



West Washington Building



125 W. WASHINGTON
STREET, ATHENS, GA 30601

FOR LEASE

CLASS A OFFICE SUITES

Skyline Terrace Suites

Suite 780 SF:	3,150 RSF
Suite 795 SF:	2,500 RSF
Total Available SF:	5,650 RSF
Lease Type	NNN
Building Class:	A
Parking:	Parking Deck (City-Owned)
Year Built:	2011
Use	Office

Marks Commercial Realty, Inc., is pleased to present the exclusive opportunity to lease up to 5,650 RSF of Class A office located within the West Washington Building in downtown Athens. Located on the penthouse floor, Suite 780 consists of 3,150 RSF and Suite 795 consists of 2,500 RSF.

PROPERTY SUMMARY

125 WEST WASHINGTON STREET | ATHENS, GA 30601



Property Overview

The West Washington Building ("WWB"), a 40,864-square foot, mixed-use Gold LEED Certified Building is located in the thriving downtown area of Athens, GA. It is comprised of 12,841 square feet of ground level retail and 28,023 square feet of penthouse office space, as well as five levels of decked parking (540-spaces), situated in-between the retail and office components. The WWB is positioned just two blocks from the famed "arches" denoting the entrance to the University of Georgia. Constructed in 2011, the property was developed as a public/private partnership between Batson-Cook Development Company, Athens-Clarke County Unified

Highlights

- Encompassing nearly over one-half of a city block, the WWB is bound by Clayton Street, Lumpkin Street, and West Washington Street on a site of 1.08-acres. This mixed-use development is nestled in the heart of downtown Athens' vibrant retail, restaurants, arts, and office district readily accessible to not only UGA students, faculty, and employees, but to all MSA residents and guests. Adjacent to the WWB is the Georgia Theatre. Built in 1899 as a multi-use facility, the Georgia Theatre now exclusively serves as a destination concert hall having hosted such groups as REM, B-52's, and The Police.
- Positioned only two blocks from the famed "arches", denoting the entry way to the University of Georgia, the WWB continually benefits from all aspects of UGA. UGA's enrollment approaches 40,118 students and continues with year over year enrollment growth. The 762-acre campus offers a myriad of undergraduate and graduate programs supported by nearly 10,500 faculty and staff members. With UGA's various departments, research groups, and business generated University affiliations, the Athens MSA population, according to 2023 Esri Statistics, is 222,422 residents, with a strong forecast for growth.
- The West Washington Parking Deck, which is City-owned and managed by the Downtown Athens Parking System, contains 540-spaces. Seventy-five (75) spaces within the parking facility have been allocated for the non-exclusive use of both office and retail tenants. Payment and management for parking services are contracted directly with the Downtown Athens Parking System.

MARKS COMMERCIAL REALTY, INC.
1865 W. Broad Street, Suite A
Athens, Georgia 30606

DANIEL MARKS, CCIM
Managing Broker
O: (762) 999-0800
C: (770) 722-9618
dmarks@markscre.com
324862, Georgia

BRETT DELOACH
VP, Associate Broker
O: (912) 614-3379
bdeLoach@markscre.com
406740, Georgia

PROPERTY PHOTOS

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SUITE 780 - 3,150 RSF

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Space Details

Rentable SF:	3,150 RSF
Lease Rate:	\$22.50/SF NNN
Type:	Lease or Sublease
Available Date:	January 1, 2027
Term:	5+ Years
Condition:	Move-In Ready / Traditional Office

Description

3,150 RSF of Class A, move-in ready office consisting of eight (8) individual offices, conference/meeting room, breakroom kitchenette, and reception area.

Suite 780 is currently under tenant leasehold rights with a lease expiration of September 30, 2028. This space is available for sublease or lease. The Landlord is open and willing to proceed with a new lease agreement with a new tenant.

This suite can be combined with Suite 795 for a total of 5,650 RSF, if desired.

