

Office Suite Now Available for Lease

329 Oak Street • Gainesville, GA 30501



Availability Overview

Space Available	3,500 USF
Lease Rate	\$12.00 SF/yr (MG)
Lease Type	MG
Date Available	
Space Type	Office Building
Building Size	27,000 SF
Building Class	A
Year Built	2003
Cross Streets	W Academy Street & Oak Street

Property Overview

Property

Rare opportunity to have first class office space, with rent supplemented by previous tenant. Traditional multi-tenant office building close to the Historic Square of downtown Gainesville. Beautiful, top floor 3,500 USF, 3,978 RSF office suite furnished with conference table and chairs, 16 Steelcase cubicles, many 4 and 5 drawer lateral file cabinets, break room with appliances, tables, and chairs, reception area with reception desk, and several storage shelving units. Two entrances off main upstairs lobby. Currently configured with two offices and large conference room with glass panels for shared sunlight to internal bullpen area. Architectural drawings for adding three additional offices if necessary. Communication room with hardware tower in place. Excellent visibility from busy Academy St. Easy walking distance to the downtown square with shopping and restaurants. This office is ready to go!

Location

Located in Gainesville, GA, 60 miles north of Atlanta and 20 miles from the North Georgia mountains. Convenient to I-985 and within walking distance of downtown Gainesville. Best area for job growth in the state of Georgia.

