



Office Building » For Lease

The Center Office Park

715 QUEEN CITY PARKWAY, GAINESVILLE, GA 30501

THE SIMPSON COMPANY OF GEORGIA, INC.

425 Spring Street, Suite 200

Gainesville, GA 30501

O: 770.532.9911

BRIAN HUGHS, CCIM
Sales Associate
770.532.9911
brian@simpsoncompany.com

FRANK SIMPSON, CCIM, SIOR
President
770.532.9911
frank@simpsoncompany.com

Executive Summary

THE CENTER OFFICE PARK
715 Queen City Parkway, Gainesville, GA 30501



OFFERING SUMMARY

Available SF:	800 - 3,800 SF
Lease Rate:	\$12.00 SF/yr (MG)
Year Built:	1988
Building Size:	33,624 SF
Renovated:	2001
Zoning:	GB
Market:	Northeast

PROPERTY HIGHLIGHTS

- Office/retail space for lease
- 800 – 3,800 +/- SF available
- Zoned: GB
- Located within close proximity to historic downtown Gainesville, area banks, restaurants, retailers and the courthouse
- Adjacent to the City Municipal Courthouse building, police station & fire station
- Easy access to I-985 & Lee Gilmer Airport
- Located in the Midtown opportunity zone
- Tax Incentives available for businesses in this area

Brian Hughs, CCIM / Sales Associate / 770.532.9911 / brian@simpsoncompany.com
Frank Simpson, CCIM, SIOR / President / 770.532.9911 / frank@simpsoncompany.com

All information furnished is from sources deemed reliable, but information has not been verified and is subject to errors and omissions.

THE
SIMPSON
COMPANY
REAL ESTATE

Available Spaces

THE CENTER OFFICE PARK
715 Queen City Parkway, Gainesville, GA 30501

Lease Rate: \$12.00 SF/YR (MG)

Total Space 800 - 3,800 SF

Lease Type: MG

Lease Term: Negotiable

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)
715 Suite 103 - 104	\$12.00 SF/YR	Modified Gross	1,900 - 2,850 SF
731 Suite 201	\$12.00 SF/YR	Modified Gross	1,900 - 3,800 SF
731 Suite 202-203	\$12.00 SF/YR	Modified Gross	1,900 - 3,800 SF
747 Suite C	\$12.00 SF/YR	Modified Gross	800 SF

