

TERRACES OFFICE BUILDING

1550 Timothy Road, Athens, GA 30606



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	36,461 SF
Available RSF:	3,229 SF
Available Usable SF:	2,810 SF

PROPERTY OVERVIEW

This Class A office building is located on top of Athens. The building has great tenants like Trinity Accounting Group, Connected Technologies, Fintrust, Athens Spine Procedure Center, Piedmont, and Atlantic Capital. This location is convenient to the bypass as well as the Athens and Oconee populations. The most prestigious office address in Athens – The Terraces.

LOCATION OVERVIEW

The Terraces office building is conveniently located off Epps Bridge Road on Timothy Road. Known as one of Athens' most prestigious office buildings with great access to 316 and the Loop and high credit, professional tenants.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,616	13,650	31,350
Total Population	4,077	33,172	88,712
Average HH Income	\$76,684	\$73,247	\$61,917

AUSTIN SUMNER PROPERTIES

706.353.1039
info@as-prop.com



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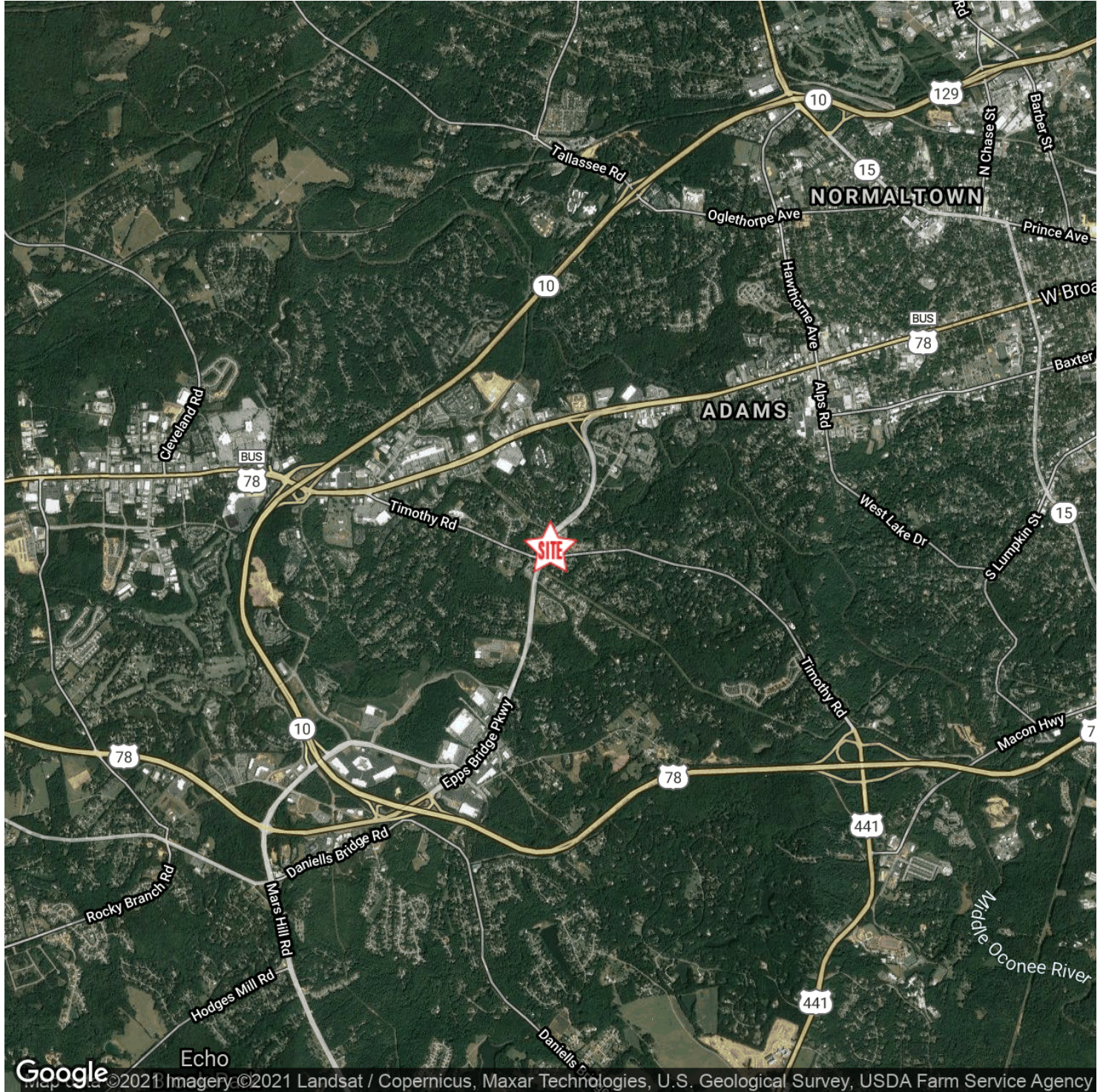
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Google

