

FOR LEASE OR FOR SALE



269 N. HULL STREET

SUITE 300 | ATHENS, GA 30601 | THE COTTON EXCHANGE CONDOMINIUMS, C. 1920

2,466 SF | SUITE 300

SALE \$875,000

LEASE \$22.00 / SF / Yr NNN

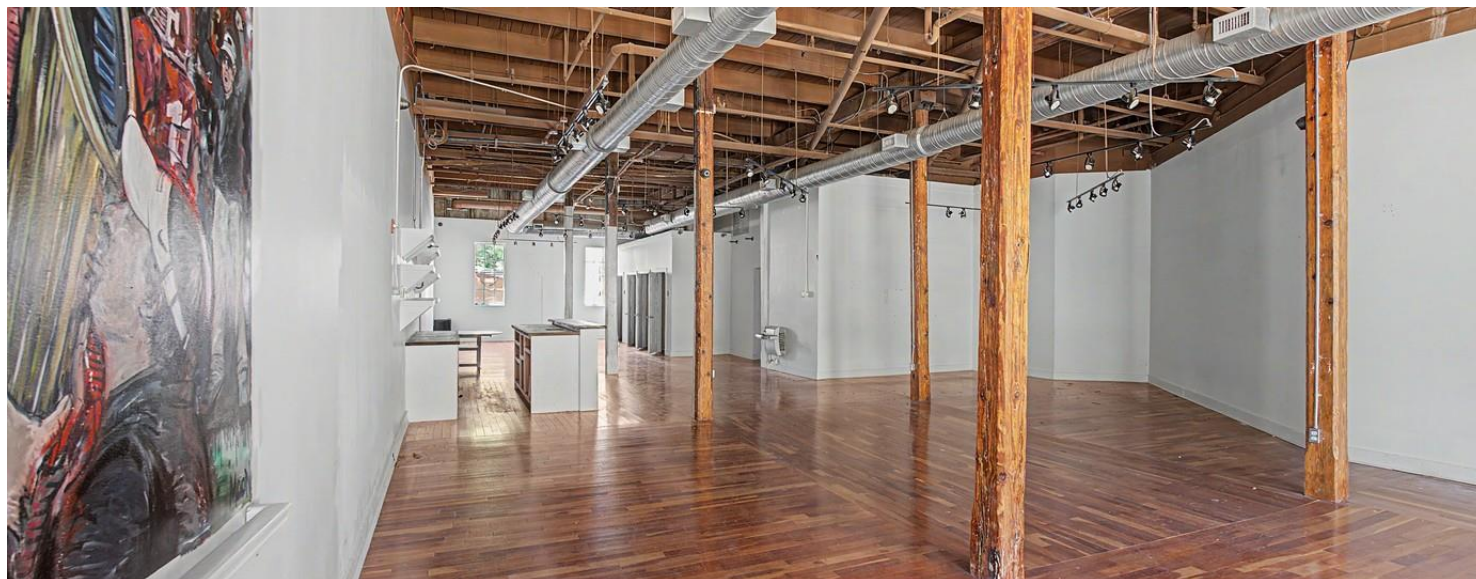
Pass-throughs \$5.69 / SF / Yr (Tax \$3.54 + CAM \$2.15)

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OVERVIEW

269 N Hull Street, Suite 300 is a 2,466 SF ground-floor inline commercial condominium in the Cotton Exchange Condominiums — a character-rich c. 1920 brick-and-heavy-timber building on N. Hull Street, mid-block between W. Washington St. and W. Hancock Ave. The unit features original heart-pine floors, exposed brick, timber columns, high ceilings, and oversized storefront glass facing Hull Street. Offered for lease at \$22.00/SF NNN (pass-throughs \$5.69/SF — taxes + HOA/CAM) or for sale at \$875,000, Suite 300 is ideal for a chef-driven restaurant, craft bar, boutique retailer, professional office, or experiential concept.

HIGHLIGHTS

- N. Hull Street frontage — mid-block between W. Washington St. and W. Hancock Ave.
- Original 1920 timber columns, heart-pine floors, exposed brick, storefront glass
- Ground-floor inline unit with oversized Hull Street storefront window line
- Zoned C-D (Downtown Commercial) — retail, restaurant, bar, office by right
- Short walk to Hotel Indigo, Georgia Theatre, 40 Watt Club, Morton Theatre
- Walking distance to UGA North Campus and The Classic Center / Akins Ford Arena

