

## Office Building For Lease

402 Washington St  
Gainesville, GA 30501



## Office Space Available

### Offering Summary

Lease Rate:	\$24.00/SF (NNN)
Building Size:	34,091 SF
Available SF:	11,070 SF
Parking Ratio:	1.16/1,000 SF

## Get more information

### **Frank N. Simpson, CCIM SIOR**

Principal, Managing Director

D 770 532 9911

C 770 654 2300

[frank.simpson@avisonyoung.com](mailto:frank.simpson@avisonyoung.com)



**Property Highlights**

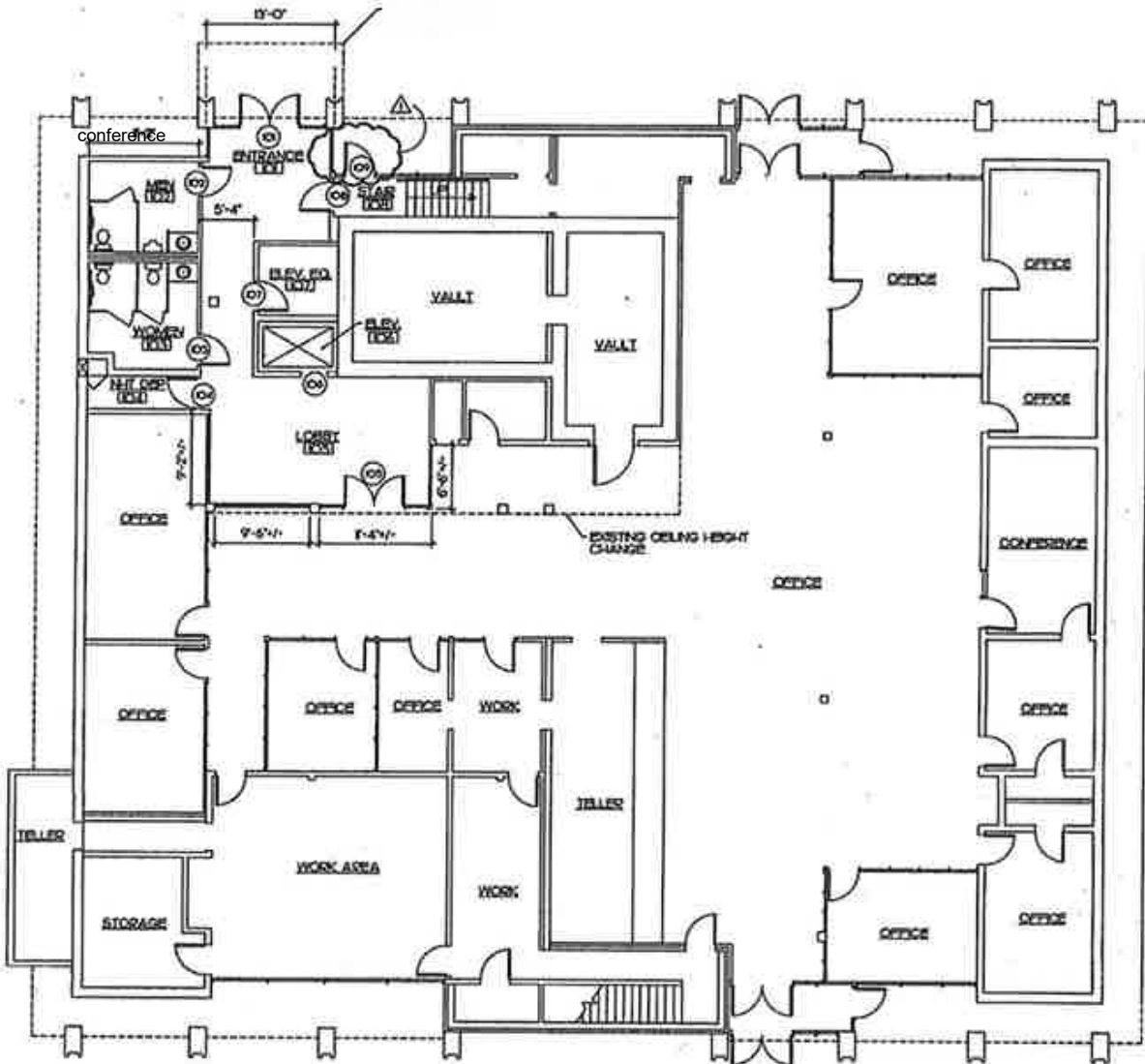
- Desirable location in Downtown Gainesville Historic District
- Walking distance form downtown square
- Less than a mile from Northeast Georgia Medical Center, the region's largest employer and a \$2.8 billion economic driver
- Easy access from Spring Street and Washington Street

