



Boutique Professional Offices



**524 HILL STREET,
ATHENS, GA 30606**

FOR LEASE

FLEXIBLE CONFIGURATIONS

524 Hill Street

Available 1st Floor RSF:	2,560
Available 2nd Floor RSF:	424
Building RSF:	4,216
Lot Size:	0.56 Acres
Parking:	Asphalt Surface; 18-spaces
Year Built:	1868
Zoning:	C-O (Commercial Office)

Located at the prominent corner of Milledge Avenue and Hill Street, 524 Hill Street offers a unique professional office environment minutes from Downtown Athens and UGA. The historic property combines classic Athens character with functional office space, featuring high ceilings, abundant natural light, original architectural details, shared break room and restroom facilities, and convenient on-site parking.

PROPERTY DESCRIPTION

524 HILL STREET | ATHENS, GA 30606



Flexible Office Configurations

524 Hill Street accommodates a wide range of professional office requirements, from individual private offices to multi-office suites and full-floor occupancy. Tenants may lease a single private office or combine adjacent offices to create larger configurations based on availability and needs. Full-floor opportunities provide an attractive option for firms seeking a dedicated presence while retaining access to the Building's shared amenities.

Highlights

- Prominent Milledge Avenue & Hill Street corner location
- Historic Athens office setting with distinctive character
- Private offices available individually or in flexible configuration
- Full-floor leasing opportunities available
- High ceilings, excellent natural light, original hardwood floors, and historic architectural character
- Shared break room and restroom facilities
- On-site parking & ADA-accessible entrance
- Minutes from Downtown Athens, the University of Georgia

Exceptional Athens Location

Strategically positioned at the signalized intersection of Milledge Avenue and Hill Street, the property offers excellent visibility and convenient access to Downtown Athens, the University of Georgia, Five Points, Normaltown and surrounding residential neighborhoods. Its central location provides professionals with an office setting that is convenient to clients, employees, UGA and the broader Athens business community.

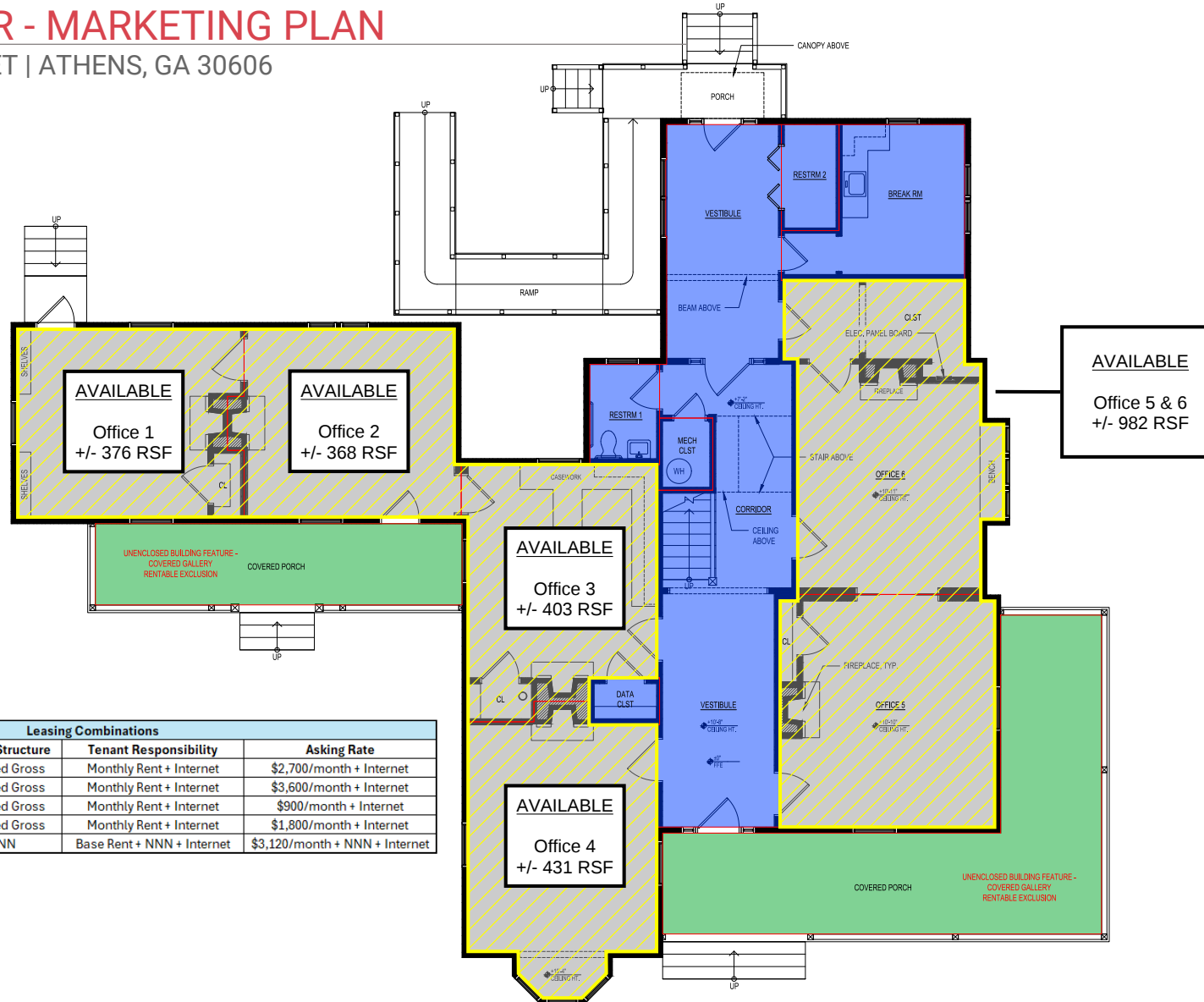
MARKS COMMERCIAL REALTY, INC.
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1ST FLOOR - MARKETING PLAN