PROPERTY DETAILS



FLEXIBLE OFFERING

SALE \$875,000

LEASE \$22.00 / SF / Yr NNN

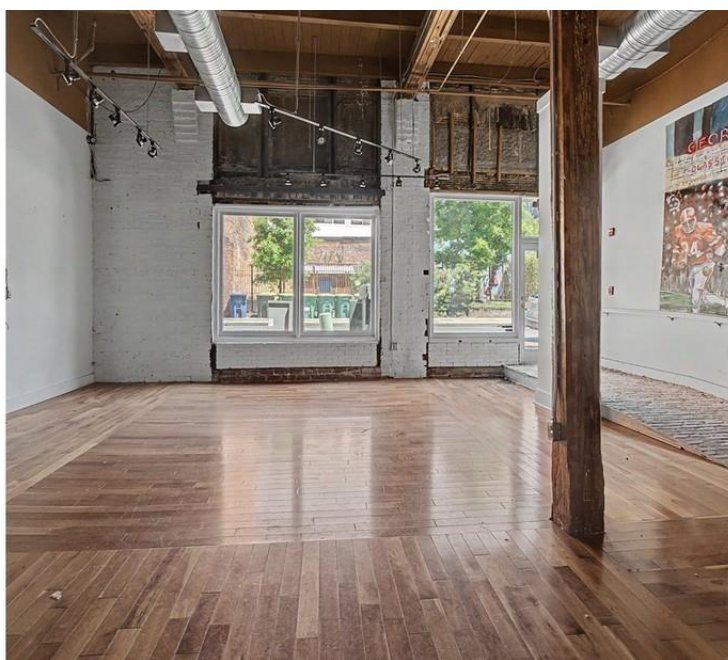
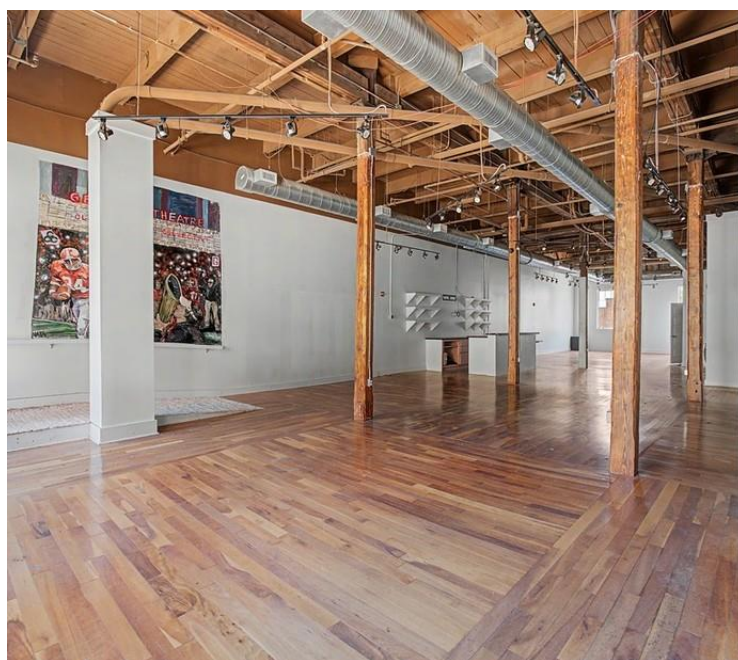
Pass-throughs

\$5.69 / SF / Yr

HOA \$441 / Month

KEY METRICS

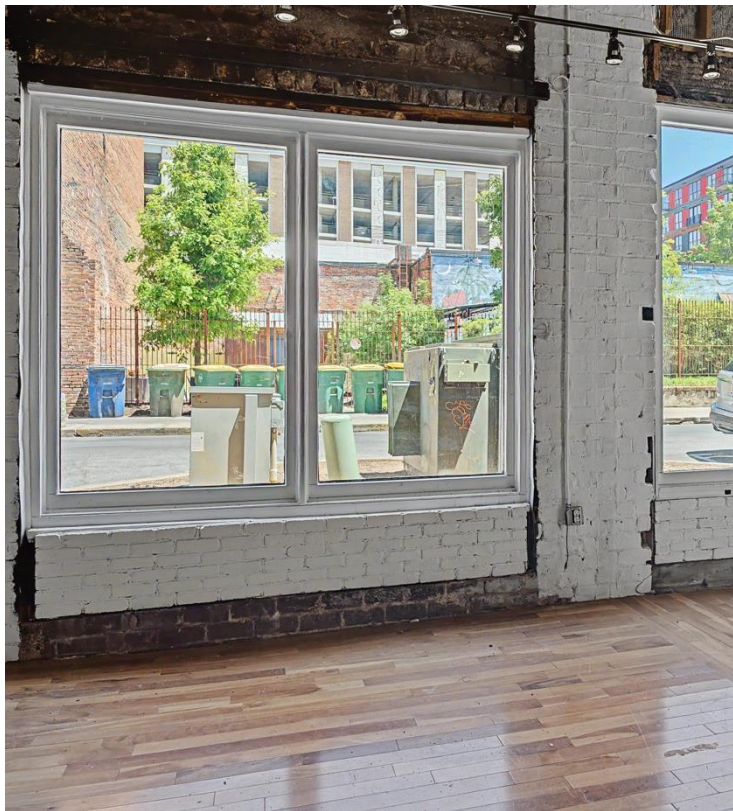
SUITE SIZE	2,466 SF (Inline Ground-Floor Unit)
LEASE RATE	\$22.00 / SF / Yr NNN
PASS-THROUGHS	\$5.69 / SF / Yr
SALE PRICE	\$875,000
LEASE TERM	Multi-Year Negotiable
ZONING	C-D (Downtown Commercial)
YEAR BUILT	c. 1920 (Cotton Exchange Condominiums)
HOA / CONDO FEE	\$441 / Month (covers all common-area items)
COUNTY	Athens-Clarke County, GA
PARCEL	Downtown Athens — Commercial Condominium



