

Resurgence Park Office Development

2035 Resurgence Dr., Watkinsville, GA 30677

For Lease

7,000 SF Build-to-Suit



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PROPERTY SUMMARY

Dr. Dillard Resurgence Park
2035 Resurgence Drive | Watkinsville, GA 30677



Property Summary

Building Size:	7,000
Rentable SF:	7,000
Lease Rate:	Negotiable
Lease Type:	NNN
Lease Term:	5+ Years
Lot Size:	0.78 Acres
Type:	Office
Subtype:	Medical/Executive
Parking:	5/1000
Zoning:	B-1
APN:	B04P013

Property Overview

2035 Resurgence Drive is a 7,000 SF Build-to-Suit medical/commercial office building development located within half a mile from the Piedmont Athens Regional Oconee Health Campus and Three Sixteen Professional Quarter. Piedmont Athens Regional Oconee Health Campus is a state-of-the-art, one-stop health shop. Services offered are Piedmont Urgent Care, Pediatrics, Primary Care, Hawthorne Medical, Outpatient Imaging, Outpatient Lab, and Retail Pharmacy.

Three Sixteen Professional Quarter is home to Blue Laser Group, Athens Oconee Audiology, Athens Endodontics, Georgia Kidney Consultants, Jennings Mill Drug Company, Horizon Physical Therapy, McDonald & Manus Oral Surgery, Coalition of Athens Area Physicians-CAAP, and many more.

Resurgence Park is home to Georgia Skin Cancer & Aesthetic Dermatology, St. Gabriel Assisted Living Facility, Kwon Pediatric Dentistry, and the future site of other planned medical institutions.

Location Overview

Located conveniently off the Athens 10 Loop-Oconee Connector, 2035 Resurgence Drive connects with Virgil Langford Road in newly developing, Resurgence Park. Easy access to the thriving retail, dining, entertainment, and medical districts of Oconee County and downtown Athens.