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SUITE 780 - INTERIOR

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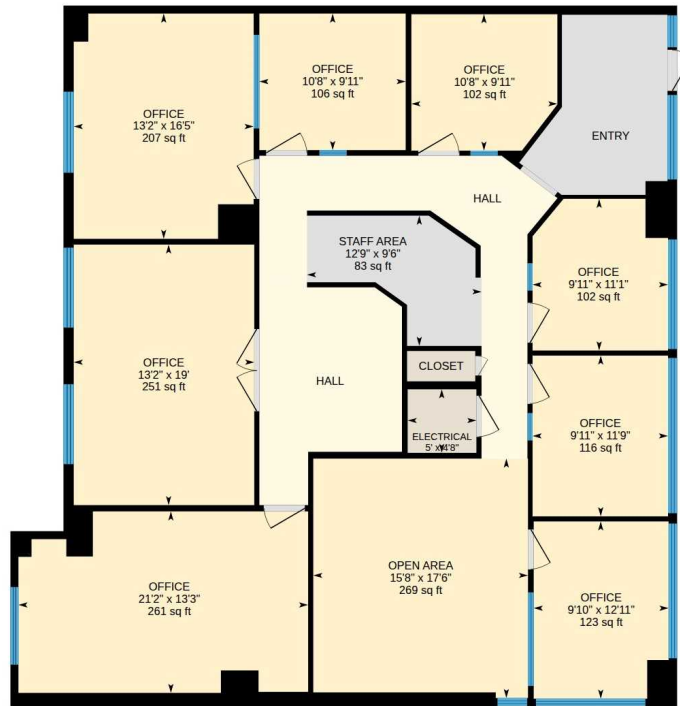
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SUITE 795 - 2,500 RSF

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Space Details

Rentable SF:	2,500 RSF
Lease Rate:	\$22.50/SF NNN
Type:	Lease
Available Date:	October 1, 2026
Term:	5+ Years

Description

2,500 RSF of Class A, move-in ready office consisting of seven (7) individual offices, conference/meeting room, coffee bar, open workspace, and reception area.

Suite 795 will be available starting October 1, 2026.

This suite can be combined with Suite 780 for a total of 5,650 RSF, if desired.

SUITE 795 - INTERIOR

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SUITE 795 - INTERIOR

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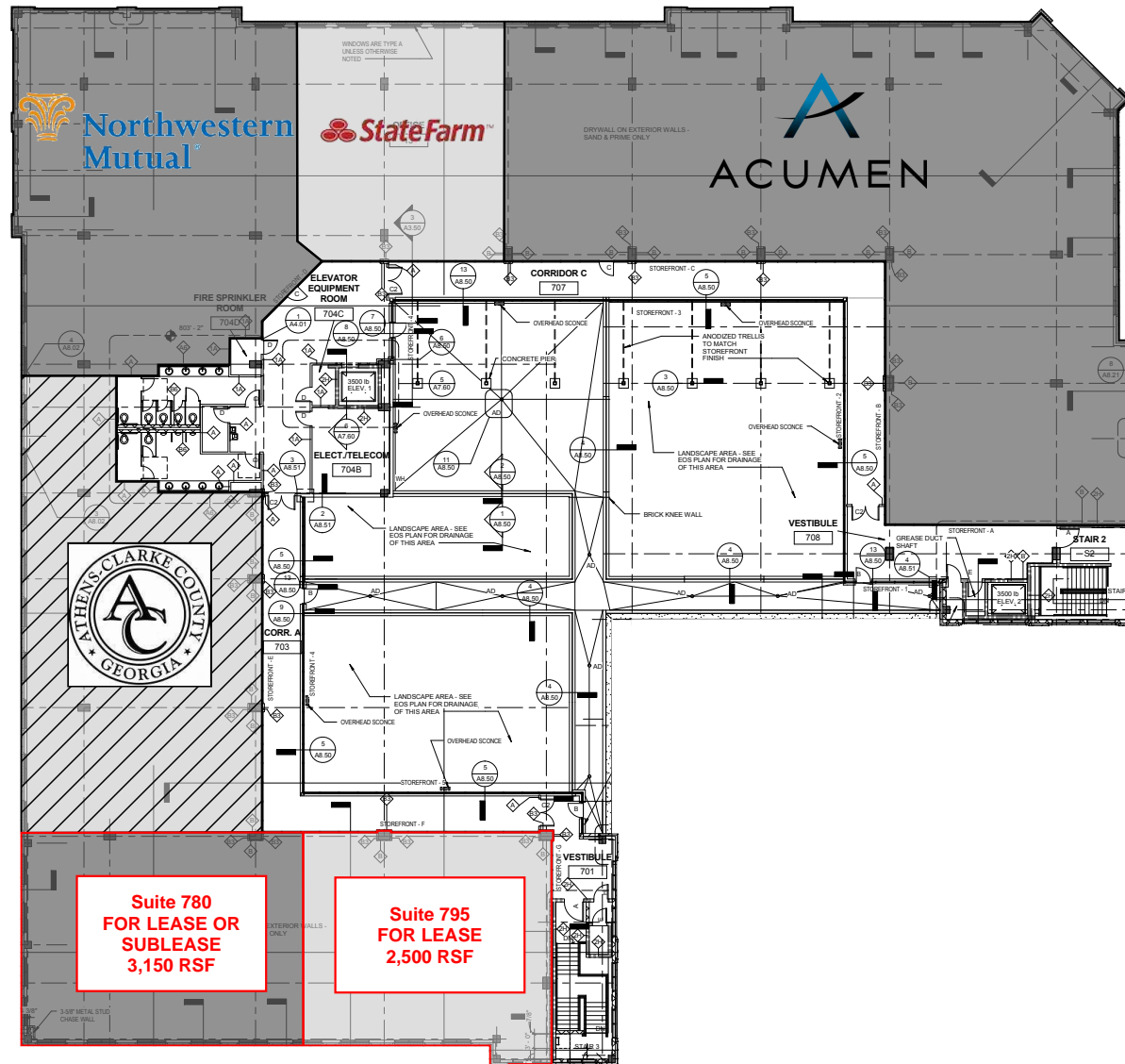
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OFFICE LEVEL FLOOR PLAN