**Available Spaces**

Suite	Size (SF)	Lease Type	Lease Rate
First Floor	8,900 SF	NNN	\$24.00/SF
201	2,170 SF	NNN	\$24.00/SF



**Frank N. Simpson, CCIM SIOR**  
Principal, Managing Director  
D 770 532 9911  
C 770 654 2300  
[frank.simpson@avisonyoung.com](mailto:frank.simpson@avisonyoung.com)



1 LOWER LEVEL FLOOR PLAN SCALE: 1/8" = 1'-0"



**Frank N. Simpson, CCIM SIOR**  
Principal, Managing Director  
D 770 532 9911  
C 770 654 2300  
frank.simpson@avisonyoung.com

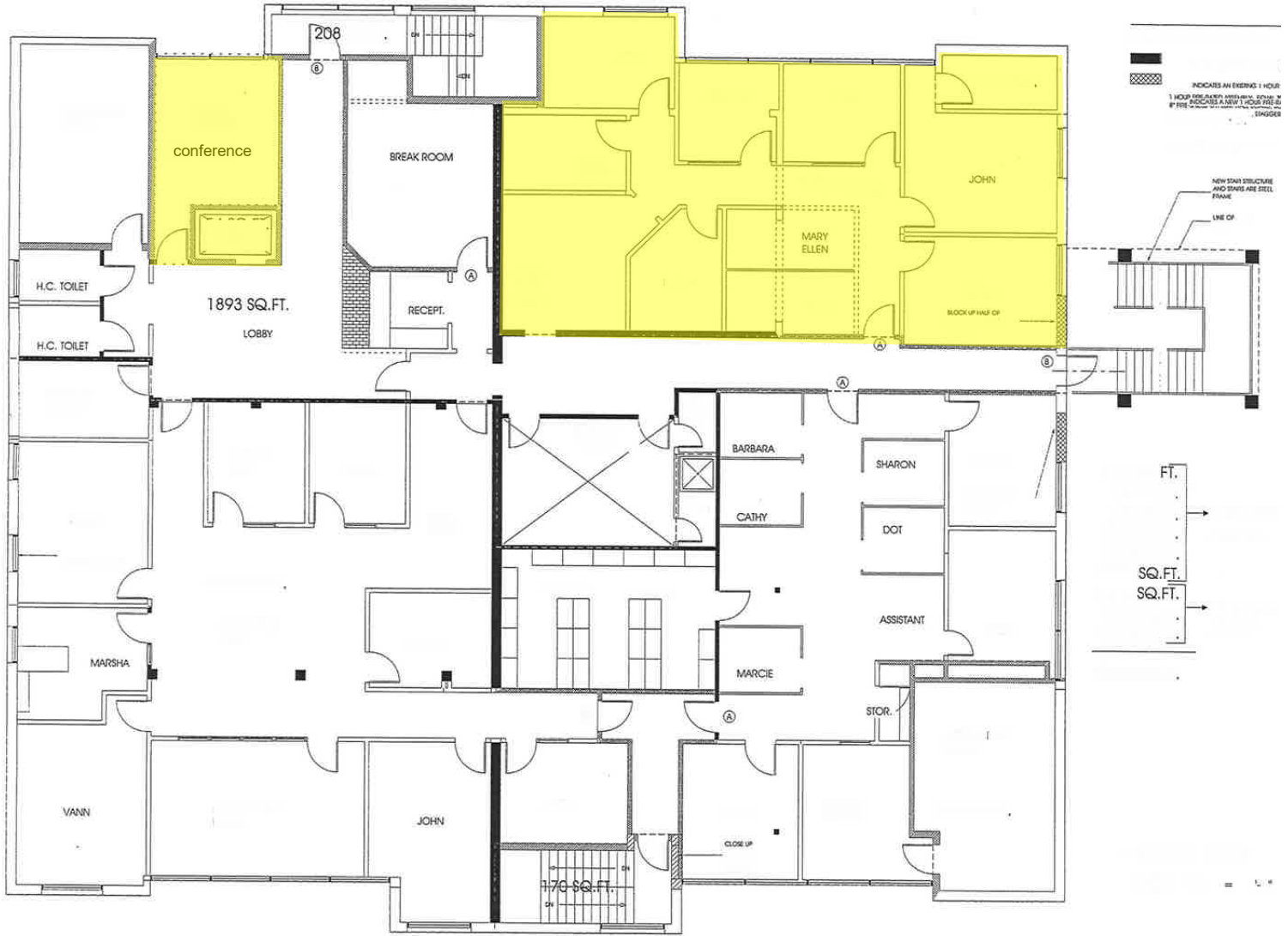
# First Floor Photos

402 Washington St



**Frank N. Simpson, CCIM SIOR**  
Principal, Managing Director  
D 770 532 9911  
C 770 654 2300  
[frank.simpson@avisonyoung.com](mailto:frank.simpson@avisonyoung.com)

Suite 201



