



Saddlebrook Office Park

Offering Summary

Building Size:	23,500 SF
Available SF:	450 SF – 3,000 SF
Lot Size:	6.8 Acres
Year Built:	2001
Zoning:	O-I (Office-Institutional)
Traffic Count:	22,300

Available Spaces:

Suite	Size (SF)	Lease Type	Lease Rate
Suite 203	900 SF	Modified Gross	\$18.00 SF/yr
Suite 204*	450 SF	Modified Gross	\$19.00 SF/yr
Suite 206*	1,800 SF	Modified Gross	\$18.00 SF/yr
Suite 208*	3,000 SF	Modified Gross	\$17.50 SF/yr

**Suites 204, 206 and 208 can be combined to create a contiguous 5,250 SF availability*

Get more information

Andrew D. Joyner, CCIM

Senior Vice President

D 770 532 9911

andrew.joyner@avisonyoung.com



Property Highlights

- 23,500 SF Professional Office Building Situated on a Serene and Private 6.8 Acre Lot
- Located in the Heart of the Thriving North Fulton Business and Technology District
- Surrounded by Residential Neighborhoods, Shopping Centers, and Upscale Restaurants
- Convenient to GA 400, North Point Mall, and Emory Johns Creek Hospital
- Newly Renovated with Move-In Ready Suites
- Beautifully Landscaped
- Ample Parking
- Multiple Building Entrances Allow for Convenient Access to Suites

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Avison Young - Gainesville | 425 Spring Street SE, Suite 200 | Gainesville, GA 30501

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Suite 203 Photos

11030 Jones Bridge Road



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Suite 203 Photos

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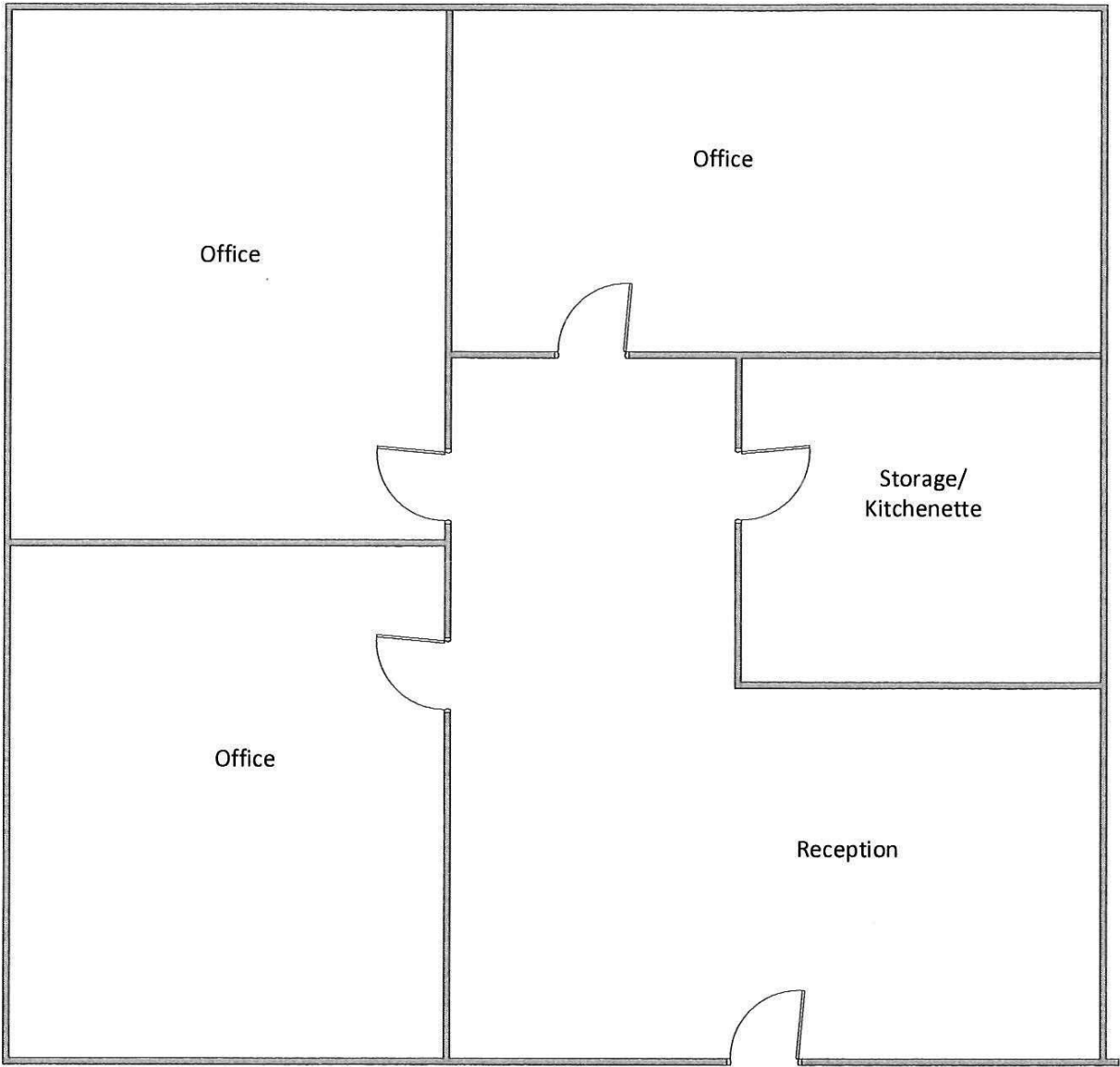


