

Office Building For Lease

402 Washington St
Gainesville, GA 30501



Office Space Available

Offering Summary

Lease Rate:	\$24.00/SF (NNN)
Building Size:	17,800 SF
Available SF:	11,070 SF
Parking Ratio:	1.16/1,000 SF

Get more information

Frank N. Simpson, CCIM SIOR

Principal, Managing Director

D 770 532 9911

C 770 654 2300

frank.simpson@avisonyoung.com



Property Highlights

- Desirable location in Downtown Gainesville Historic District
- Walking distance form downtown square
- Less than a mile from Northeast Georgia Medical Center, the region's largest employer and a \$2.8 billion economic driver
- Easy access from Spring Street and Washington Street

Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate
First Floor	8,900 SF	NNN	\$24.00/SF
201	2,170 SF	NNN	\$24.00/SF



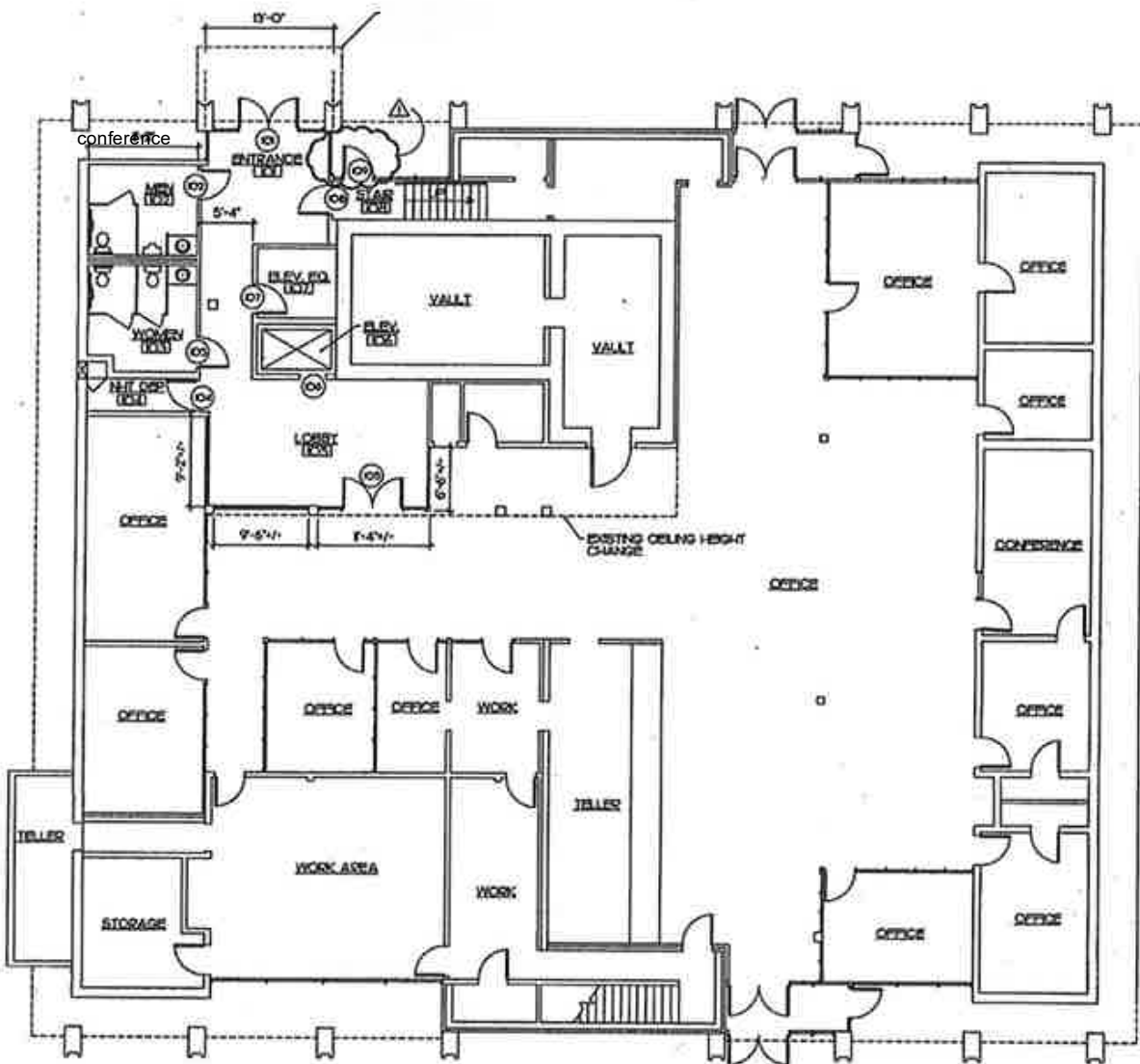
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1 LOWER LEVEL FLOOR PLAN SCALE: 1/8" = 1'-0"