**Frank N. Simpson, CCIM SIOR**  
 Principal, Managing Director  
 D 770 532 9911  
 C 770 654 2300  
[frank.simpson@avisonyoung.com](mailto:frank.simpson@avisonyoung.com)

# Suite 201 Photos

402 Washington St



**Frank N. Simpson, CCIM SIOR**  
Principal, Managing Director  
D 770 532 9911  
C 770 654 2300  
[frank.simpson@avisonyoung.com](mailto:frank.simpson@avisonyoung.com)



**SHOPPING & DINING**

**Food & Drink**

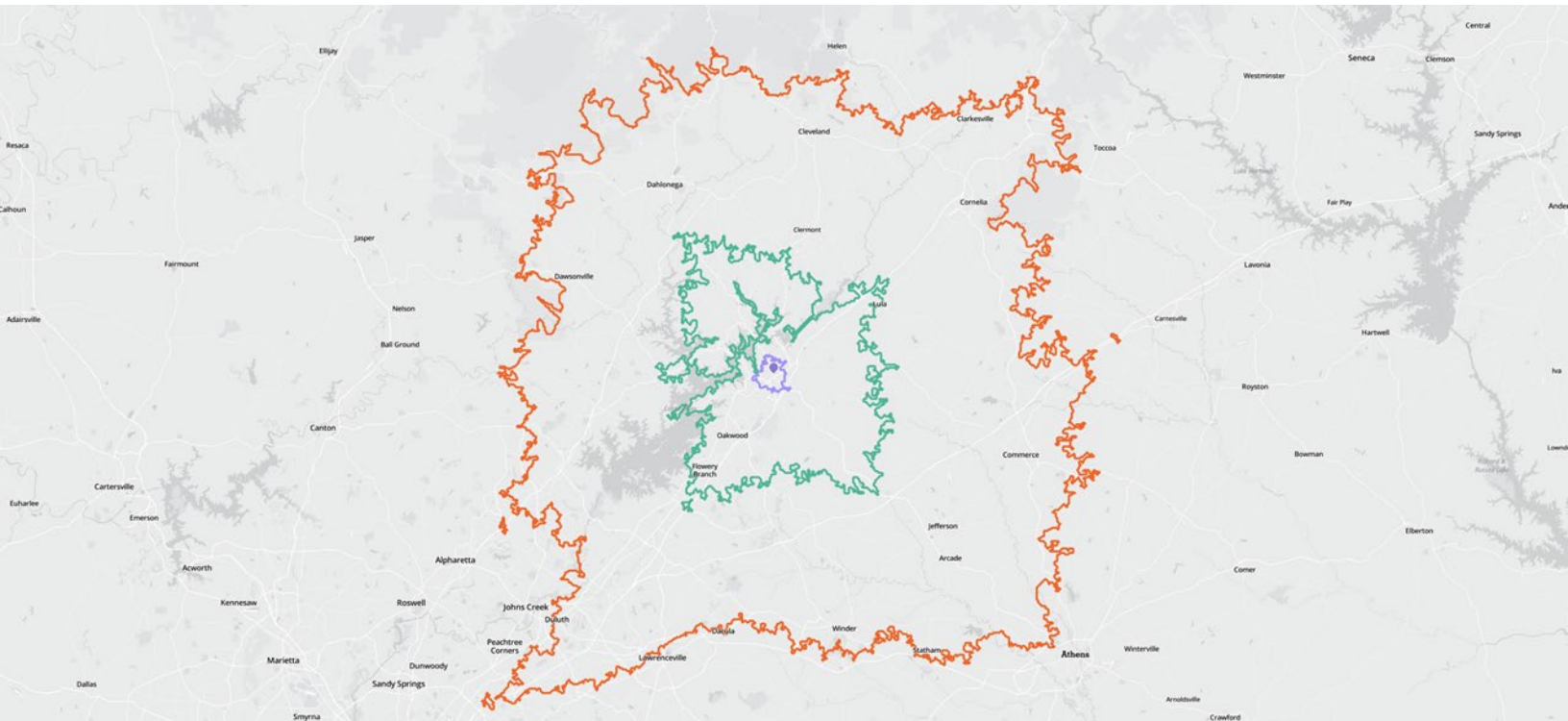
- Cotto's Italian
- Kilwin's Ice Cream
- Atlas Pizza
- Avocados
- Collegiate Grill
- Consuelo's
- Cork It - Wine & Charcuterie
- Downtown Drafts
- Inman Perk Coffee
- Kilwins Ice Cream
- Standard Service
- Sweet Magnolia's Cafe & Bakery
- Taqueria Tsunami
- The Stag Steakhouse
- YellowFin
- Zen Ramen and Sushi Burrito

