

Office Building For Lease

2565 Thompson Bridge Road
Gainesville, GA 30501



Rubicon on Lake Lanier

Offering Summary

Building Size:	49,687 SF
Available SF:	750 – 1,623 SF
Lot Size:	4.6 Acres
Year Built:	2001
Zoning:	G-B (General Business)
Market:	Northeast
Submarket:	Gainesville / Hall County
Traffic Count:	31,800

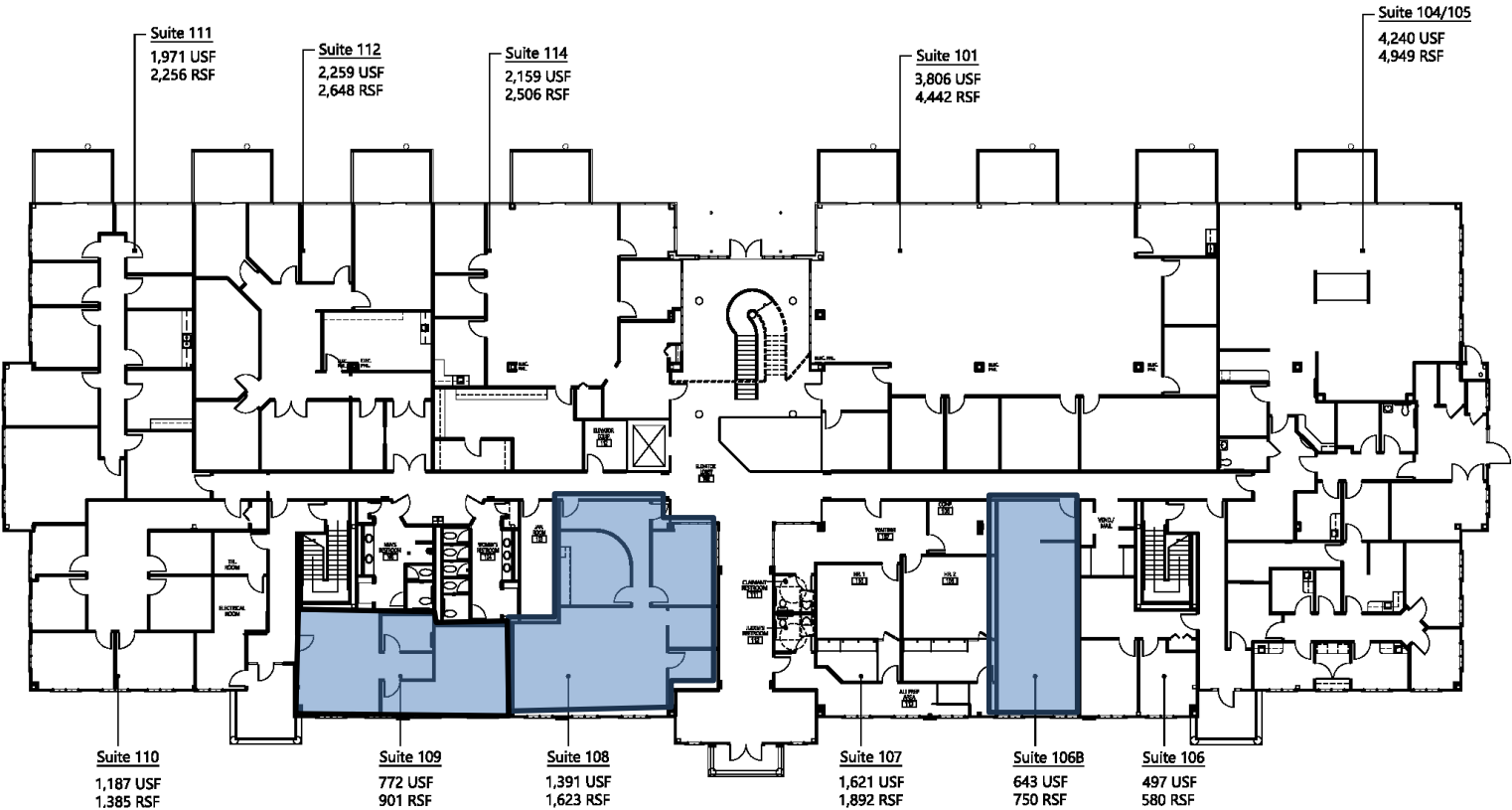
Get more information

Andrew D. Joyner, CCIM

Senior Vice President