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First Floor Photos

402 Washington St

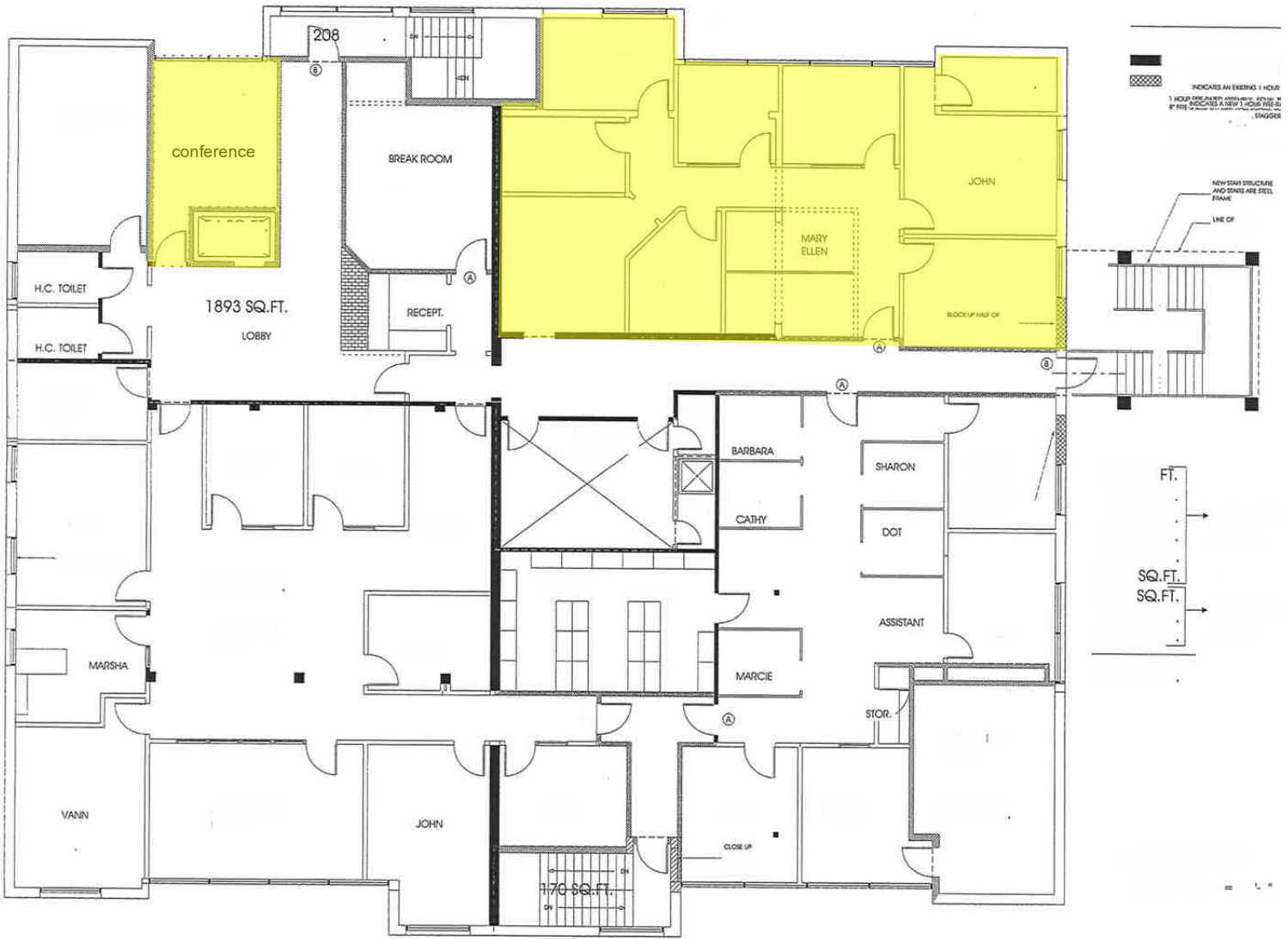


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Suite 201



