

NOW LEASING · DOWNTOWN LAWRENCEVILLE

The 490

490 S. Perry Street, Lawrenceville, Georgia 30046

A restored single-story historic building on a corner lot, divided into seven individual private office suites — a five-minute walk from the Gwinnett Justice & Administration Center and the downtown square. Two suites have their own private entrance from outside. One has its own private bathroom. Every suite leases on one all-inclusive monthly rate.

SUITE	SIZE	MONTHLY RENT	DISTINGUISHING FEATURE
101 + 102	± 250 SF	\$1,650	Two rooms; 102 has its own private entrance
105 + 106	± 414 SF	\$2,000	Two rooms; 106 has its own private bathroom
107	± 189 SF	\$1,200	Its own private entrance from outside
104	± 77 SF	\$500	Compact single office; lowest entry point

All rents are full service. Twelve-month term. Security deposit equal to one month's rent. Suites 101, 102, 105 and 107 are also available individually — ask for individual pricing. Suite 106 leases only in combination with Suite 105 or Suite 107.

ONE RATE. NO SURPRISES.

The monthly rate is the entire cost of occupancy. There is no CAM reconciliation, no operating-expense pass-through, no separate utility billing, no janitorial charge, and no load factor — you are not paying rent on a share of the hallway. A conventional small-office lease quoted at a lower headline rate adds all of the above.

INCLUDED WITH EVERY SUITE

- A private conference room, so you meet clients in a proper setting without renting meeting space
- An updated break room with granite counters
- A large, welcoming lobby that makes a real first impression on visitors
- Wireless internet
- Level on-site parking at the side and rear of the building
- Your business name on your suite door

WHY THE PRIVATE ENTRANCES MATTER

Suites 102 and 107 each have their own door to the outside. A client arrives, meets with you, and leaves without passing through the shared lobby or anyone else's line of sight. For a family-law attorney, a mediator, or a counselor, that is not a convenience — it is a condition of doing the work. Suite 106 answers the same concern a different way, with a private bathroom that you and your clients never share with the rest of the building.

STEPS FROM THE COURTHOUSE AND THE SQUARE

The 490 sits in Lawrenceville's Historic District, an area drawing significant recent investment. Within walking distance: the Gwinnett Justice & Administration Center, the downtown square and its restaurants, the Lawrenceville Arts Center and the Lawrenceville Lawn amphitheater, and The Lawrence hotel. Minutes away: Northside Hospital Gwinnett, Georgia Gwinnett College, and Briscoe Field. A companion building, The 440, stands adjacent under the same ownership and management.

WHO LEASES HERE

Attorneys and law firms · Mediators · Counselors and therapists · Accountants and CPAs · Insurance professionals · Financial and professional services

Schedule a tour

Call or text **(678) 329-9411** — text is answered fastest.

Floor plans, photos and current availability at southperrysuites.com

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