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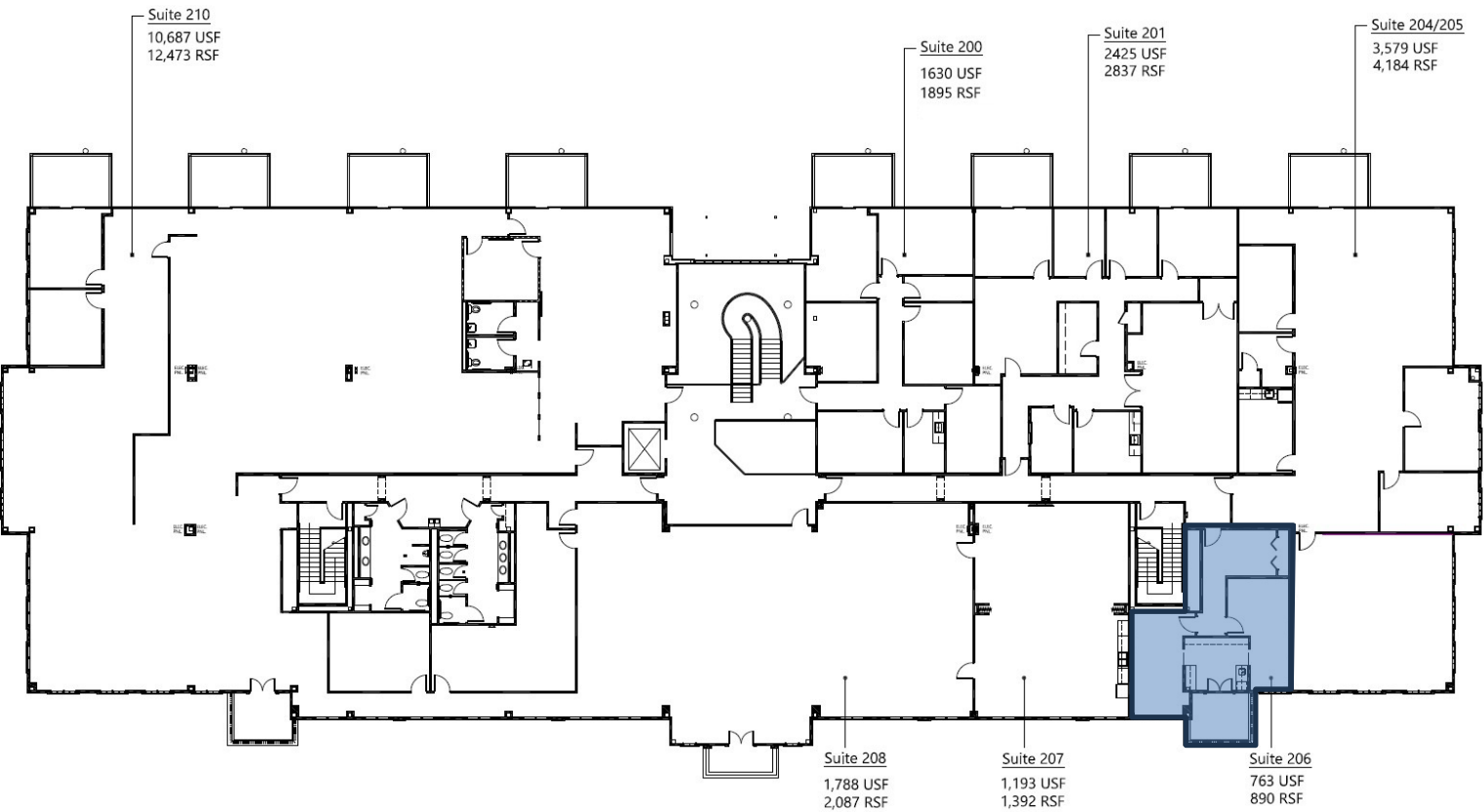


Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
1st Floor - 106B	Available	750 SF	Modified Gross	Inquire
1st Floor - 108	Available	1,623 SF	Modified Gross	\$19.50 SF/yr
1st Floor - 109	Available	901 SF	Modified Gross	\$21.50 SF/yr



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Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
2 nd Floor – 206	Available	890 SF	Modified Gross	\$22.50/SF/yr