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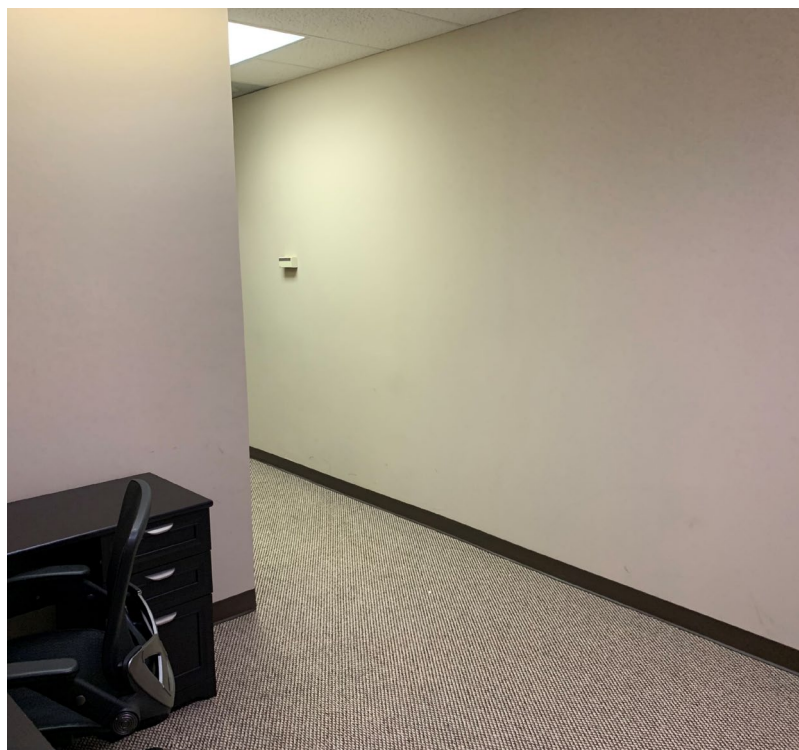
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Suite 204 Photos