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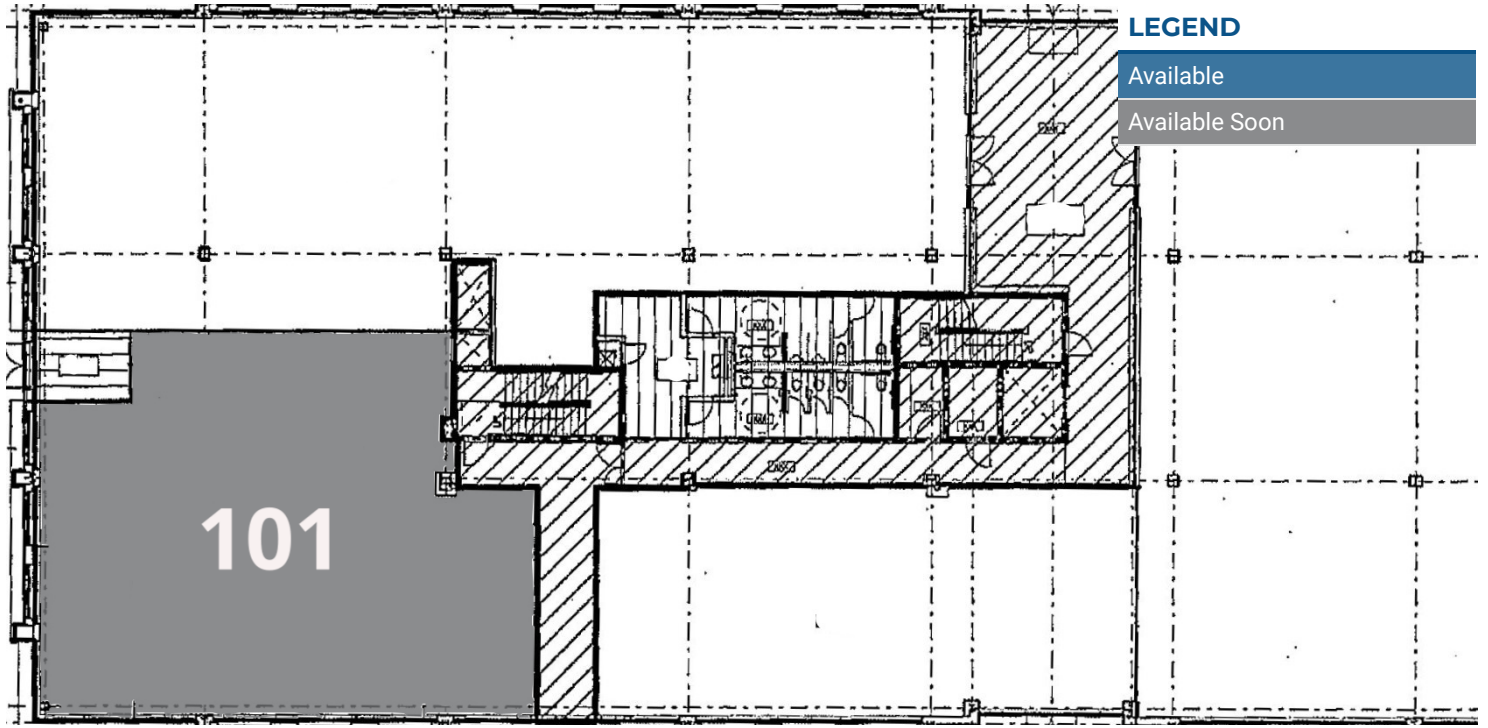
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LEASE INFORMATION