Presented by

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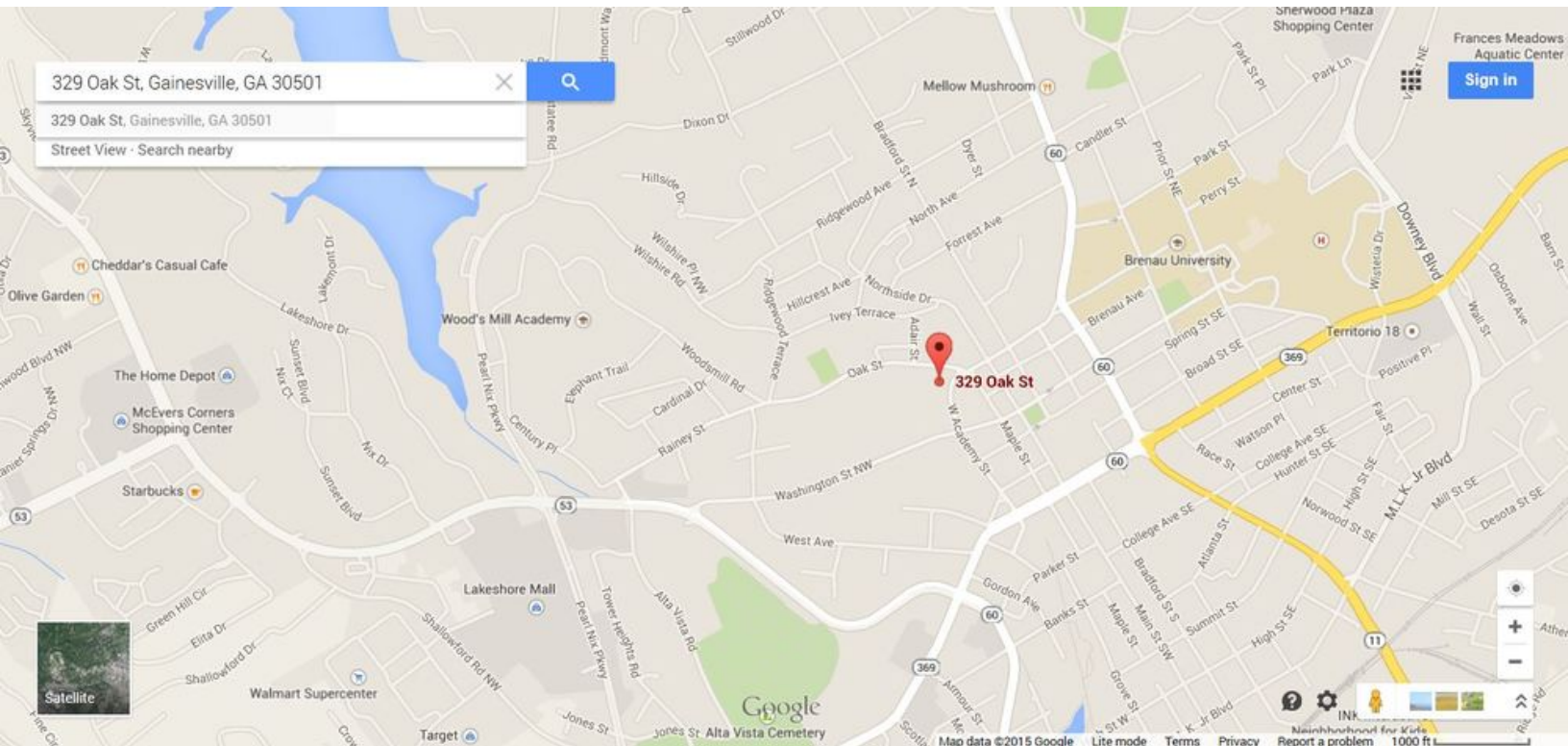
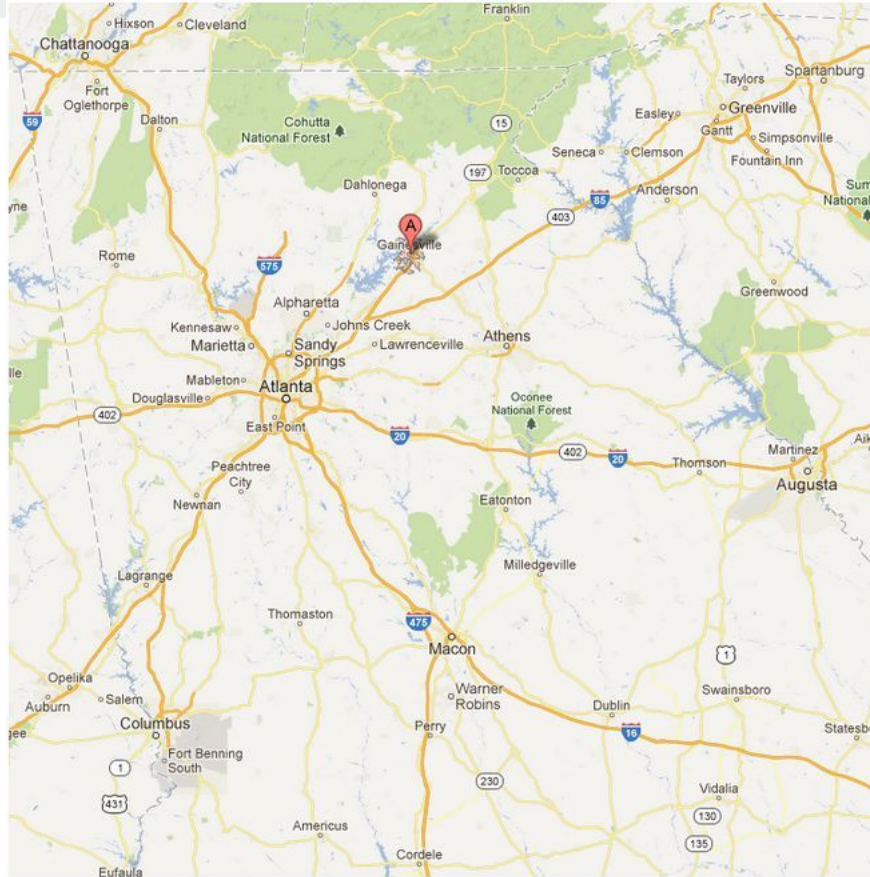
Office Suite now available for Sub-lease