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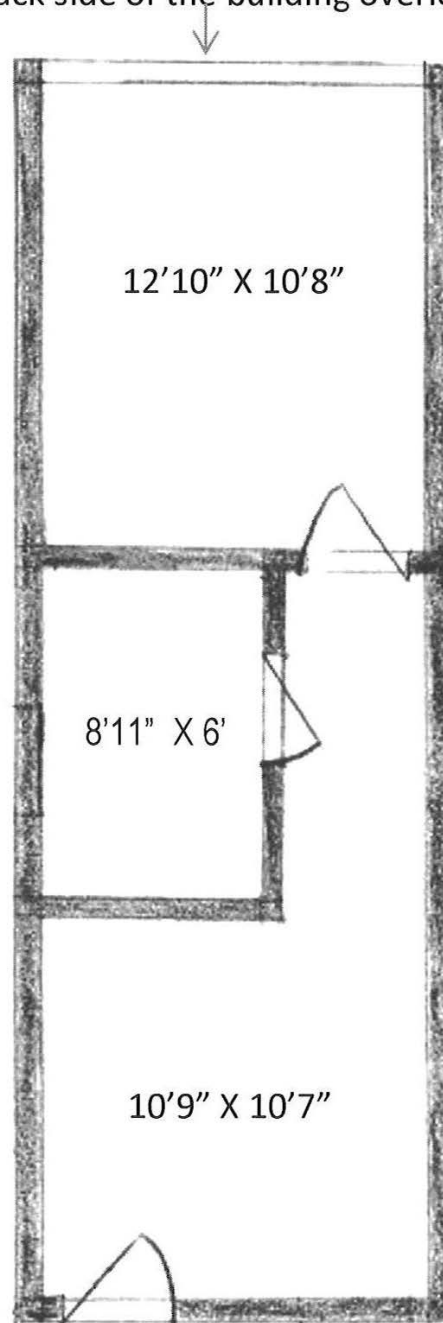
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Windows face back side of the building overlooking greenery.



Entry off hallway



Andrew D. Joyner, CCIM
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Suite 206 Photos

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Suite 206 Photos

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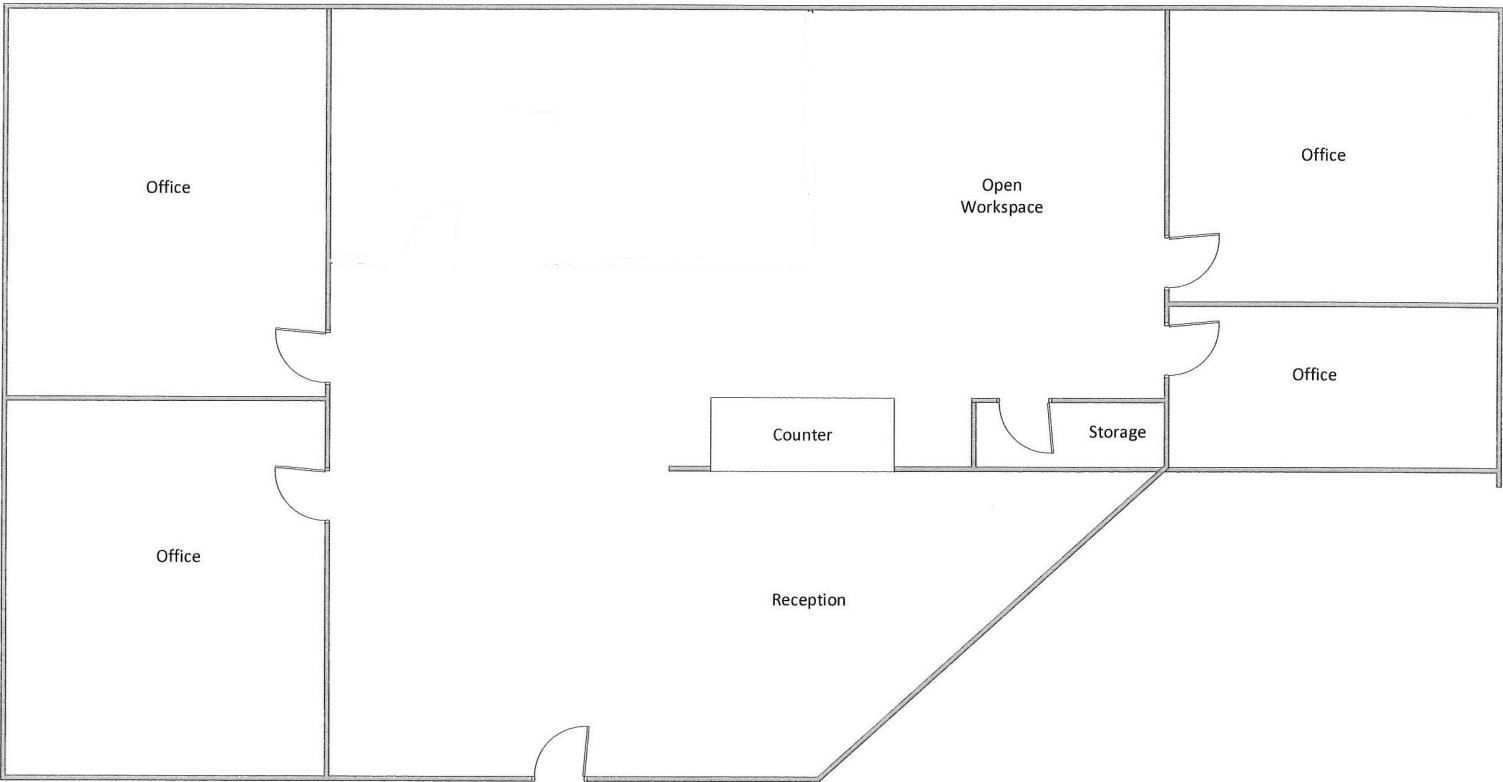