Lease Type:	Full Service	Usable SF:	2,810 SF
Rentable SF:	3,229 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	RENTABLE SF	TYPE	RATE	DESCRIPTION
Suite 101	Available Soon	3,229 SF	Full Service	Negotiable	Landlord will work with prospective tenant on conversion from a gym space to office space

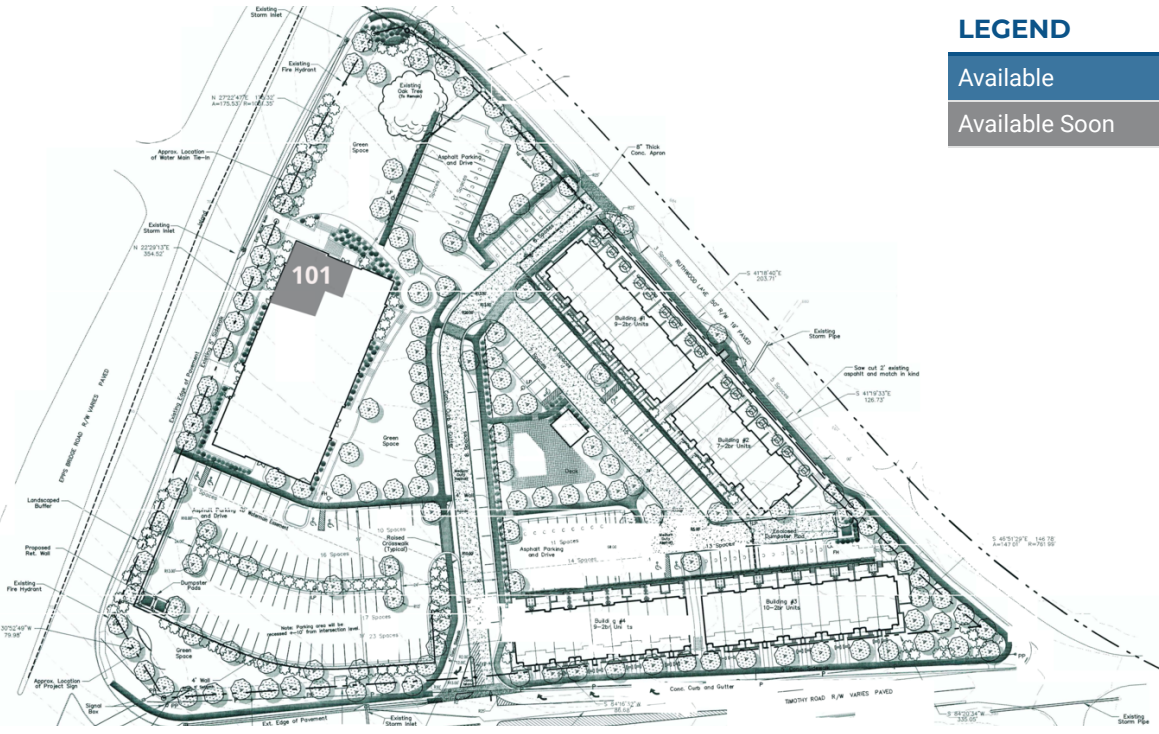
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LEGEND