**Shopping**

- Onward Reserve clothing
- Christopher's Tuxedo & Bridal
- Dress Up
- Established Design Co.
- Garment + Grace Boutique
- Gypsy Threads
- Image Boutique
- The Iron Rose
- The Next Chapter Bookstore
- Moe's Record Shop
- Occasions Florist
- Purchase Effect
- Rahab's Rope
- Racquets & Togs
- Storybook Market
- The Uniform Shop Inc.
- Upsy Daisy

**AVISON YOUNG**

**Frank N. Simpson, CCIM SIOR**  
 Principal, Managing Director  
 D 770 532 9911  
 C 770 654 2300  
[frank.simpson@avisonyoung.com](mailto:frank.simpson@avisonyoung.com)



	5 min	20 min	45 min
<b>Education</b>			
Bachelor's Degree or More	2,428	48,086	543,510
<b>Employment</b>			
Unemployment Rate	3%	3%	3%
<b>Housing</b>			
Median Rent	\$992	\$1,153	\$1,298
Median Home Value	\$357,337	\$356,477	\$378,298
Owner-Occupied Units	939	34,245	274,308
Renter-Occupied Units	2,600	21,901	125,163
Total Housing Units	3,861	60,550	424,211
<b>Income</b>			
Average Household Income	\$65,682	\$104,479	\$123,203
Per Capita Income	\$22,552	\$37,473	\$43,516
<b>Population</b>			
Households	3,539	56,146	399,471
Average Household Size	3	3	3
Daytime Population	23,248	144,489	931,815
<b>Businesses</b>			
Total Businesses	1,490	7,022	60,807
Total Employees	18,577	76,265	439,435
White Collar Employees	12,041	48,408	289,431
Blue Collar Employees	6,536	27,857	150,004
Employment Density	8,652	2,950	2,414



**Frank N. Simpson, CCIM SIOR**

Principal, Managing Director

D 770 532 9911

C 770 654 2300

[frank.simpson@avisonyoung.com](mailto:frank.simpson@avisonyoung.com)

# Let's talk.

## Get more information

**Frank N. Simpson, CCIM SIOR**

Principal, Managing Director

D 770 532 9911

C 770 654 2300

[frank.simpson@avisonyoung.com](mailto:frank.simpson@avisonyoung.com)

Avison Young - Gainesville  
425 Spring Street SE, Suite 200 | Gainesville, GA 30501

© 2022. Avison Young - Gainesville. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young - Gainesville does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

---

**AVISON  
YOUNG**

---