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Andrew D. Joyner, CCIM
Senior Vice President
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Suite 208 Photos

11030 Jones Bridge Road



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Suite 208 Photos

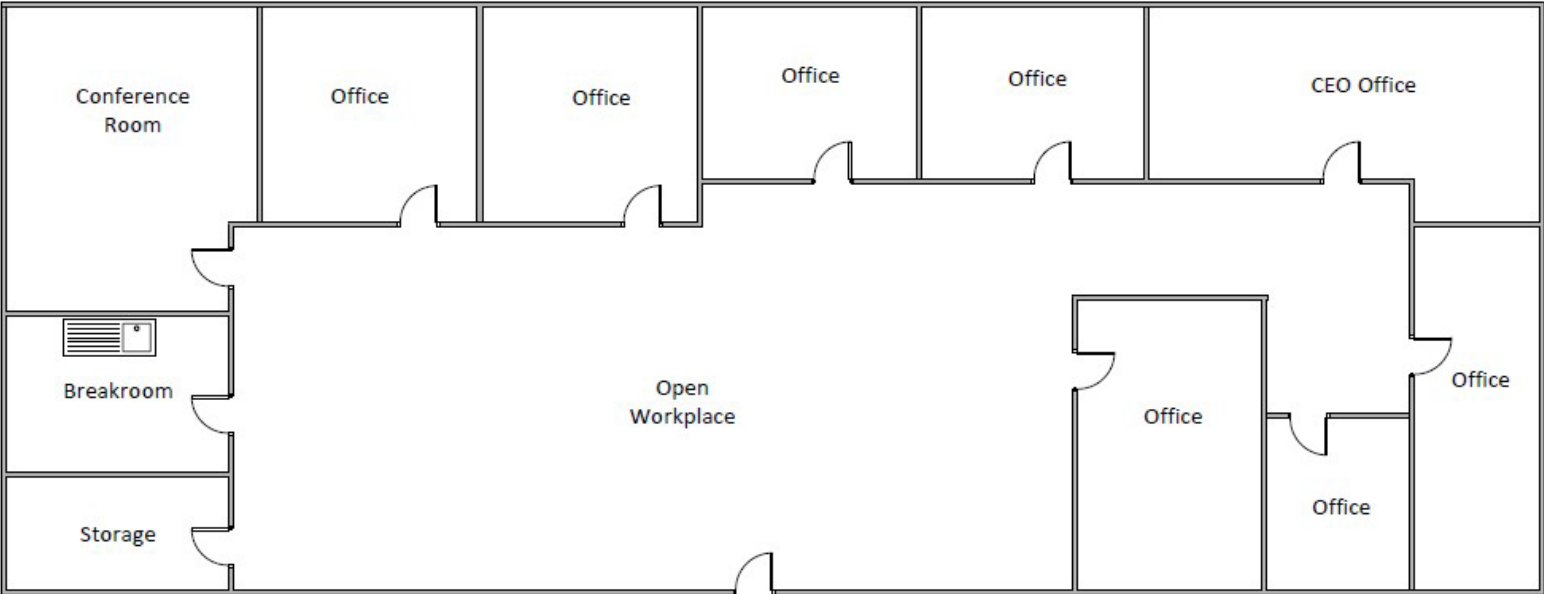
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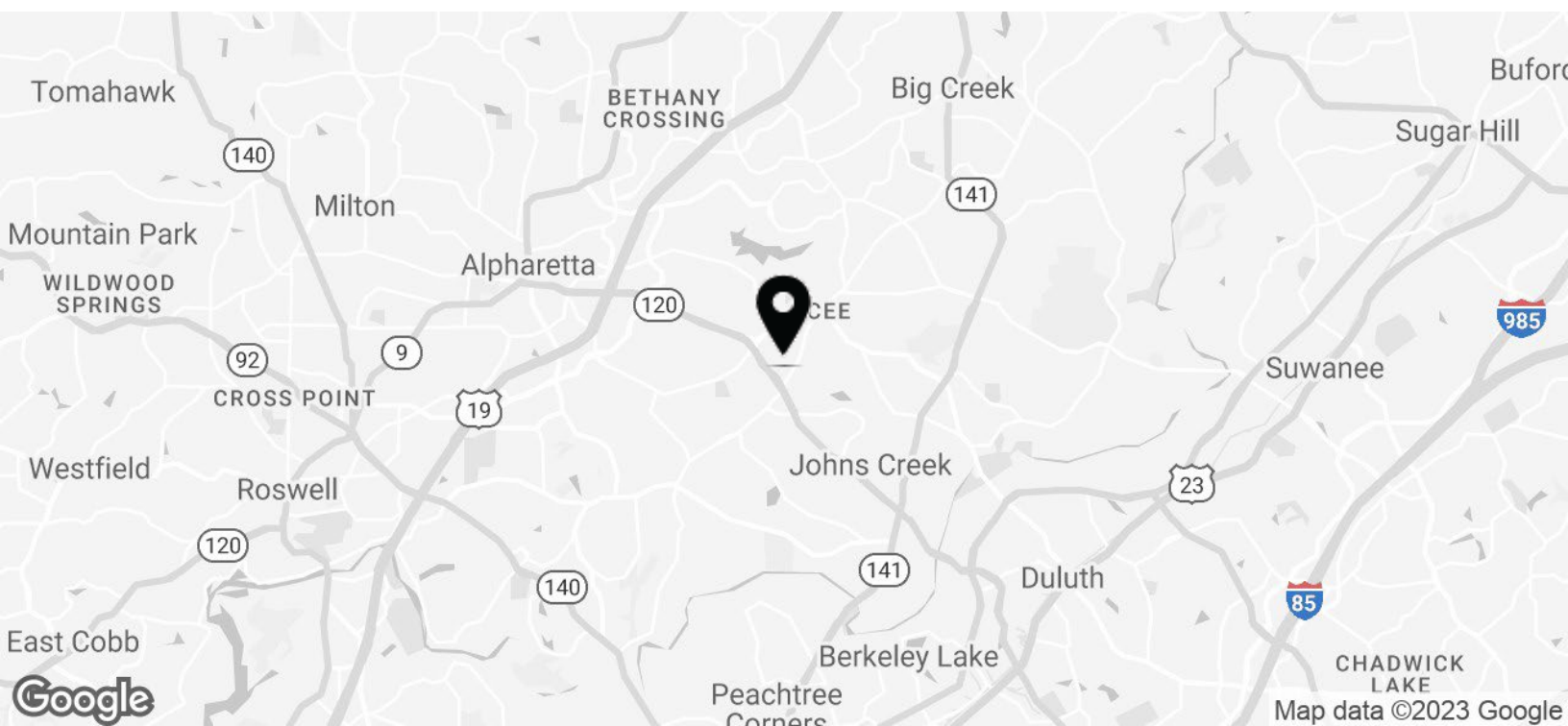
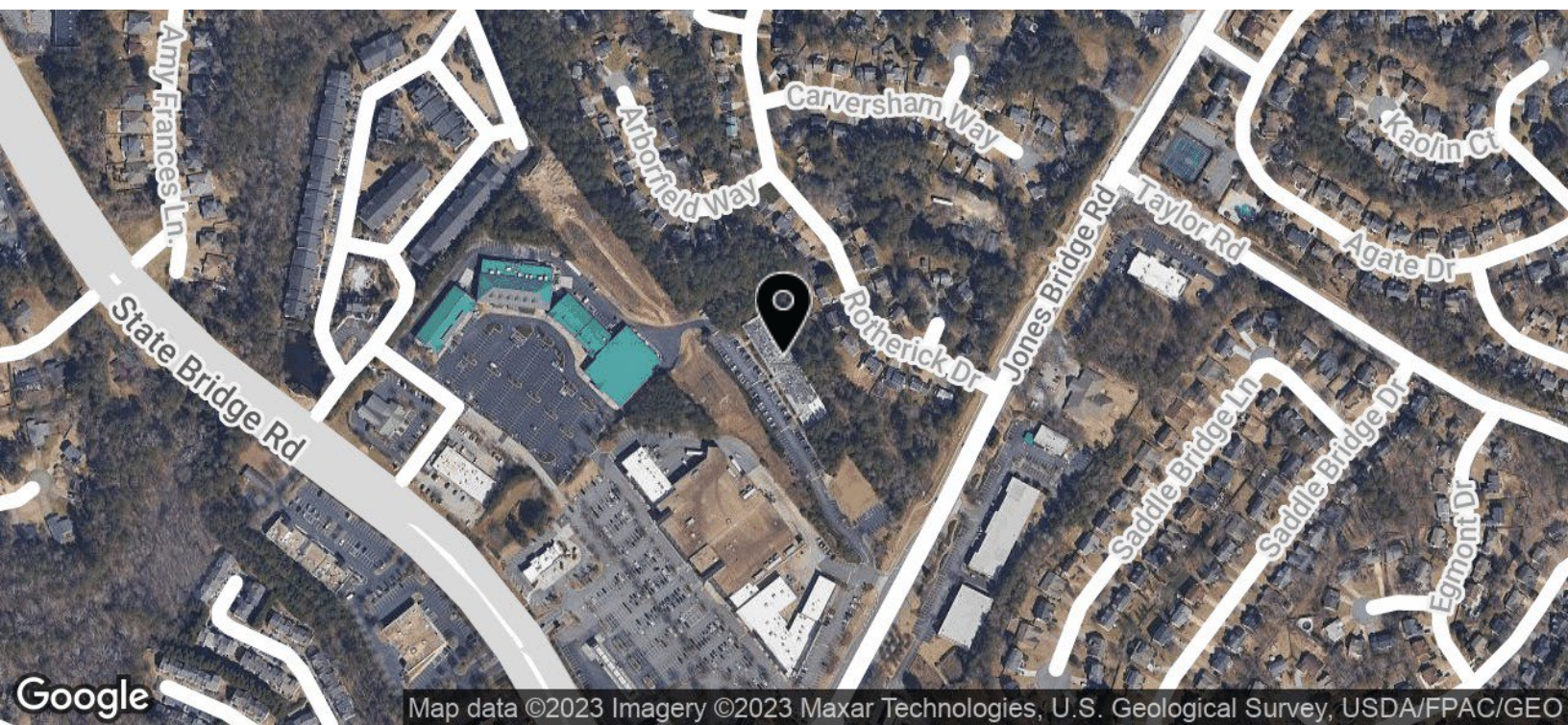
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Office Building For Lease

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Let's talk.

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