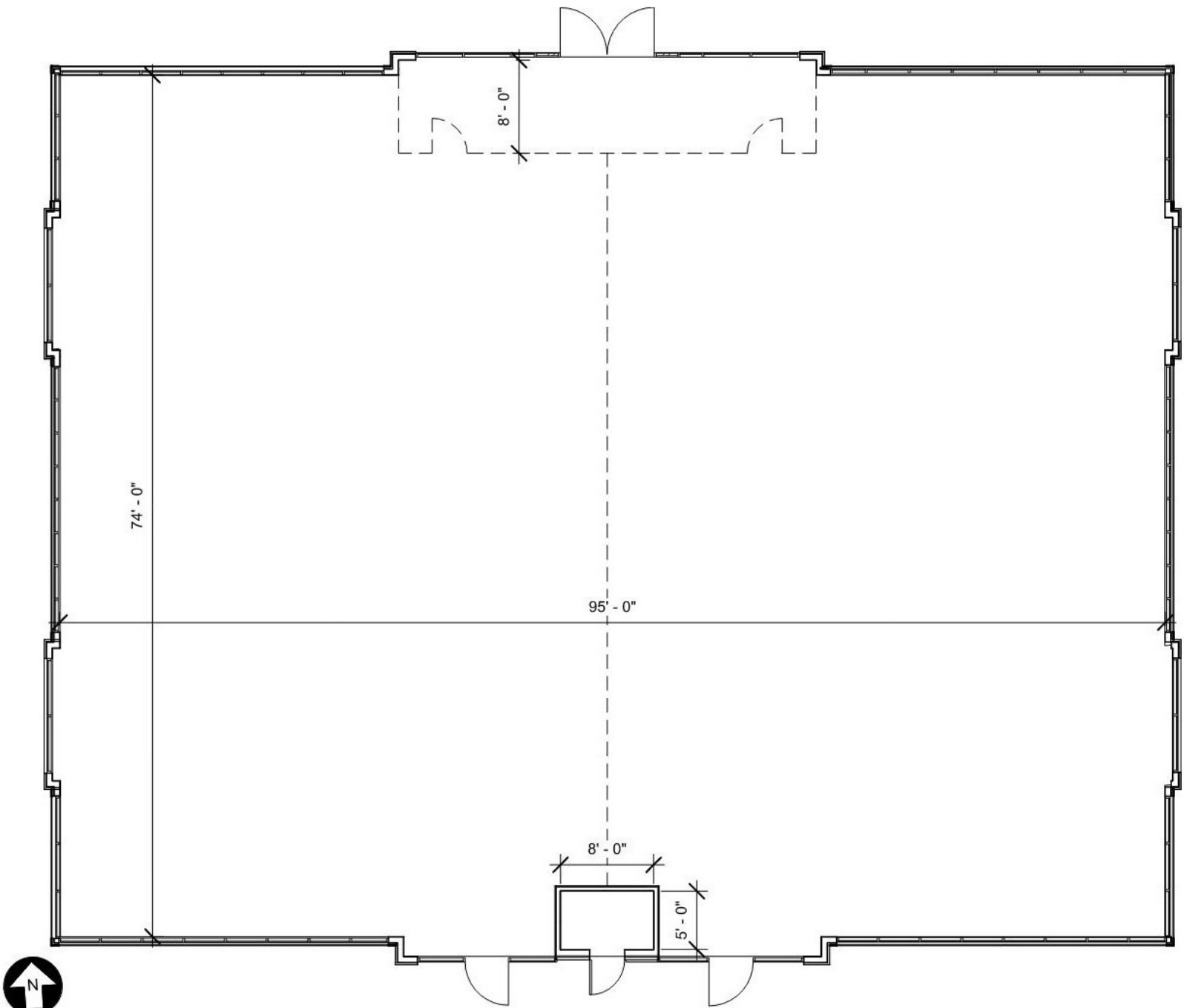
PROPERTY PHOTOS

Dr. Dillard Resurgence Park
2035 Resurgence Drive | Watkinsville, GA 30677