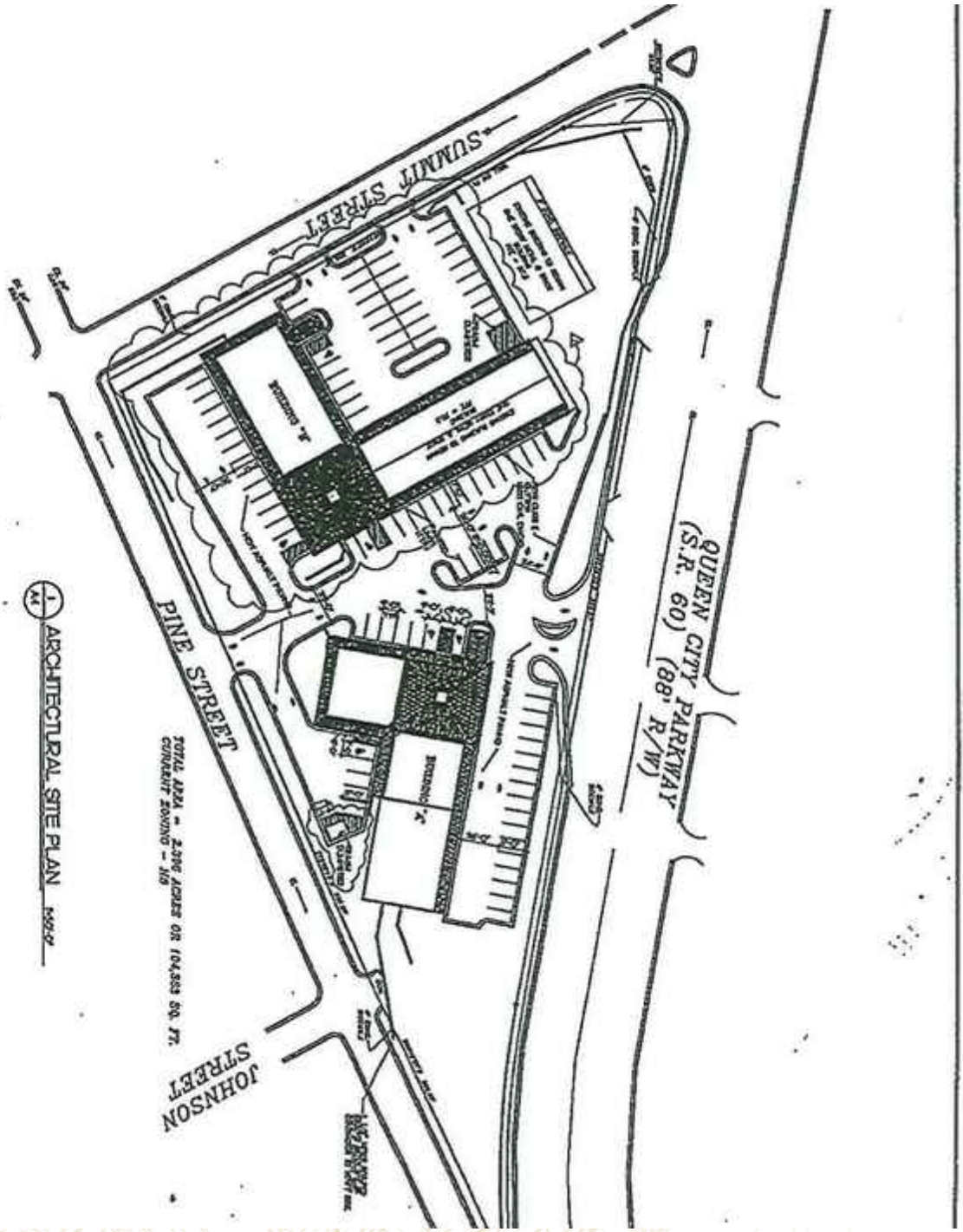
Brian Hughs, CCIM / Sales Associate / 770.532.9911 / brian@simpsoncompany.com
Frank Simpson, CCIM, SIOR / President / 770.532.9911 / frank@simpsoncompany.com

All information furnished is from sources deemed reliable, but information has not been verified and is subject to errors and omissions.

