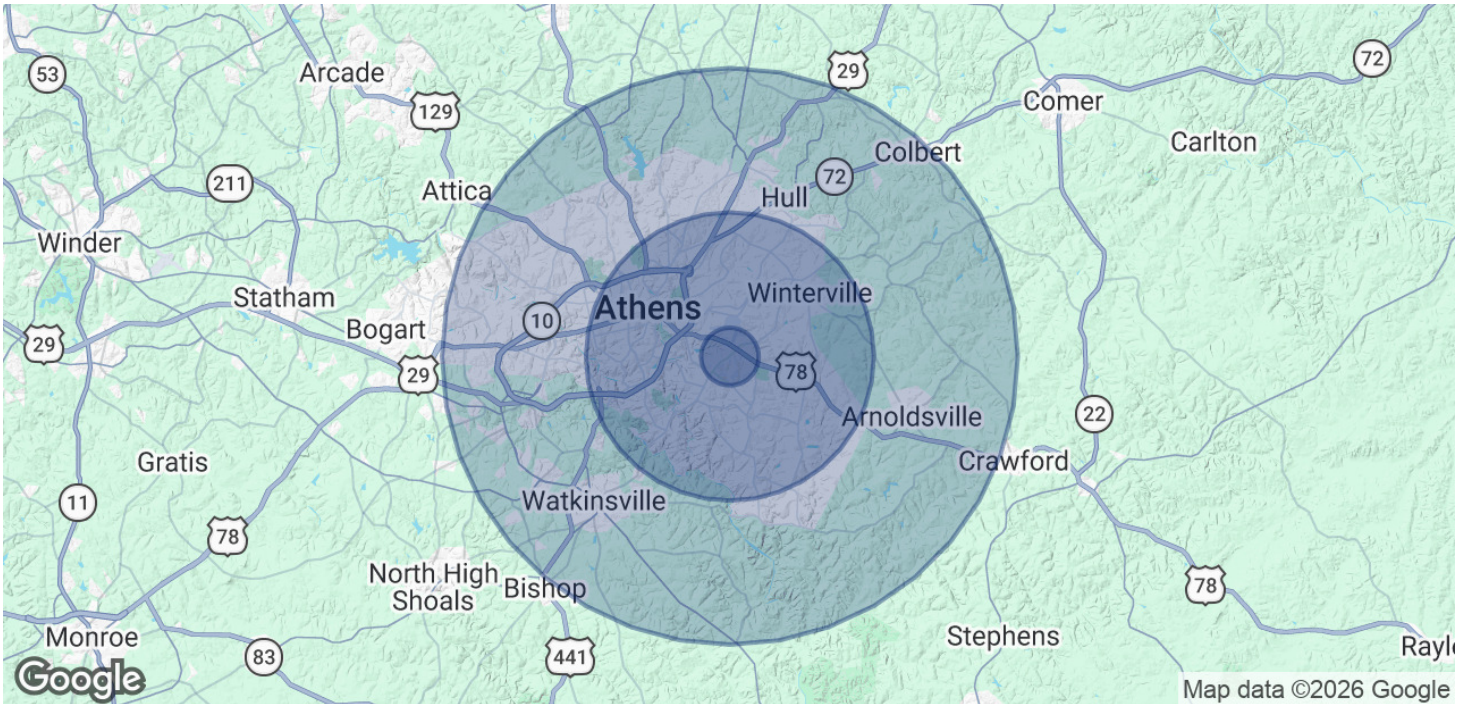


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	7,527	87,050	167,953
Average Age	33.9	31.5	35.5
Average Age (Male)	36.4	30.9	34
Average Age (Female)	33.8	32.4	36.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,921	35,571	68,037
# of Persons per HH	1.9	2.4	2.5
Average HH Income	\$63,822	\$75,918	\$86,015
Average House Value	\$277,829	\$362,847	\$333,424

2023 American Community Survey (ACS)

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