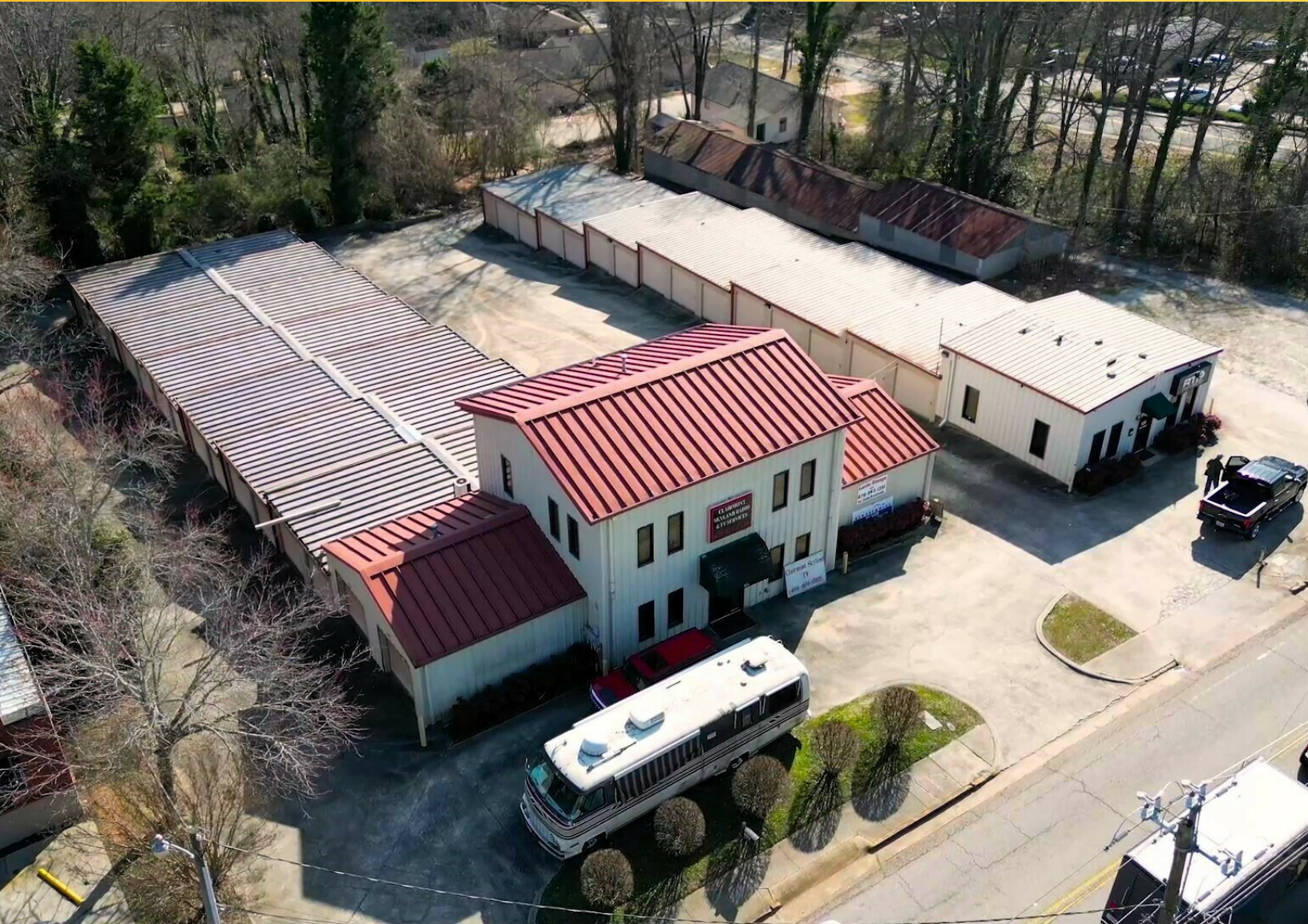


# 825 OAK STREET

825 Oak St  
Gainesville, GA 30501

Office/Flex For Lease

2,464 SF



Leasing Information:  
770.654.0062

**Sam Simpson**  
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# Lincoln

3340 Peachtree Road NE  
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# 825 OAK STREET

825 Oak St | Gainesville, GA 30501

Office/Flex For Lease

2,464 SF



## Offering Summary

Lease Rate:	Negotiable
Building Size:	2,624 SF
Available SF:	2,464 SF
Lot Size:	0.842 Acres
Year Built:	1990
Zoning:	G-B

## Location Overview

Gainesville, Georgia serves as a strategic industrial hub in Northeast Georgia, offering an advantageous blend of location, labor access, and cost efficiency. Positioned approximately 55 miles northeast of Atlanta, Gainesville provides connectivity to the Atlanta metro while avoiding its congestion and higher operating costs.

The market benefits from direct access to I-985, which links seamlessly to I-85, enabling efficient north-south distribution throughout Georgia and rapid reach to key Southeast markets including Atlanta, Greenville, Charlotte, and beyond. This connectivity supports both regional and last-mile distribution models.

## Property Highlights

- ±2,464 SF two-story office/flex building
- Newly renovated with modern finishes
- Flexible layout suitable for office, showroom, or light flex use
- Prominent location in Gainesville with convenient access to downtown
- Ideal for owner-user or tenant seeking move-in ready space



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# Property Interior Photos



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