

FOR LEASE

1498 JESSE JEWELL PARKWAY

NEW HOLLAND
PROFESSIONAL

Gainesville, GA 30501

PRESENTED BY:

KAREN BASTON

O: 770.531.9992

karen.baston@svn.com

GA #323369





OFFERING SUMMARY

LEASE RATE:	Call for Details
BUILDING SIZE:	12,160 SF
AVAILABLE SF:	2,885 SF
LOT SIZE:	0.28 Acres
YEAR BUILT:	2007
MARKET:	North Georgia
SUBMARKET:	North Atlanta
VIDEO:	View Here

PROPERTY OVERVIEW

This building is a Class B medical office building located within New Holland Professional Park. Property is located between Northeast Georgia Medical Center and New Holland Market (anchored by Kroger). Trees of Gainesville, a 348 unit apartment complex across Jesse Jewell Parkway. Located near Frances Meadows Aquatic Center. Visibility for New Holland Professional Park is excellent from Jesse Jewell Parkway. Close proximity to I-985 and Gainesville's CBD.

Suite D is built out for general medical use. It will be available for occupancy May 2021. Very efficient layout for patient flow. Will be easy move in for appropriate tenant. Easy walk-up access for patients, 5/1000 parking ratio.

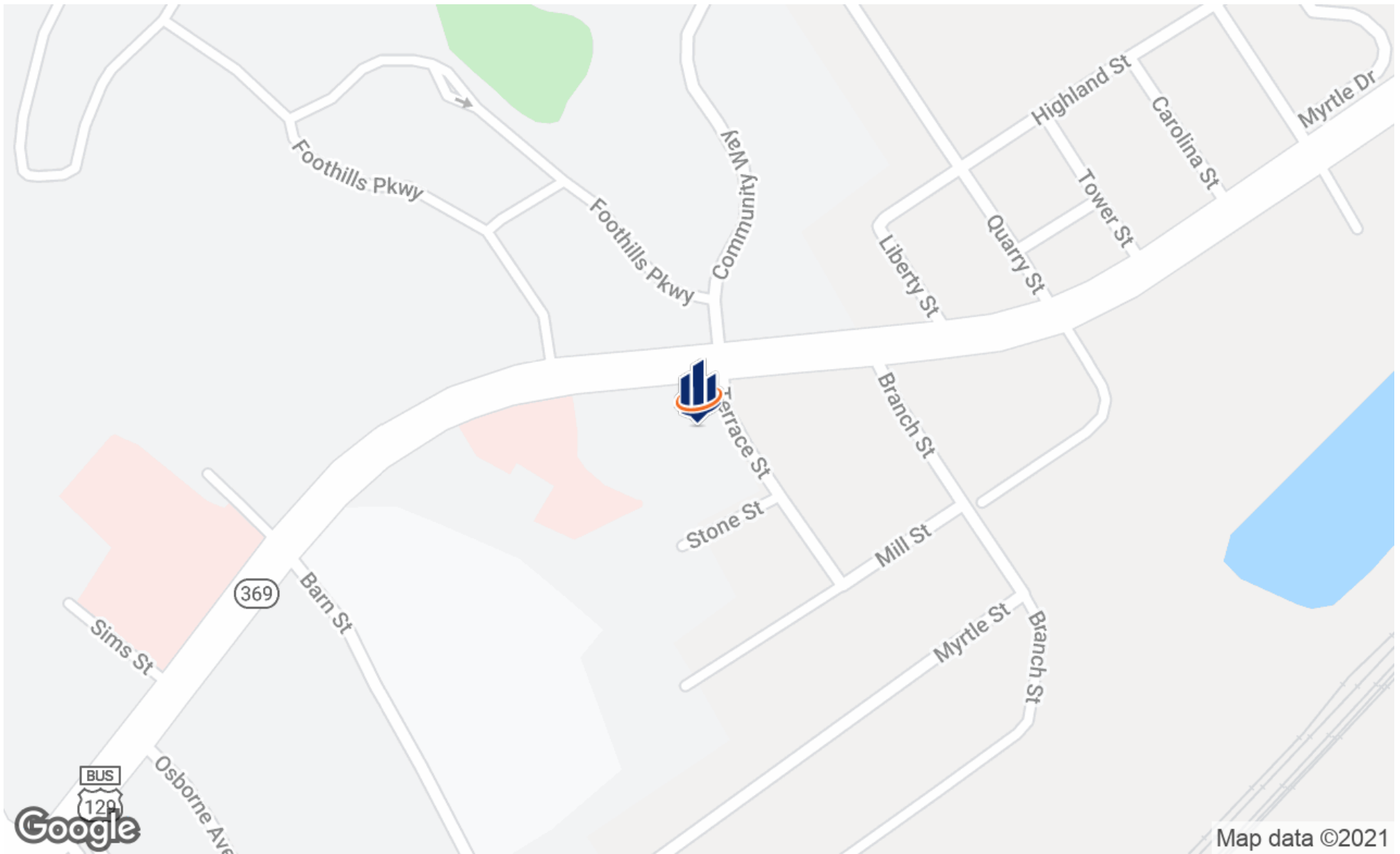
PROPERTY HIGHLIGHTS

- Established Medical Office Park
- Easy Access to I-985
- Less Than 1 Mile From Northeast Georgia Medical Center
- Four Sided Brick Construction
- Grade Level Access

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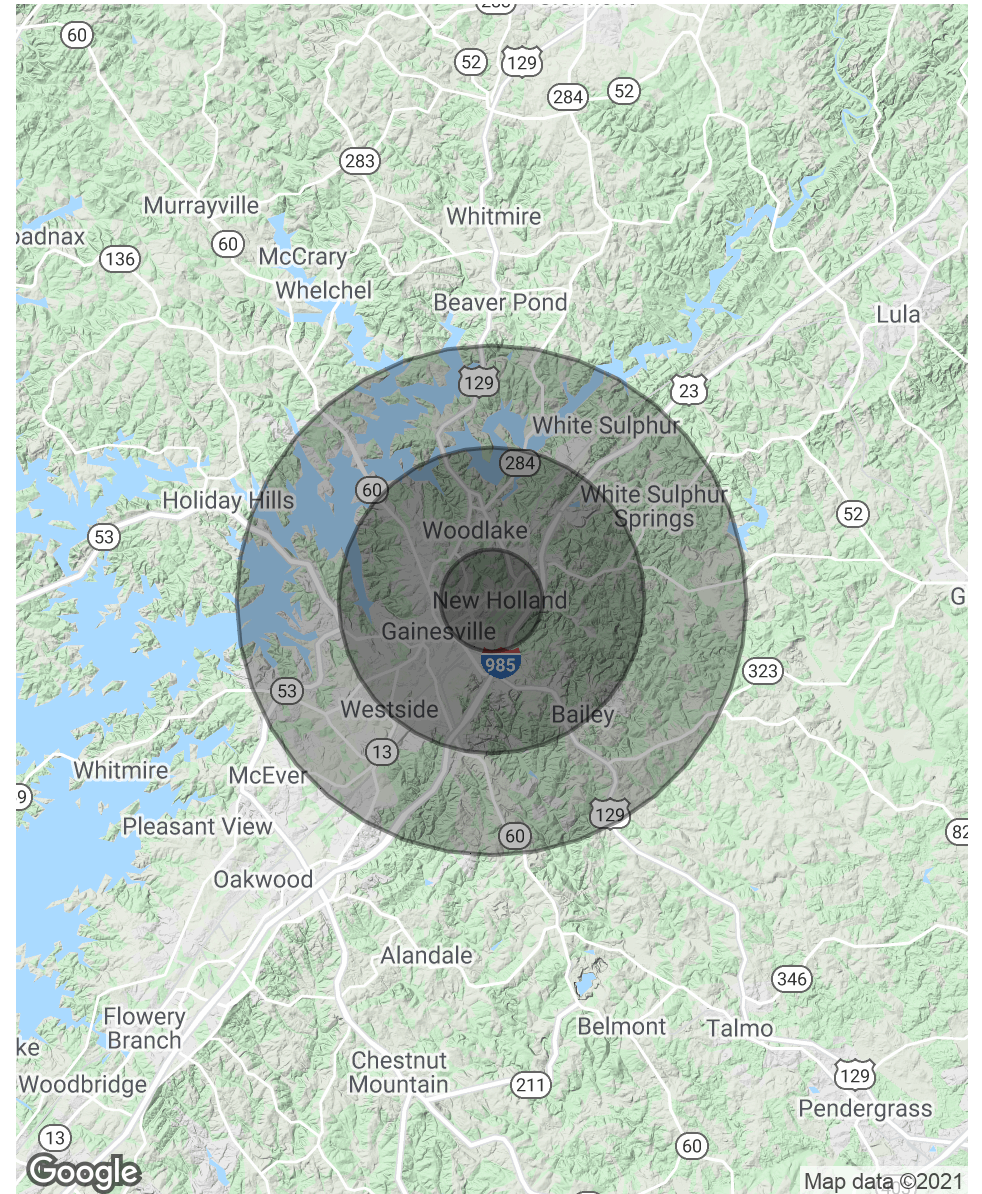
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,556	26,858	61,660
AVERAGE AGE	30.2	30.9	31.2
AVERAGE AGE (MALE)	28.2	29.7	30.0
AVERAGE AGE (FEMALE)	32.3	31.7	31.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,192	9,089	20,406
# OF PERSONS PER HH	3.0	3.0	3.0
AVERAGE HH INCOME	\$43,346	\$55,003	\$58,170
AVERAGE HOUSE VALUE	\$226,011	\$240,197	\$240,531