Additional Photos



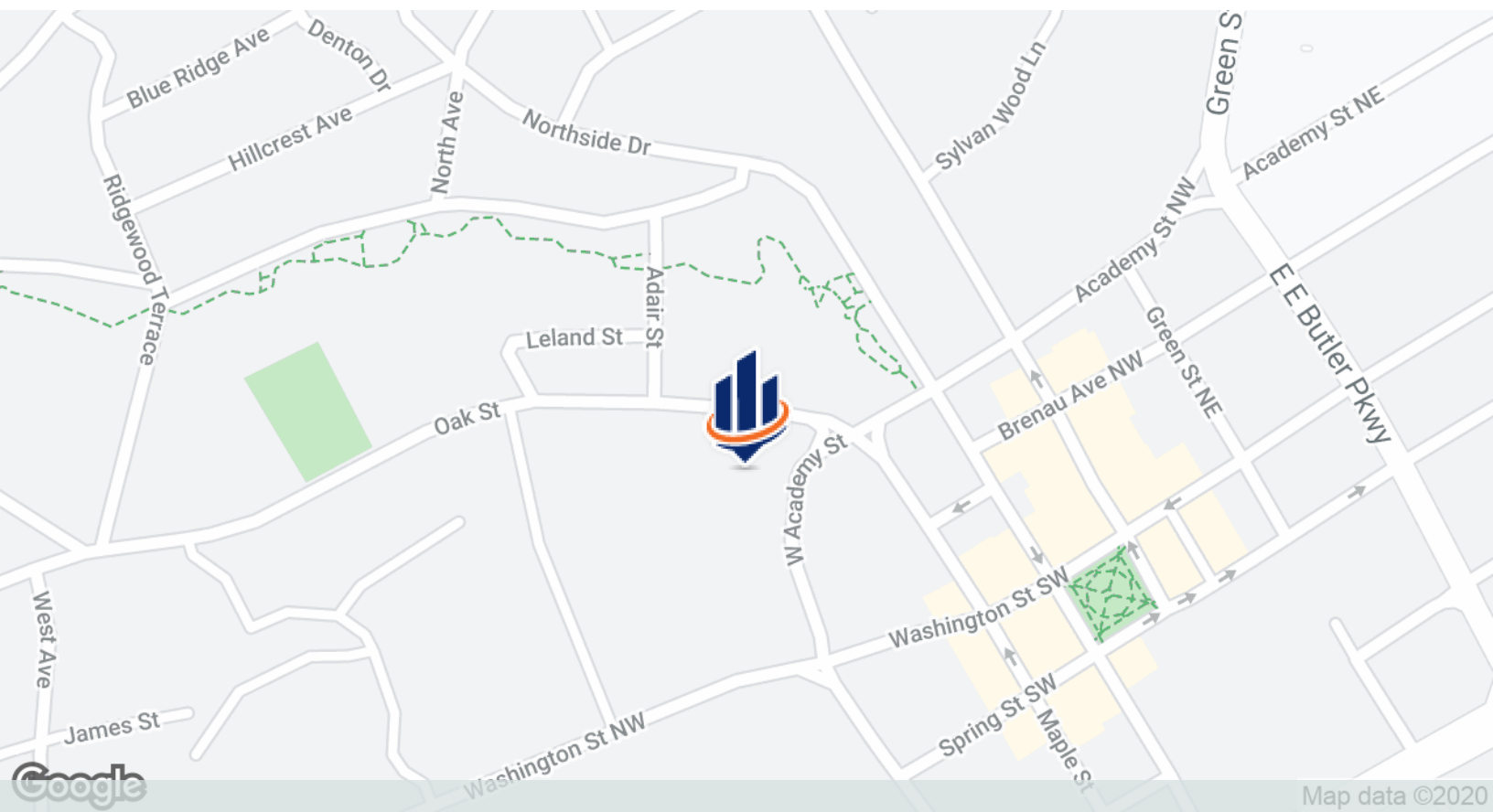
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[Additional Photos](#)