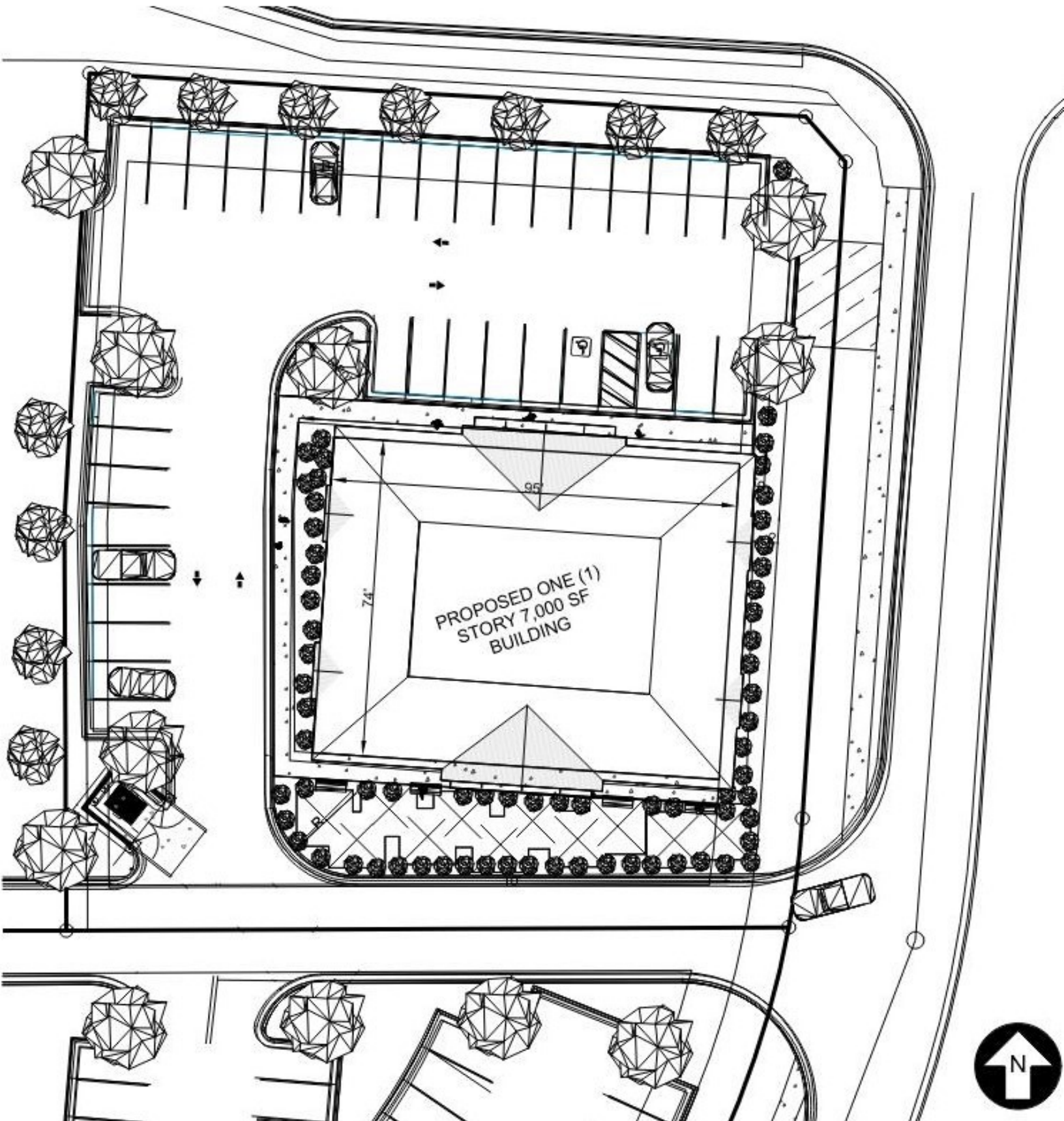
FLOOR PLAN

Dr. Dillard Resurgence Park
2035 Resurgence Drive | Watkinsville, GA 30677