* Demographic data derived from 2010 US Census

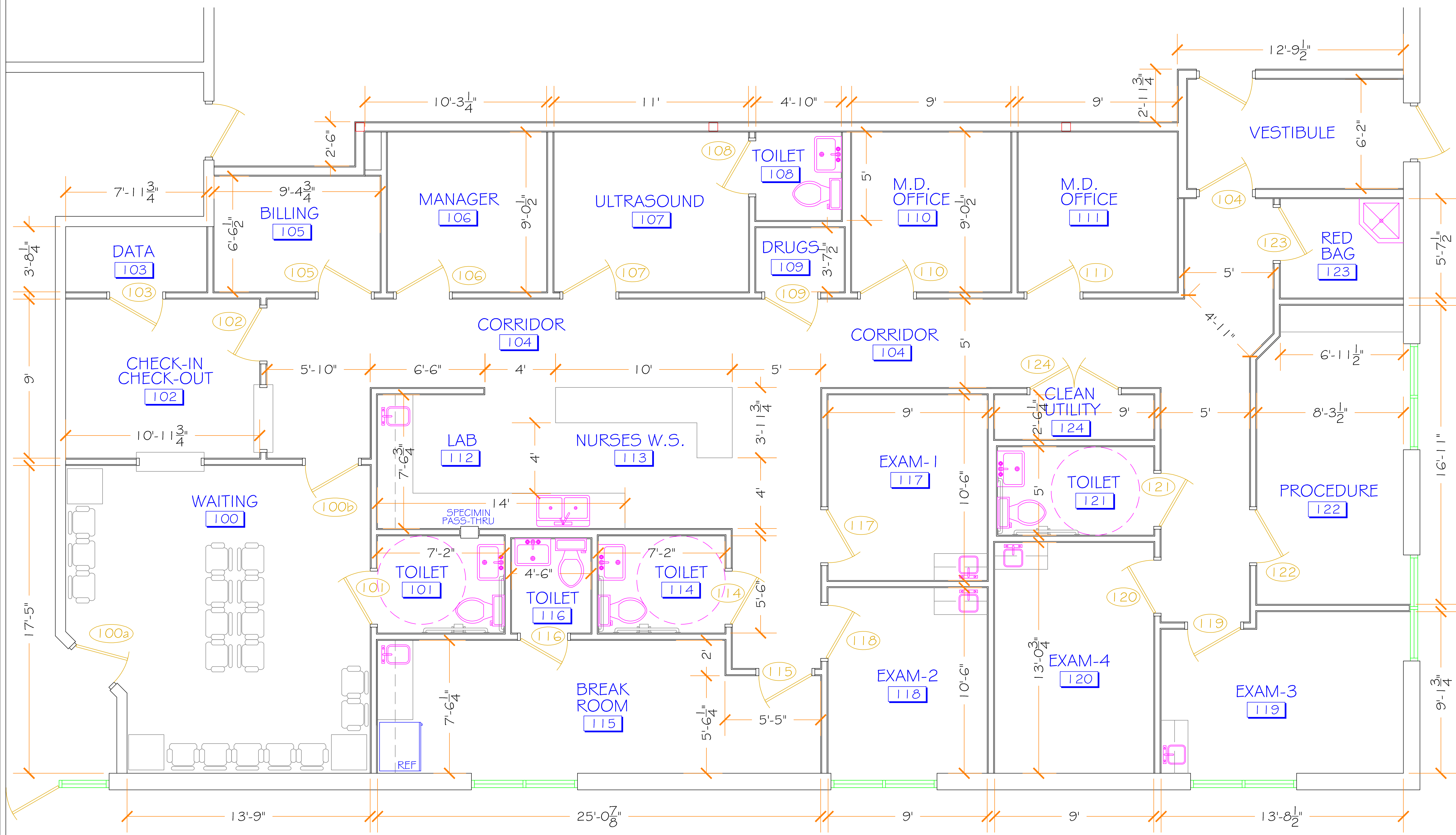


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01 FLOOR PLAN
3/8" = 1'-0"

Contractor:

Tipton
TIPTON CONSTRUCTION CO., LLC
GAINESVILLE, GA
770-532-2798

Revisions:

NO.	DESCRIPTION

PROPOSED CLINIC
DR. BAILEY
1498 JESSE JEWEL PKWY
GAINESVILLE, GA

Date: **11-10-08**

Scale: **3/8" = 1'-0"**

Drawn By: **DD**

Checked By:

Floor Plan

Sheet Number:

A-1.0

1 of 2



KAREN BASTON

Senior Advisor / Medical Specialist

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PROFESSIONAL BACKGROUND

Karen Baston serves as an Associate Broker and senior advisor for SVN/Hokayem Commercial Real Estate, specializing in the sale and leasing of medical office and medical property in Northeast Georgia. She has earned the designation of Certified Office Specialist within SVN nationally.

Prior to joining SVN Baston served as a principal for kbMedical, LLC, a practice management and consulting company, providing management oversight and specific consulting services within the healthcare sector. The areas Baston focused on include: strategic planning, operations, business development, marketing, and start-up. Previously, Baston served as chief operating officer for a multispecialty medical practice in Gainesville, Georgia. Baston's responsibilities included overseeing all clinical and ancillary department operations within the clinic. Prior to her position with the Clinic, she was affiliated with a national practice management company that provided emergency medicine and anesthesia services to hospitals. Baston's role was in the areas of business development, mergers and acquisitions, and operations throughout the country. Her experience in many areas of business facilitated her involvement in several business roundtables for executives in the northeast Georgia area.

As a specialist in the industry's healthcare sector, Baston is a registered nurse, and a former certified trauma nurse specialist. Additionally, Baston is a member of the CREW, Director on the Foundation Board of the Northeast Georgia Health System, Past President of North Hall Community Education Foundation, as well as other Board positions within the Community. In her spare time, she enjoys spending time with her two children and husband, as well as playing golf, riding her two horses, fishing, and watching Georgia football.

EDUCATION

University of Georgia; BSN from Brenau University- Summa Cum Laude.

MEMBERSHIPS

SVN | Hokayem Company, Inc.

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The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

Today, SVN® International Corp., a full-service commercial real estate franchisor of the SVN® brand, is comprised of over 1,600 Advisors and staff in over 200 offices across the globe. Geographic coverage and amplified outreach to traditional, cross-market and emerging buyers and tenants is the only way to achieve maximum value for our clients.

Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value NetworkSM and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.