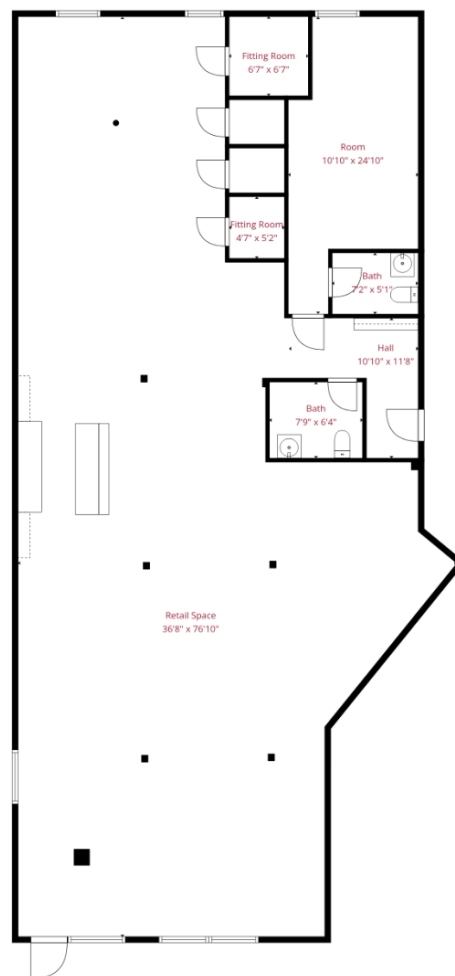
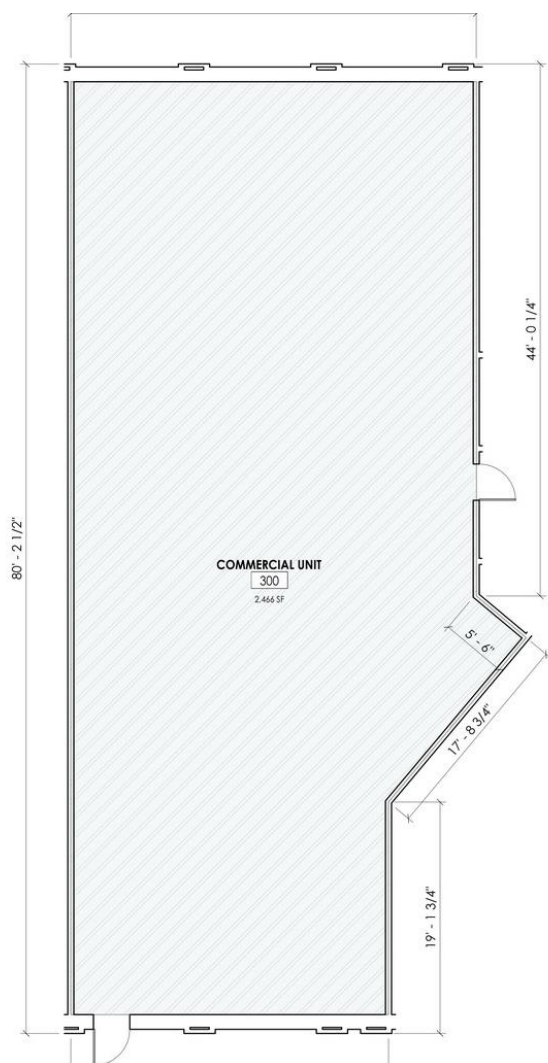
INTERIOR FEATURES



Original 1920 timber columns, heart-pine floors, exposed brick, and storefront glass — a character set that cannot be replicated in new construction.



