



Office Building » For Lease

Professional Office Building

142 FORREST AVENUE, GAINESVILLE, GA 30501

THE SIMPSON COMPANY OF GEORGIA, INC.

425 Spring Street, Suite 200

Gainesville, GA 30501

O: 770.532.9911

LEE HEMMER, CCIM, SIOR

Sales Associate

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Executive Summary

PROFESSIONAL OFFICE BUILDING
142 Forrest Avenue, Gainesville, GA 30501



OFFERING SUMMARY

Available SF:	1,812 SF
Lease Rate:	\$16.00 SF/yr (Gross)
Lot Size:	0.31 Acres
Year Built:	1930
Building Size:	1,812 SF
Renovated:	2014
Zoning:	RO
Market:	Gainesville

PROPERTY HIGHLIGHTS

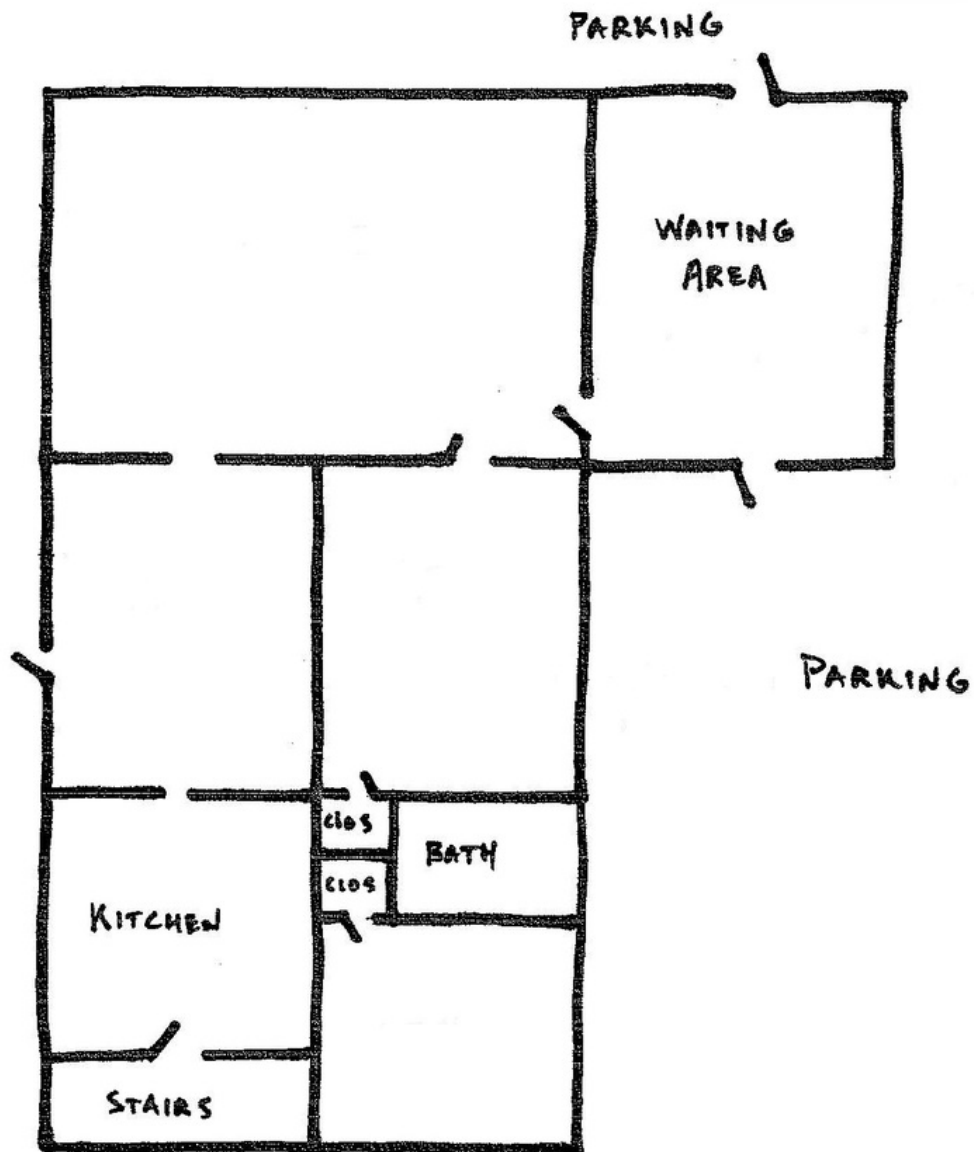
- Great Location in Gainesville's Historic District
- Walking Distance to Downtown Square
- 1 Executive Office
- 4 Private Offices
- Conference Room
- Fantastic location for a Lawyer or business seeking a location near the square