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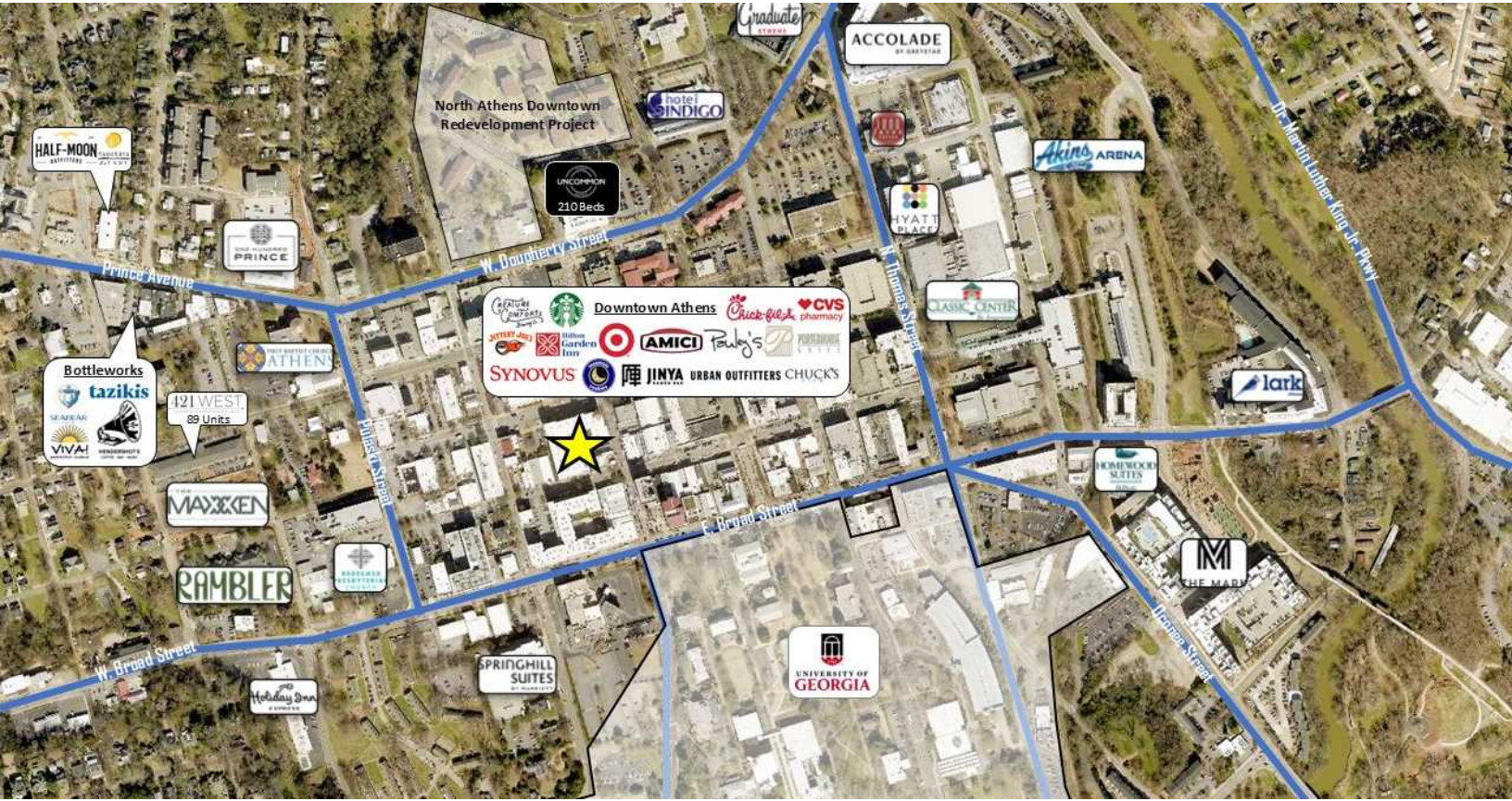
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AERIAL MAPS

