

UNIVERSITY PARKWAY OFFICE & TECHNOLOGY PARK
2500 DANIELLS BRIDGE ROAD, Bldg 200
ATHENS, GA 30606



3,942 SF AVAILABLE FOR LEASE

LEASE RATE: \$ 16.00/SF/YR + CAM

Presented By:

Carl Nichols
706-353-3900
CNichols@nicholsland.net



Nichols Land & Investment Company
2500 Daniels Bridge Rd, Bldg 200, Suite 1F
Athens, GA 30606
706-353-3900
www.nicholsland.net



2500 Daniells Bridge Rd, Bldg 200, Athens, GA 30606



PROPERTY OVERVIEW:

The University Parkway Office and Technology Park is a Class A 67,167 square foot office building located in Athens, Oconee County, GA. This 5.56 acre property boasts a 5/1,000 surface parking lot, nine foot ceilings, immaculate common areas, and highly efficient 22,389 square foot rectangular floor plates. The building features on site property management, key fob access, two central elevators, two stairwells, a stairwell for roof access and a mechanical/electrical room. Suite 1A , 3942 sf, is a multiple office suite with reception, open work space area and conference room. This space can easily be converted to medical office space. Tenant improvement allowance.

LOCATION OVERVIEW:

The University Parkway Office and Technology Park is located in the rapidly expanding Highway 316 Corridor of Athens, Oconee County, GA. Convenient access to the thriving retail, dining, entertainment and medical districts of Oconee County and downtown Athens.

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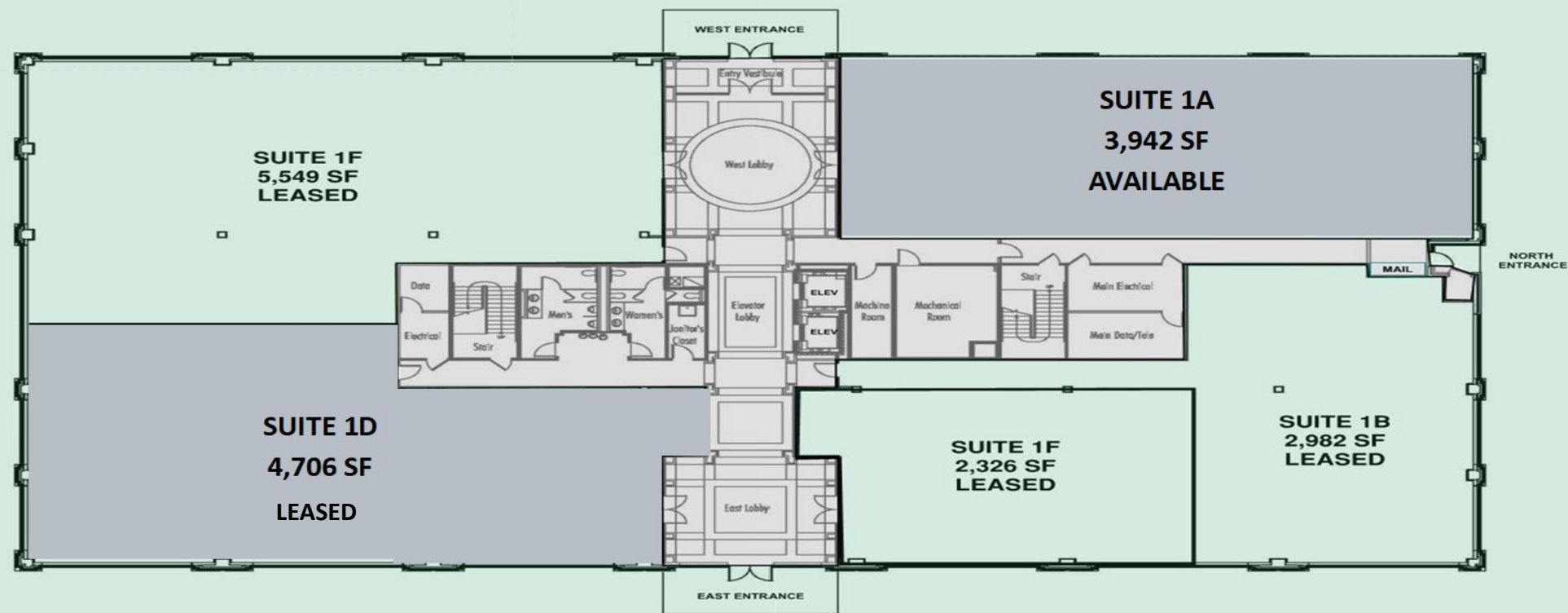