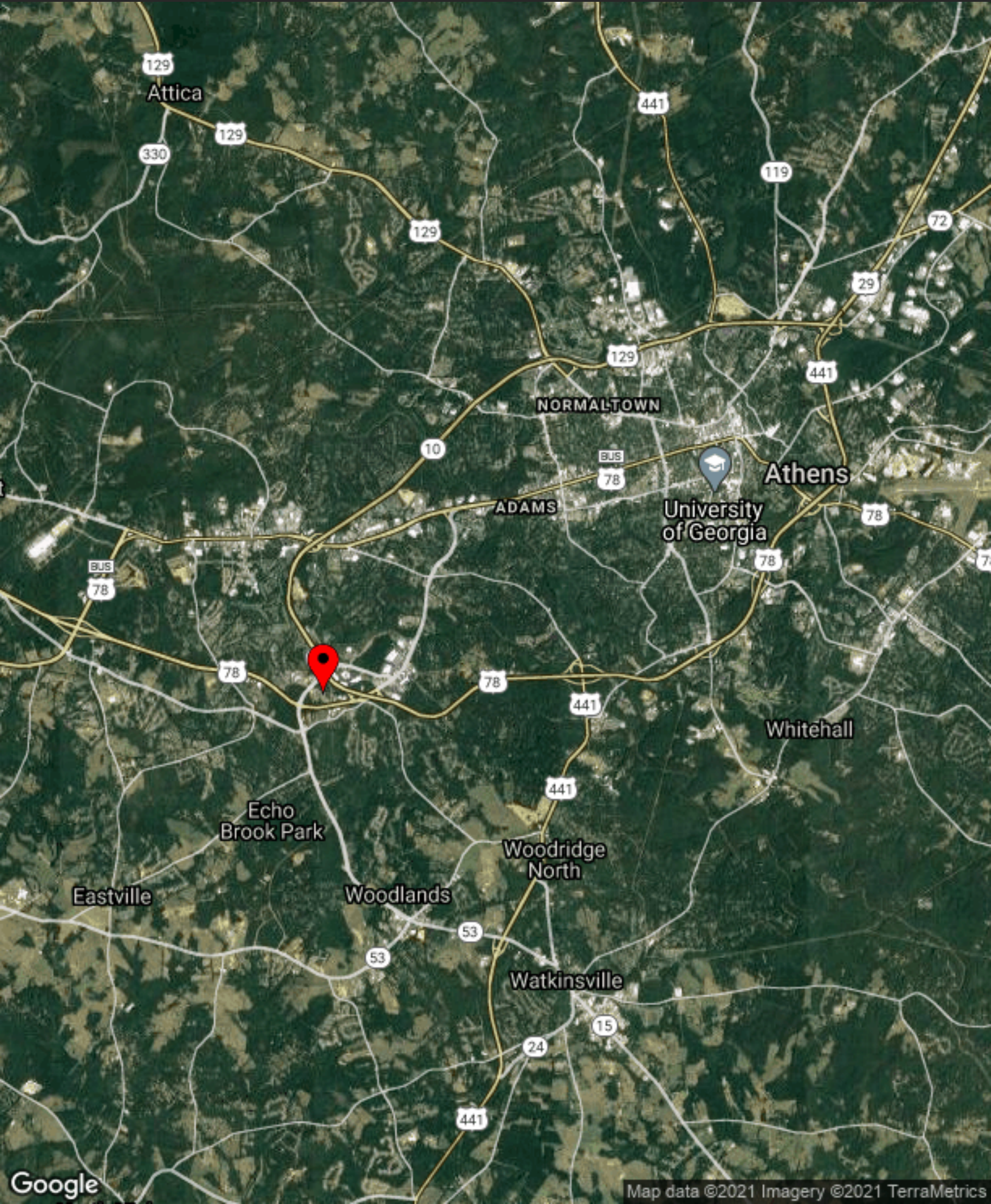
SITE PLAN

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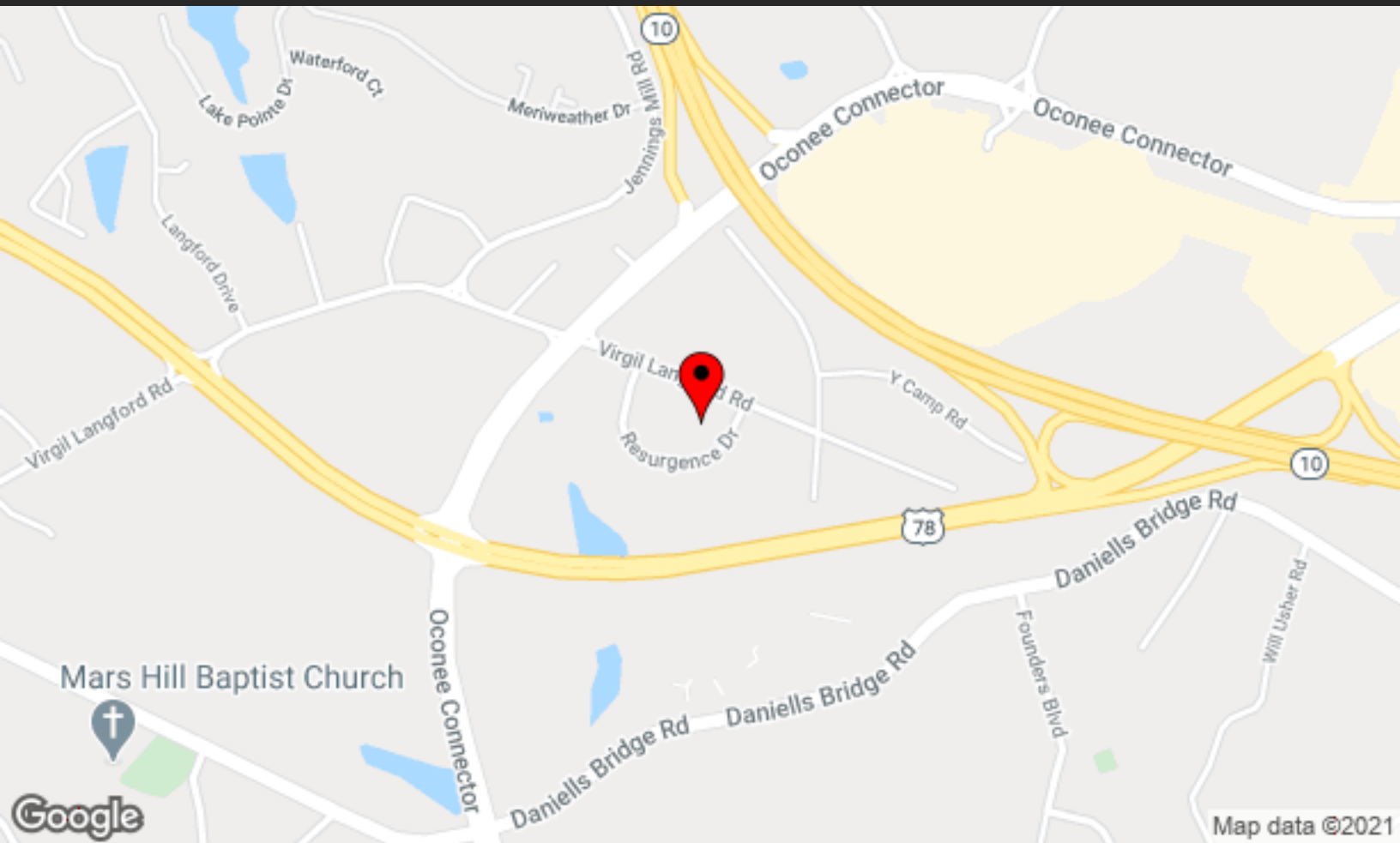
REGIONAL MAP