- Available
- Available Soon

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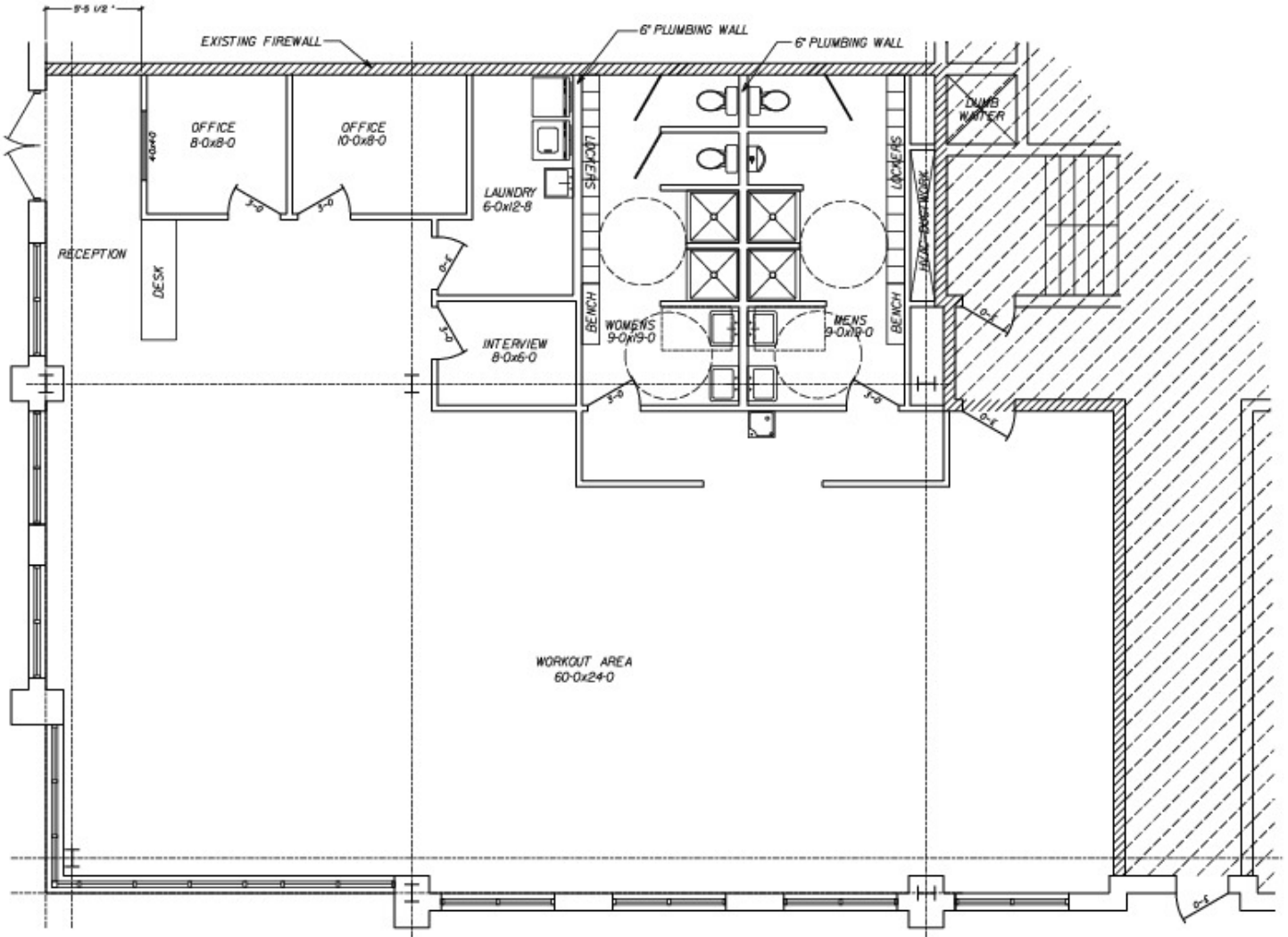
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