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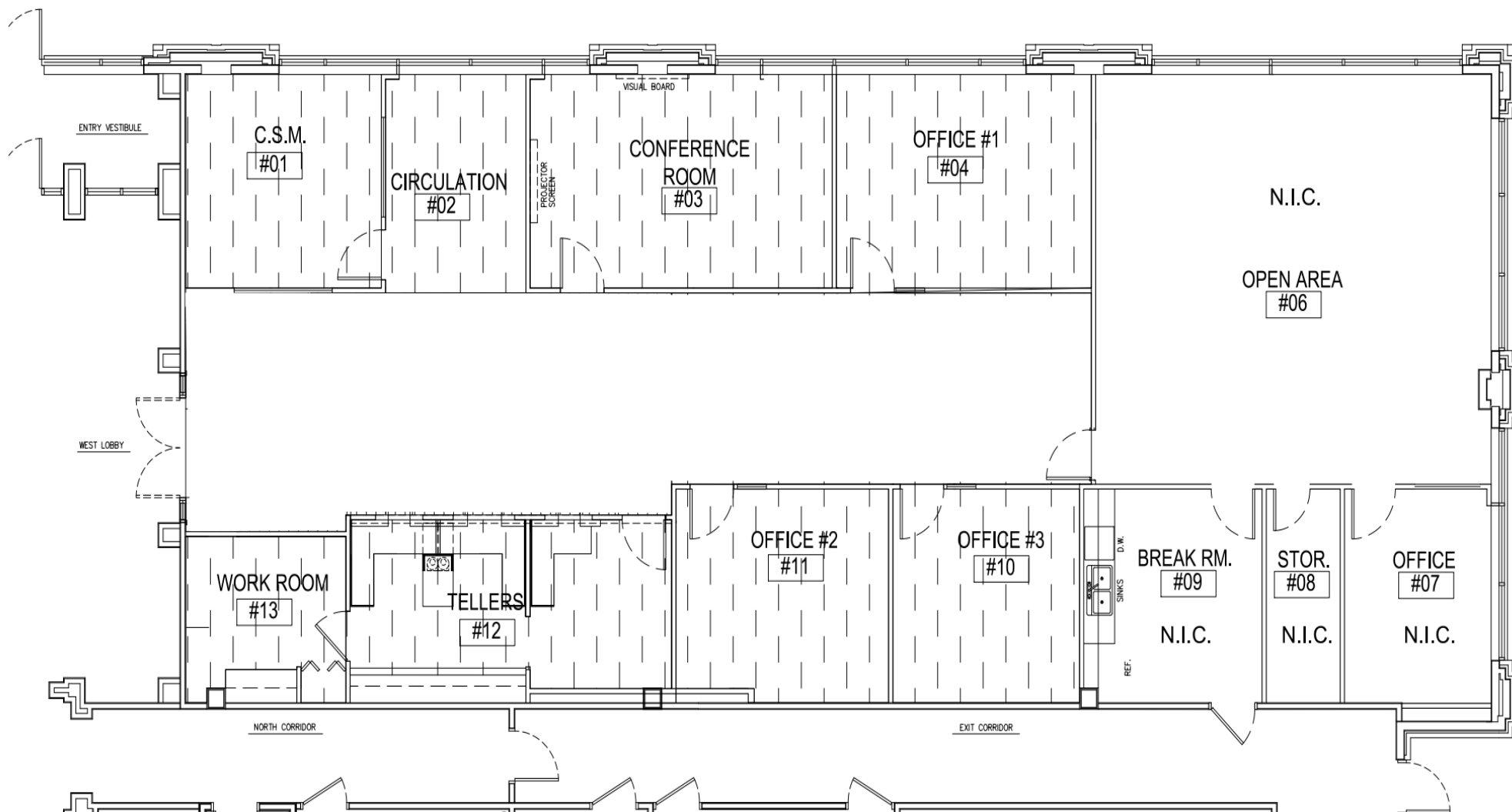
Suite Number	Space Available	Asking Rate
1A	3,942 SF	\$16.00/SF/YR + CAM