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Location Maps



WALKABILITY

Restaurants & Shopping within walking distance of 329 Oak Street

RESTAURANTS	SHOPPING	SHOPPING
2 Dog Café 317 Spring Street	<i>Bridal & Formal Wear</i> Christopher's Tuxedo & Bridal 101 Washington Street	<i>Music</i> Main Street Music 118 Main Street
Anastasia's Tea Room 109 Washington Street	<i>Books</i> The Next Chapter Book Store 118 Main Street	<i>Photography</i> Celestial Studios 118 Main Street
Atlas Pizza 104 Washington Street	<i>Children's Clothing & Toys</i> Stork & Kid's World 132 Bradford Street	<i>Salons</i> Academy of Beauty 121 Main Street
Avocados 109 Bradford Street	<i>Florist</i> Occasions Florist 100 Washington Street	Creative Cuts 108 Bradford Street
Cosa Nostra 212 Spring Street	<i>Framing & Gifts</i> Frames You-Nique 104 Main Street	HairShack 105 Bradford Street
Collegiate Grill 220 Main Street	<i>Furniture</i> Martin Furniture Company 121 Bradford Street	The Nail Place 107 Bradford Street
Cupcake Diva 110 Main Street	<i>Gifts</i> Corner Cottage 118 Main Street	New Vision Tatoo 107 Washington Street
Downtown Drafts 115 Bradford Street	<i>Jewelry</i> Gem Jewelry 111 Bradford Street	Princeton Salon & Spa 200 Washington Street, Suite B
Fuji Hibachi Express 229 EE Butler Parkway	<i>Men & Women's Clothier</i> JR Criders 112 Bradford Street	Serenity Massage & Spa 108 Washington Street
Inman Perk Coffee 102 Washington Street	<i>Misc</i> Dryclean Xpress 419 Main Street	<i>Sporting Goods</i> Horse & Hound Tack Shop 112 Main Street
Luna's Restaurant & Piano Bar 200 Main Street	The Uniform Shop 132 Bradford Street	Pink Barre 110 Bradford Street
Monkey Barrel 115 Washington Street	<i>Men & Women's Clothier</i> The Main Street Market 118 Main Street	Racquets & Togs Tennis Center 115 Bradford Street
Mule Camp Tavern 322 Spring Street	Wonderful Events & Celebrations 118 Main Street	
Quiznos Subs 417 Main Street		
Recess Southern Gastro Pub 118 Bradford Street		
Schlotzsky's 302 Broad Street		
Scott's on the Square 131 Bradford Street		
Subway 203 EE Butler Parkway		
Sweet Magnolia's Cafe & Bakery 118 Main Street		
Wild Wing Café 311 Jesse Jewell Pkwy		
Yellow Fin Restaurant 120 Bradford St NW		



All information contained herein has been obtained by sources deemed to be reliable; completeness & accuracy is not warranted.

WALKABILITY

Leisure & Recreation within walking distance of 329 Oak Street



DOWNTOWN SQUARE

In addition to restaurants and shopping, the downtown square hosts a variety of events throughout the year:

- **Art in the Square**
- **Blue Sky Concerts** - Free outdoor concert series during the lunch hour
- **Farmers Market** - Weekly during Spring and Summer months
- **First Friday** - Free outdoor concert series
- **Jingle Mingle** - Holiday event featuring carriage rides & a visit from Santa
- **Mule Camp Market** - Annual arts & crafts fair
- **Spring Chicken Festival** - Annual BBQ chicken cook-off, 5K run & festival
- **Trick or Treat on the Square** - Halloween event for children



HALL COUNTY LIBRARY

Amenities include:

- Wireless access & Computer lab
- Children and adult areas located on separate floors
- 62 Public Access Computer Terminals
- 222,800 volumes available at branch
- Access to Pines Catalog (materials available from 280+ Georgia libraries)



MIDTOWN GREENWAY (0.5 Mile Trail)

The Midtown Greenway is the centerpiece of Gainesville's redevelopment efforts in Midtown, which is a 300-acre area located south of the Downtown Square. Since the trail's groundbreaking in August 2010, approximately 0.5 mile of the Midtown Greenway and a 5-acre trailhead and park have been completed as Phase I. The Midtown Greenway will one day stretch over three miles and foster the development of a 15-mile trail loop by connecting a planned Hall County trail running from Gainesville State College and Chicopee Woods north to the city's existing Rock Creek Greenway.