THE
SIMPSON
COMPANY
REAL ESTATE

Site Plan

THE CENTER OFFICE PARK
715 Queen City Parkway, Gainesville, GA 30501



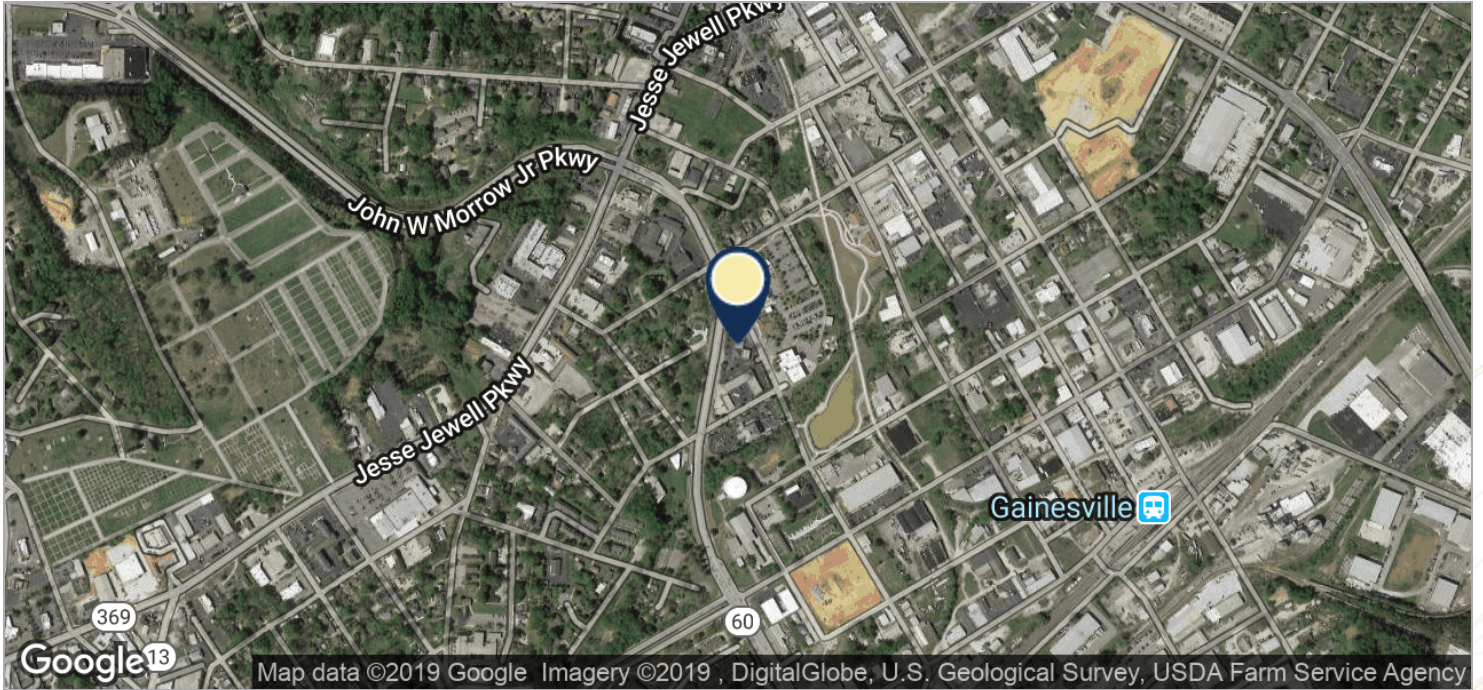
Brian Hughs, CCIM / Sales Associate / 770.532.9911 / brian@simpsoncompany.com
Frank Simpson, CCIM, SIOR / President / 770.532.9911 / frank@simpsoncompany.com

All information furnished is from sources deemed reliable, but information has not been verified and is subject to errors and omissions.