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Suite 1A Floor Plan— 3,942 Square Feet

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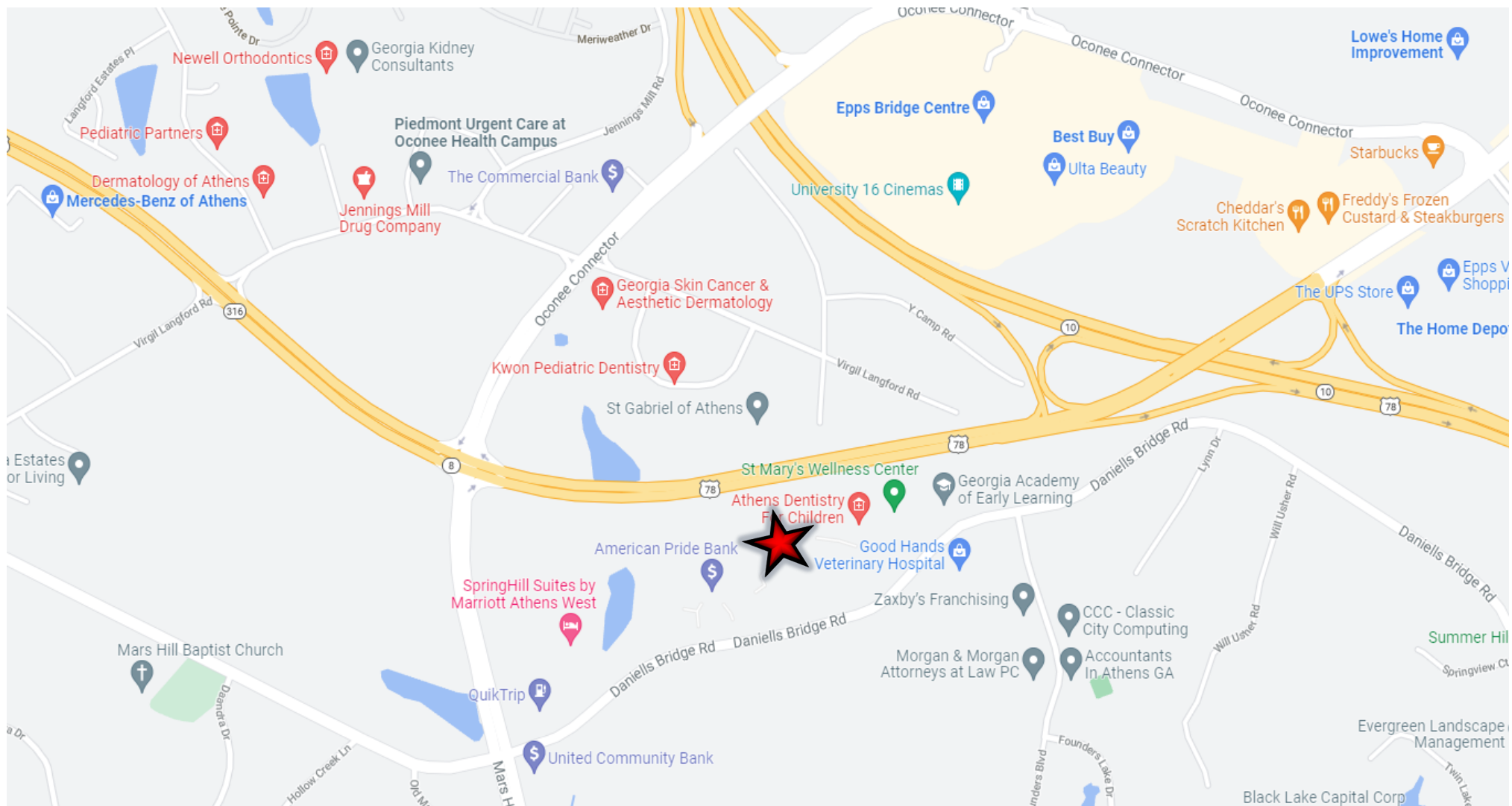
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The information contained herein is believed to be accurate & obtained from reliable sources, no warranty or representation is made. All parties should preform the necessary due diligence to confirm any statistics to their own satisfaction of investigation

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