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Suite 201 Photos

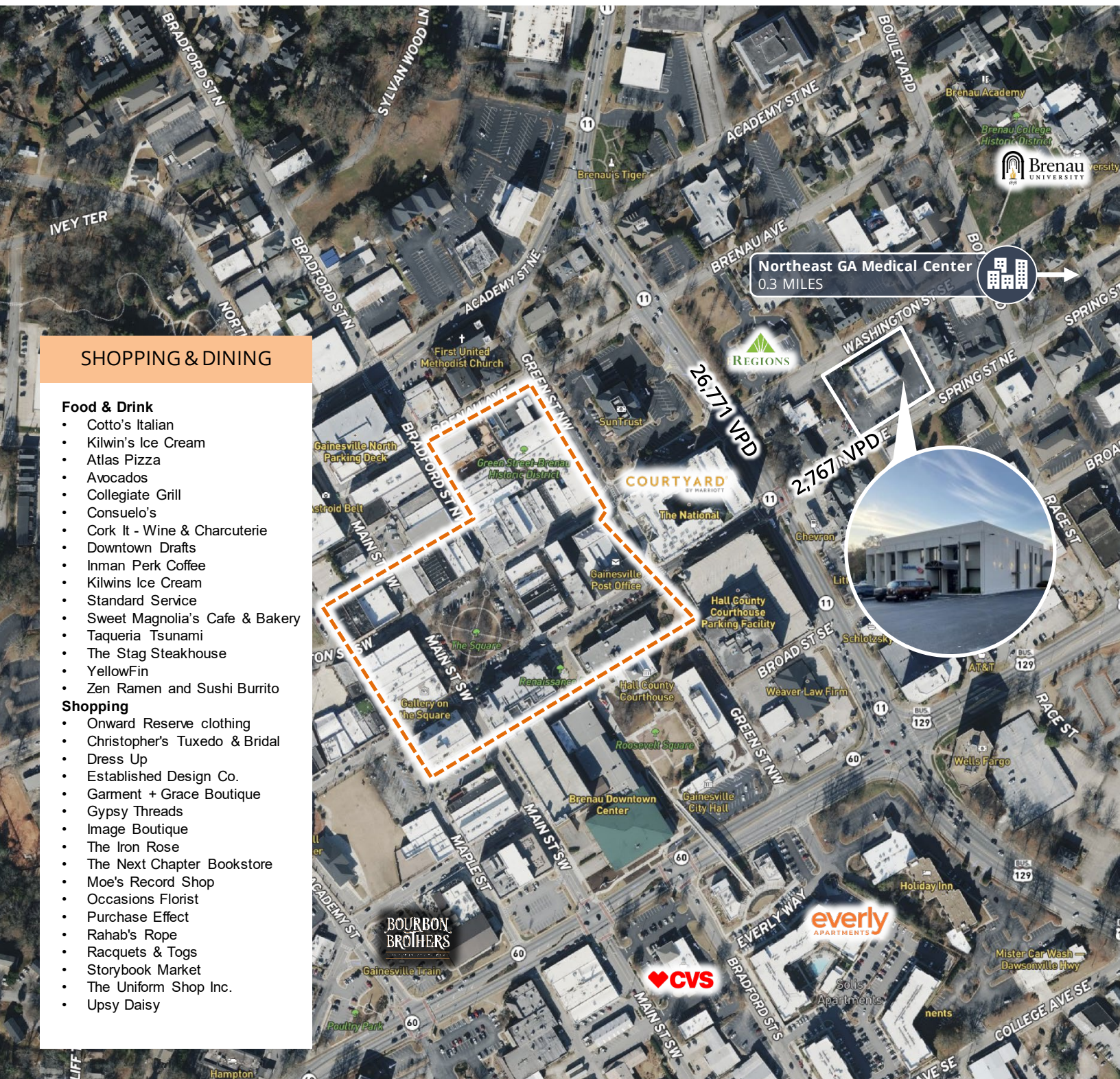
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SHOPPING & DINING