ROCK CREEK GREENWAY (2.0 Mile Trail)

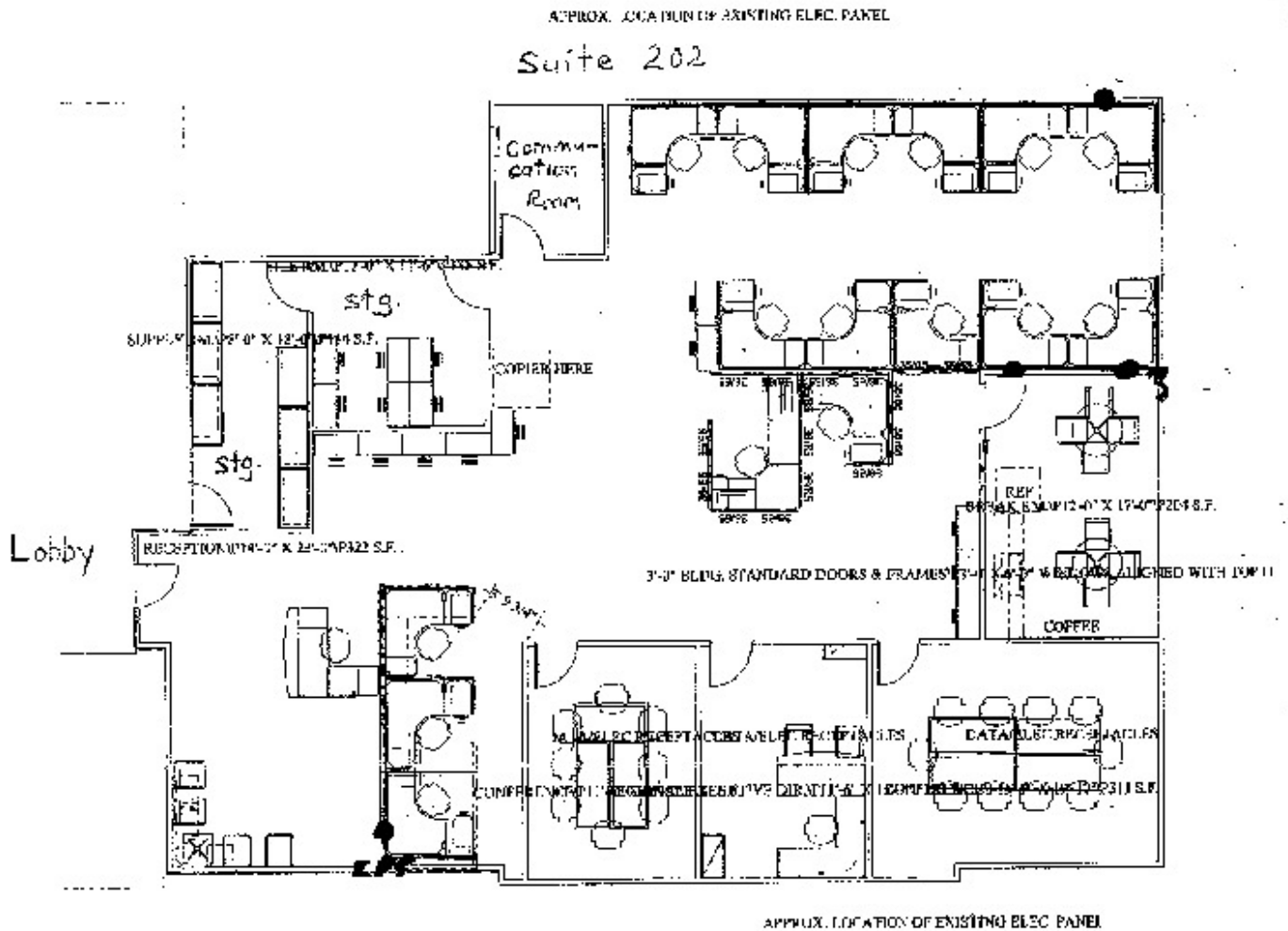
The Rock Creek Greenway is a 2.0 mile tree canopied trail from Downtown Gainesville to Lake Lanier. Rock Creek Greenway is a series of parks that include:

- Rock Creek Park
- Ivey Terrace Park
- Wilshire Trails
- Longwood Park

The greenway begins at the corner of Academy Street and Northside Drive across from the Hall County Library and connects the downtown square to the beautiful surroundings of Lake Lanier.



Floor Plan



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