FLOOR PLAN | UNIT 300



UNIT 300 | INLINE COMMERCIAL CONDO

TOTAL AREA	2,466 SF	CEILING HEIGHT	Approx. 12'
FRONTAGE	N. Hull Street	ENTRANCE	Hull Street storefront
COLUMNS	Heavy-timber (exposed)	FLOORS	Original heart pine
WALLS	Exposed brick + plaster	RESTROOM	In-unit (current config)
INGRESS/EGRESS	Hull St + rear service	IDEAL USES	Restaurant, bar, retail, office

Key Dimensions: ±33'6" x 80'2" overall | ±44'0" depth at entry wall



UGA is the state's flagship R1 research university and the nation's first state-chartered public university (1785). Fall 2025 enrollment reached a record 43,888 students, with 83% of undergraduates from Georgia. The university employs more than 10,000 faculty and staff across 18 schools and colleges — and its North Campus gates sit just three blocks from the subject property.

UGA BY THE NUMBERS

- 43,888** Total enrollment, Fall 2025 (record high)
- \$654M** FY25 research and development expenditures
- \$9.2B** Annual UGA economic impact on Georgia
- 92,746** Sanford Stadium capacity — 7–8 sellout Saturdays / fall
- ±3 blocks** From the UGA Arch to Suite 300

DOWNTOWN ATHENS



A CONVENIENT, EVENT-DRIVEN URBAN CORE

Downtown Athens is a compact, walkable 50-block urban core that anchors a metro of more than 215,000 residents. Anchored on one end by UGA's North Campus (43,888 students) and on the other by The Classic Center + Akins Ford Arena complex, downtown blends a dense concentration of independent retail, restaurants, music venues, galleries, and professional offices inside a historic district that has been continuously occupied since the early 1800s.

The submarket benefits from year-round foot traffic driven by UGA enrollment, ~365,000 annual Classic Center guests, Georgia football weekends (92,746 capacity), and a resident population that has grown steadily with new-construction student housing, hotel, and mixed-use projects. Retail rents on the primary blocks consistently range from the high-teens to the mid-\$20s PSF NNN.

131K

Athens-Clarke
pop. 2026 est.

43.9K

UGA enrollment
Fall 2025

~365K

Classic Center
guests / yr

\$90M

Classic Center
econ. impact



CONVENIENT TO EVERYTHING DOWNTOWN

Suite 300 sits mid-block on N. Hull Street between W. Washington St. and W. Hancock Ave. — one block north of downtown's 'Hot Corner' and inside the 50-block central business district. UGA North Campus is ± 4 blocks south, The Classic Center + Akins Ford Arena is ± 3 blocks east, and Hotel Indigo, Georgia Theatre, 40 Watt Club, The National, Creature Comforts, Last Resort Grill, Trapeze Pub, and the Morton Theatre are all within a 5-minute walk. Three public parking decks (Washington St., College Ave., and Classic Center) serve the block directly.

THE COTTON EXCHANGE



A DOWNTOWN ATHENS LANDMARK SINCE 1920

The Cotton Exchange Condominiums were constructed c. 1920 on the block of N. Hull Street between W. Washington St. and W. Hancock Ave., when Athens served as a regional cotton market and wholesale distribution hub for Northeast Georgia.

The original 45,680 SF brick-and-heavy-timber complex housed a Packard dealership (complete with car elevator), a wholesale grocery, a farmers' market, and a candy shop. During World War II it operated as a cloth-diaper factory, and in the mid-century became a furniture store.

A 2002–2003 restoration by Steve Markowitz rescued the building from demolition and created 17 residential loft condominiums above ground-floor commercial condos — earning the Georgia Trust Award of Excellence for its sensitive adaptive reuse.

Today the Cotton Exchange is one of downtown Athens' most recognizable buildings — a working example of the timber-framed, storefront-oriented commercial architecture that defines historic downtown Athens and cannot be replicated in new construction.

REGIONAL REACH + ATHENS AT-A-GLANCE



TIMES FROM 269 N HULL ST

UGA Arch	3 min stroll
The Classic Center	5 min stroll
Sanford Stadium	8 min stroll
UGA Main Campus	10 min drive
Downtown Watkinsville	~15 min drive
Atlanta Perimeter I-285	~1h 10m drive
Downtown Atlanta	~1h 20m drive
ATL Hartsfield-Jackson	~1h 30m drive
Gainesville, GA	~45 min drive
Greensboro / Lake Oconee	~35 min drive

ATHENS-CLARKE AT-A-GLANCE

131,020

Projected 2026 population

Athens-Clarke County

47.3%

Bachelor's degree+

Residents 25+

26.9%

Age 25-44 share

Prime consumer cohort

+9.0%

Daytime commuter inflow

Net daily workforce gain

UGA ECONOMIC ENGINE

\$9.2 BILLION

annual UGA economic impact on the state of Georgia (FY 2025)



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