Food & Drink

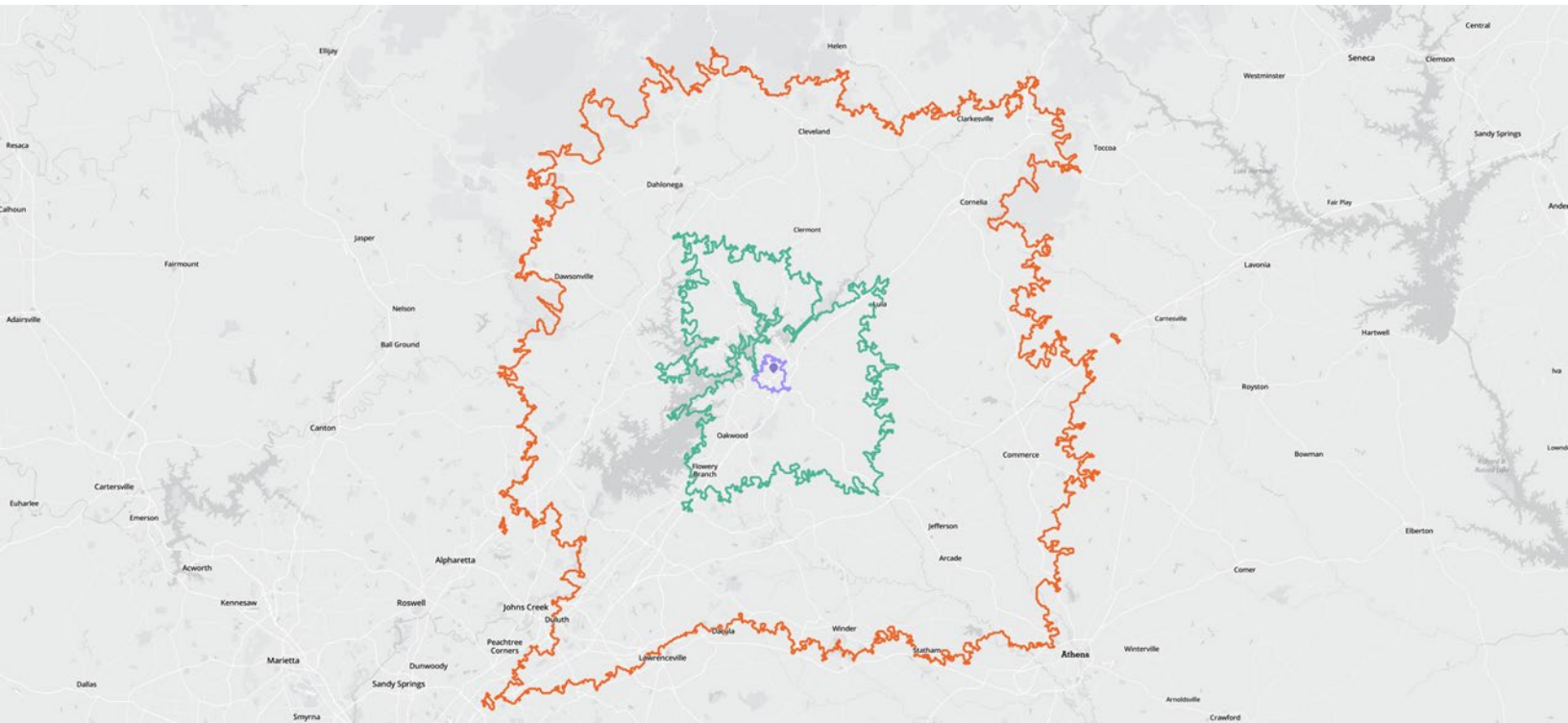
- Cotto's Italian
- Kilwin's Ice Cream
- Atlas Pizza
- Avocados
- Collegiate Grill
- Consuelo's
- Cork It - Wine & Charcuterie
- Downtown Drafts
- Inman Perk Coffee
- Kilwins Ice Cream
- Standard Service
- Sweet Magnolia's Cafe & Bakery
- Taqueria Tsunami
- The Stag Steakhouse
- YellowFin
- Zen Ramen and Sushi Burrito

Shopping

- Onward Reserve clothing
- Christopher's Tuxedo & Bridal
- Dress Up
- Established Design Co.
- Garment + Grace Boutique
- Gypsy Threads
- Image Boutique
- The Iron Rose
- The Next Chapter Bookstore
- Moe's Record Shop
- Occasions Florist
- Purchase Effect
- Rahab's Rope
- Racquets & Togs
- Storybook Market
- The Uniform Shop Inc.
- Upsy Daisy



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	5 min	20 min	45 min
Education			
Bachelor's Degree or More	2,428	48,086	543,510
Employment			
Unemployment Rate	3%	3%	3%
Housing			
Median Rent	\$992	\$1,153	\$1,298
Median Home Value	\$357,337	\$356,477	\$378,298
Owner-Occupied Units	939	34,245	274,308
Renter-Occupied Units	2,600	21,901	125,163
Total Housing Units	3,861	60,550	424,211
Income			
Average Household Income	\$65,682	\$104,479	\$123,203
Per Capita Income	\$22,552	\$37,473	\$43,516
Population			
Households	3,539	56,146	399,471
Average Household Size	3	3	3
Daytime Population	23,248	144,489	931,815
Businesses			
Total Businesses	1,490	7,022	60,807
Total Employees	18,577	76,265	439,435
White Collar Employees	12,041	48,408	289,431
Blue Collar Employees	6,536	27,857	150,004
Employment Density	8,652	2,950	2,414



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Let's talk.

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