



CANDLER

REAL ESTATE

208 W Academy St SW | Gainesville, GA 30501
Office Suite For Lease

Suite A
1,150 +/- SF available

208

BRIAN HUGHS, CCIM

Principal/Associate Broker brian@candler.com

Candler Real Estate | 135 Maple Street NW, Gainesville GA | 770.988.6383 | candler.com

Local Understanding
+ **Industry Expertise**

Office Suite For Lease

208 W Academy St SW, Gainesville, GA 30501



Property Description

Prime office space available for lease
1,150 +/- SF office suite
4 offices, break room and restroom
Within walking distance of Gainesville's historic downtown square
Close proximity to area restaurants, banks and the courthouse
On-site parking

Offering Summary

Lease Rate:	\$18 SF/yr (MG)
Available SF:	1,150 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,798	14,215	25,091
Total Population	8,260	43,640	75,624
Average HH Income	\$67,868	\$79,126	\$91,488

Presented By:

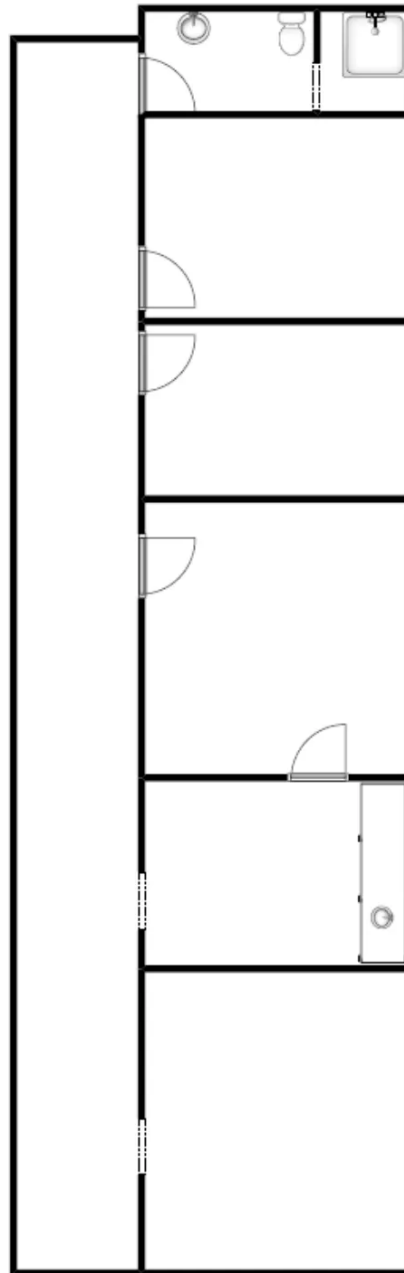
Brian Hughs, CCIM
770.988.6383
Principal/Associate Broker
brian@candler.com



135 Maple Street NW, Gainesville, GA 30501 | 770.988.6383 | candler.com

Office Suite For Lease

208 W Academy St SW, Gainesville, GA 30501



208 W Academy Suite A

Presented By:

Brian Hughs, CCIM

770.988.6383

Principal/Associate Broker

brian@candler.com



135 Maple Street NW, Gainesville, GA 30501 | 770.988.6383 | candler.com

Office Suite For Lease

208 W Academy St SW, Gainesville, GA 30501



Presented By:

Brian Hughs, CCIM

770.988.6383

Principal/Associate Broker

brian@candler.com



135 Maple Street NW, Gainesville, GA 30501 | 770.988.6383 | candler.com

Office Suite For Lease

208 W Academy St SW, Gainesville, GA 30501



Brian Hughs, CCIM

Principal/Associate Broker

brian@candler.com

Direct: **770.988.6383** | Cell: **678.316.4445**

Candler Real Estate
135 Maple Street NW,
Gainesville, GA 30501
770.988.6383

Presented By:

Brian Hughs, CCIM

770.988.6383

Principal/Associate Broker

brian@candler.com



135 Maple Street NW, Gainesville, GA 30501 | 770.988.6383 | **candler.com**