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Property Highlights

- Class "A" Office Suites Available For Lease
- Lake Lanier's Only Lake Front Office Building
- Minutes from Downtown Gainesville and Interstate 985
- Italian Inspired Architecture Throughout
- Private Balconies with Views of Lake Lanier
- High end finishes, including two story glass lobby atrium and white marble lobby flooring
- Four Seasons inspired common area restrooms with marble and brass finishes
- Beautifully landscaped. Park-like setting with water fountain feature
- Ample Parking
- Located on Heavily Traveled Thompson Bridge Road (Highway 60)
- Able to accommodate both large and small office space needs



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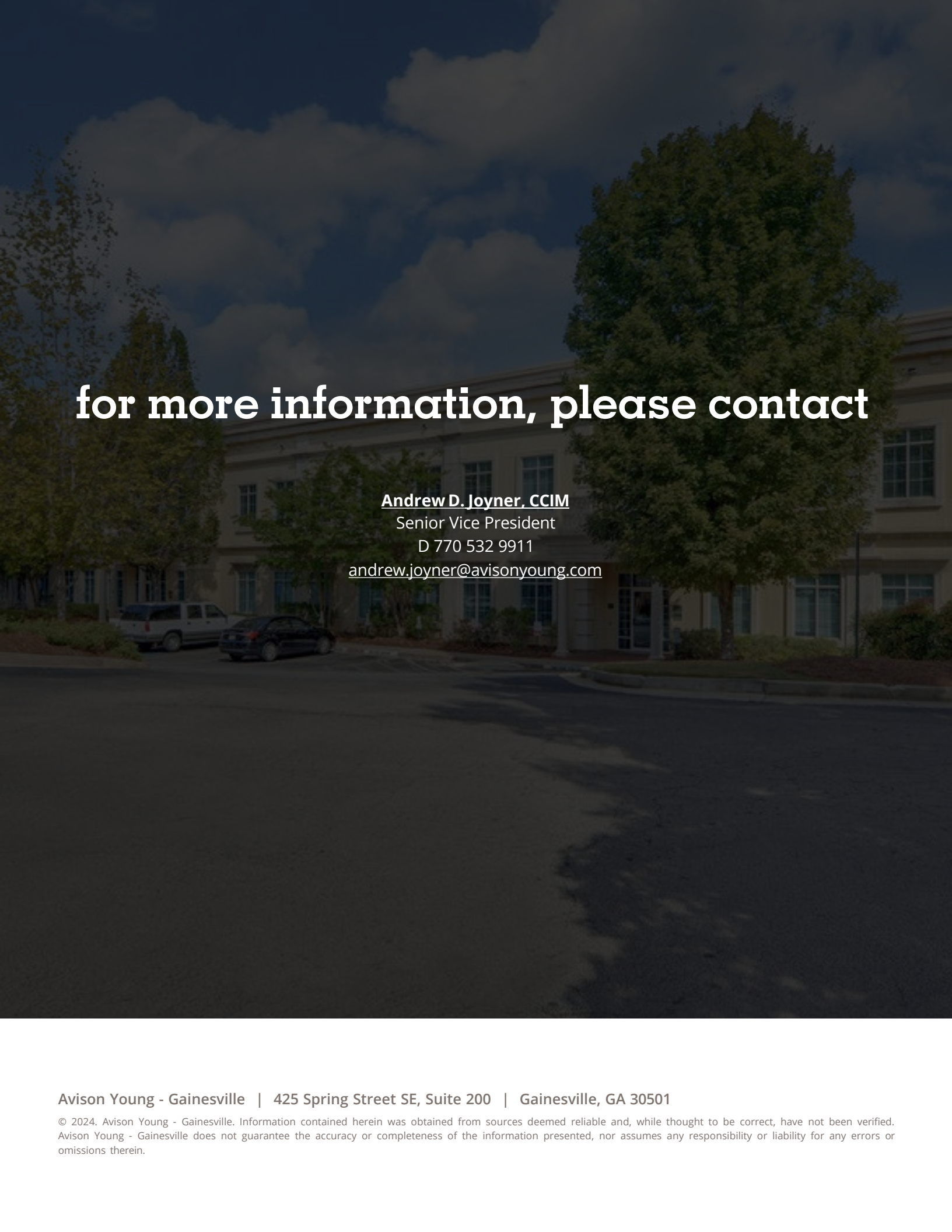


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