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	2,232	11,488	22,404
Total Population:	5,772	33,878	66,827
Average HH Income:	\$58,296	\$55,440	\$60,175

Floor Plan

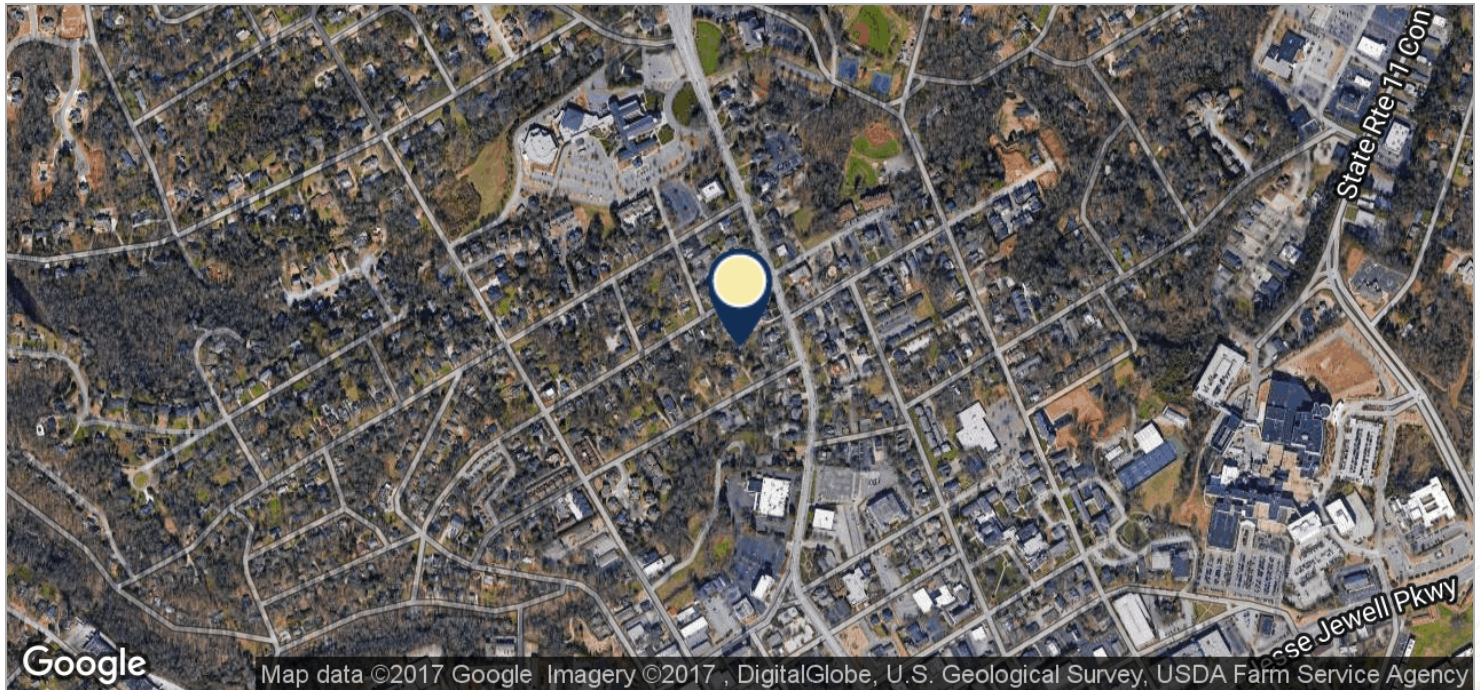
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Note: Not to Scale

Location Maps

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Broker Profile



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The Simpson Company's team of CCIM, SIOR and IREM trained professionals brings integrity, knowledge and experience to every assignment, working with a commitment to help you make the best real estate decisions for you and your business.

Our brokers and property managers have a wide range of experience with regional, national and international marketing strategies, and we work to help you anticipate market opportunities and leverage competitive advantages. We focus on forward-thinking strategies for each project, to help build success now and create opportunities for the future.



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