Location Maps

THE CENTER OFFICE PARK
715 Queen City Parkway, Gainesville, GA 30501

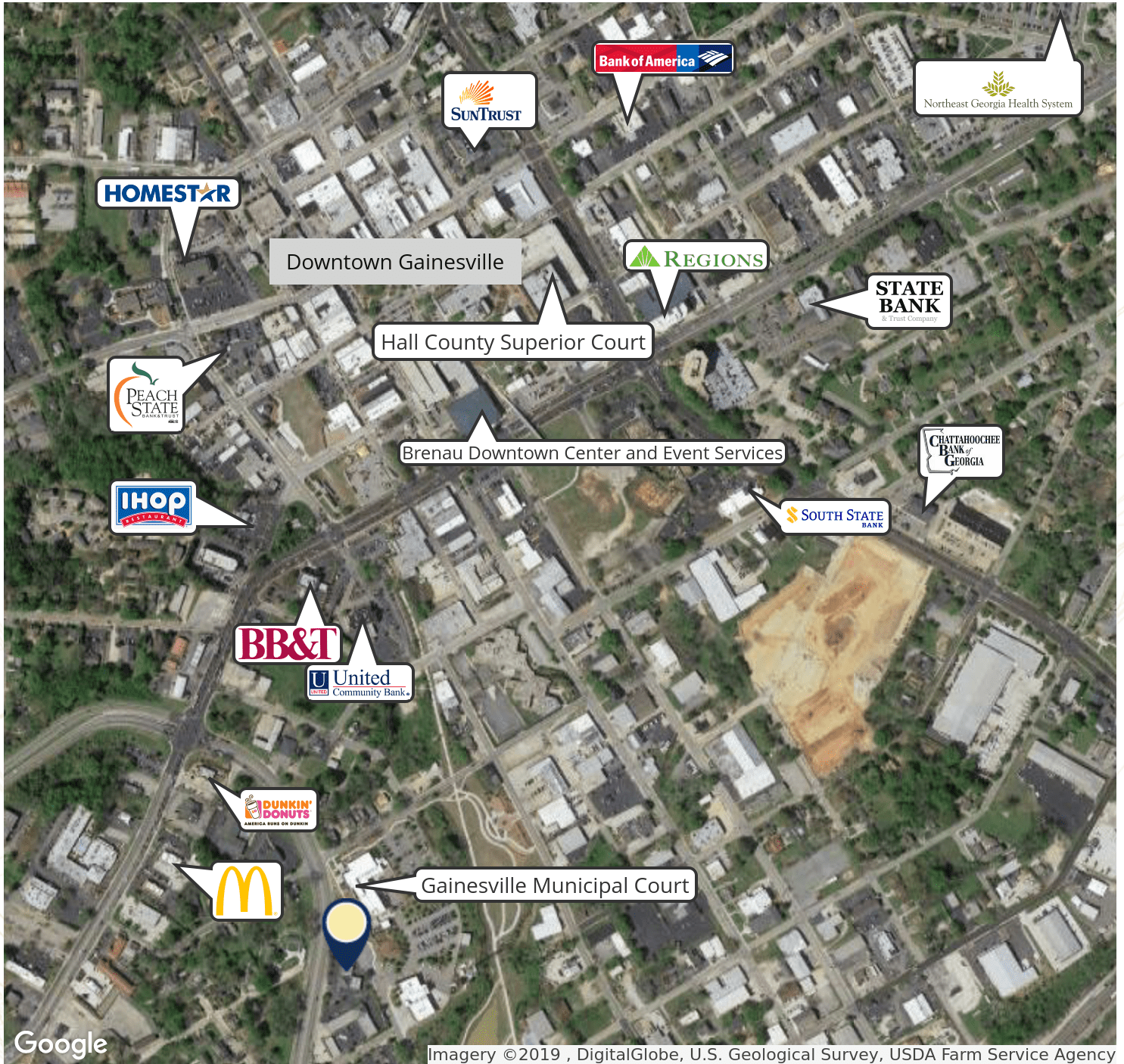


Brian Hughs, CCIM / Sales Associate / 770.532.9911 / brian@simpsoncompany.com
Frank Simpson, CCIM, SIOR / President / 770.532.9911 / frank@simpsoncompany.com

All information furnished is from sources deemed reliable, but information has not been verified and is subject to errors and omissions.

Retailer Map

THE CENTER OFFICE PARK
715 Queen City Parkway, Gainesville, GA 30501



Brian Hughs, CCIM / Sales Associate / 770.532.9911 / brian@simpsoncompany.com
Frank Simpson, CCIM, SIOR / President / 770.532.9911 / frank@simpsoncompany.com

All information furnished is from sources deemed reliable, but information has not been verified and is subject to errors and omissions.

THE
SIMPSON
COMPANY
REAL ESTATE

Broker Profile



Presented by:

Brian Hughs, CCIM

Sales Associate

brian@simpsoncompany.com

Frank Simpson, CCIM, SIOR

President

frank@simpsoncompany.com

The Simpson Company of Georgia, Inc.
425 Spring Street
Suite 200
Gainesville, GA, 30501

www.simpsoncompany.com

P: 770.532.9911

F: 770.535.6622

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.