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UPPER COMMERCIAL CONDO

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ATHENS OVERVIEW

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Athens Profile

- Athens is the employment, retail, educational, research, and medical center of Northeast Georgia. Home to the University of Georgia, the nation's oldest federal land grant university, Athens has evolved with the University into a diversified, international business community. Major international Fortune 500 companies, as well as home grown entrepreneurs, have found Athens' business climate, educational institutions, location, and quality of life conducive to success in business as well as great place for families.
- Athens-Clarke County, comprised of 118 square miles, is the smallest in land area of Georgia's 159 counties. It was the twenty-fifth county created in the state and is located approximately 65-miles NE of Atlanta. According to 2023 Esri data, Athens-Clarke County has a total population of 131,086, with a 1.3% growth rate within the next 5-years. On January 14, 1991, the unification of the City of Athens and Clarke County established the second consolidated city/county government in the State of Georgia, enabling this area to cut costs and bureaucracy, making economic development, planning and zoning, and a host of other tasks easier for businesses and residents. The Clarke County School District is a separate entity with nine elected members on the Board of Education and an appointed superintendent. The School District operates 14 preschools, 14 elementary, four middle, and three high schools. Additionally, there are five private schools in the area.

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ATHENS OVERVIEW

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Access

- The Athens-Ben Epps Airport is used by private planes. Public transit locally is provided by the Athens Transit System and a downtown bus station is served by Greyhound and Southeastern Stages. Additionally, Athens boasts multiple lane highways that provide quick and easy access to all the services available in nearby Atlanta.

Quality of Life

- Located about sixty-five miles northeast of downtown Atlanta, Athens MSA is home to approximately 223,000 residents and is Northeast Georgia's cultural and education hub, offering a unique blend of Southern heritage and contemporary entertainment. A wide range of award-winning restaurants offer distinctive dining options. Athens has an inviting, restored downtown area with many historic districts, featuring antebellum, Victorian, and other period homes. The State of Georgia's official art museum and botanical garden are located here. In addition, the area has the Southeast's largest and most concentrated collection of gardens and specialty nurseries. Athens is also home to The Classic Center and Classic Center Arena.

Economy

- The University of Georgia's presence in the area helps diversify the labor force. The University is also a large employer with over 10,500 faculty and staff. The University brings national attention to Athens, allowing for more notoriety as well as capital sources for economic development. Athens-Clarke County has a median household income of \$58,151, median home value of \$310,925, and population total of 132,321.
- Rounding out other large employers in the Athens Area include Piedmont Athens Regional Healthcare (3,300), St. Mary's Health Care System (2,100), Caterpillar Heavy Equipment (1,600), Pilgrim's (1,600), and newly announced Meissner Corporation (2026 - 1,700).

Accolades

- Money Magazine, in its annual "Places Rated" study, has frequently rated Athens as the best metropolitan area in Georgia and estimates the cost of living at 8.9% below the national average.
- Southern Living voted Athens the #1 "Best College Towns 2022"
- "Best Places to Retire 2018" (fourth consecutive year), Forbes, April 23, 2018
- 2018 Live, Work, Play City Award Winner (Large Cities Category) - Georgia Municipal Association, in association with Georgia Trend Magazine, Feb. 2018
- "#2 Most Charming Small Downtown in America" - HGTV, September 2025
- "#1 Best College Town in the United States" - The Campus Advisor, August 2024