524 HILL STREET | ATHENS, GA 30606



Leasing Combinations

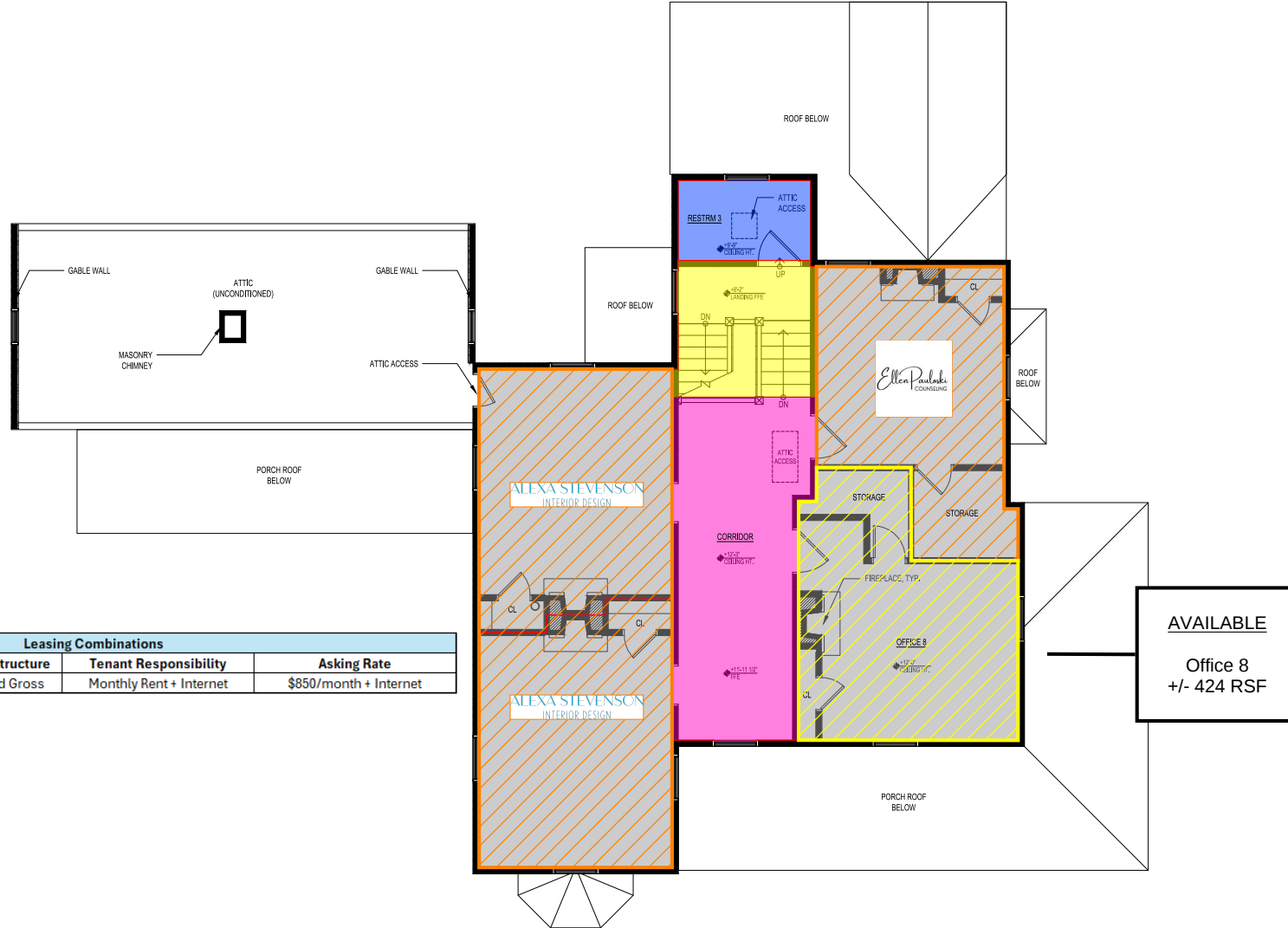
Configuration	RSF	Pricing Structure	Tenant Responsibility	Asking Rate
Offices 1-3 Together	1,147	Modified Gross	Monthly Rent + Internet	\$2,700/month + Internet
Offices 1-4 Together	1,578	Modified Gross	Monthly Rent + Internet	\$3,600/month + Internet
Office 4 Only	431	Modified Gross	Monthly Rent + Internet	\$900/month + Internet
Offices 5-6 Together	982	Modified Gross	Monthly Rent + Internet	\$1,800/month + Internet
Entire 1st Floor	2,560	NNN	Base Rent + NNN + Internet	\$3,120/month + NNN + Internet

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Leasing Combinations				
Configuration	RSF	Pricing Structure	Tenant Responsibility	Asking Rate
Office 8 Only	424	Modified Gross	Monthly Rent + Internet	\$850/month + Internet

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PROPERTY PHOTOS

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LOCATION MAP

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