Dr. Dillard Resurgence Park
2035 Resurgence Drive | Watkinsville, GA 30677



LOCATION MAP

Dr. Dillard Resurgence Park
2035 Resurgence Drive | Watkinsville, GA 30677



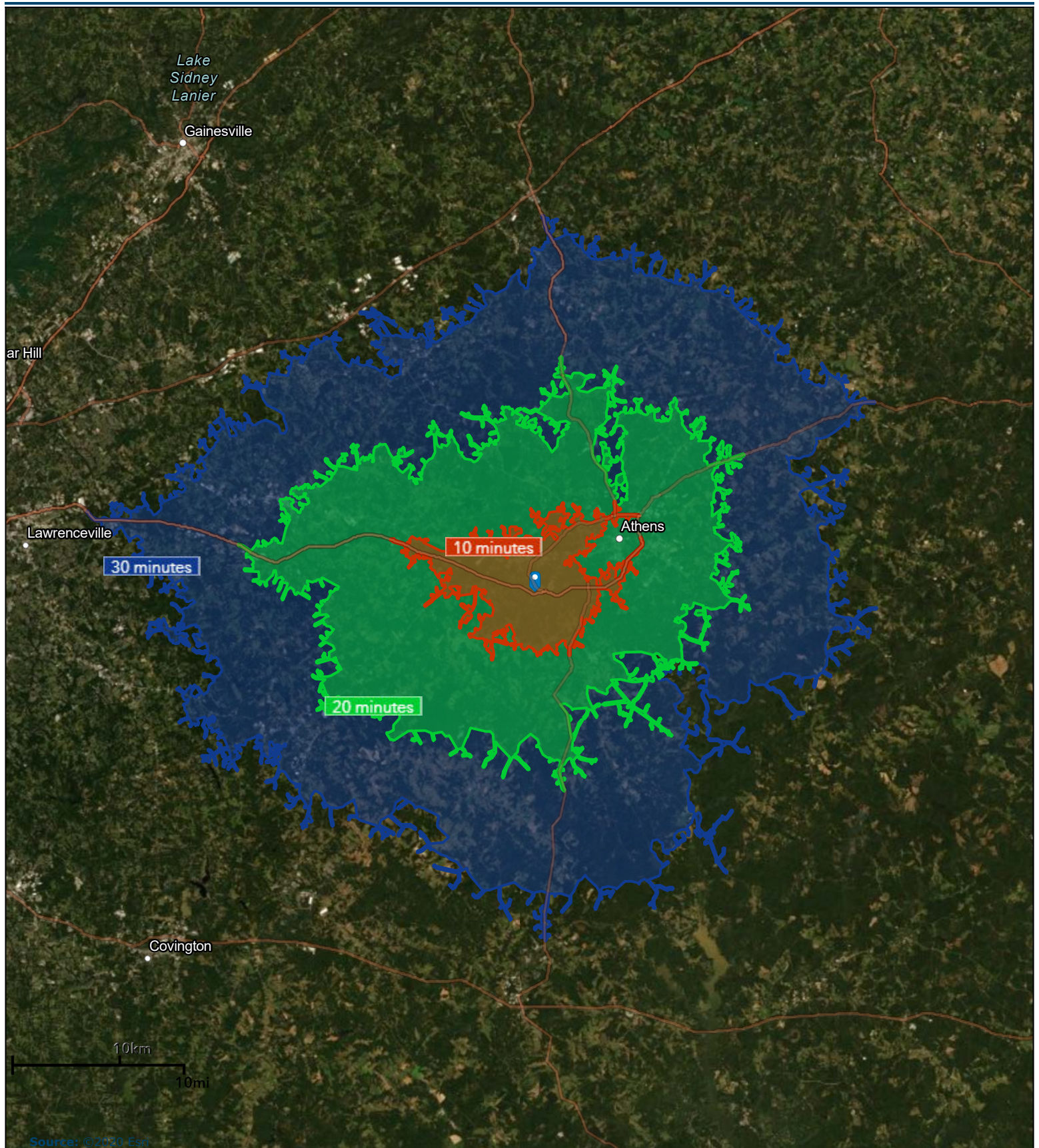
AERIAL VIEW

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Health Infographic 2055 Resurgence

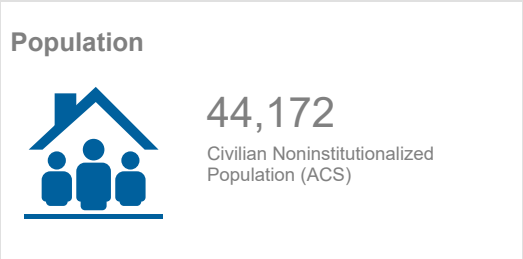
2055 Resurgence Dr, Watkinsville, Georgia, 30677 (10 minutes)
2055 Resurgence Dr, Watkinsville, Georgia, 30677
Drive time of 10 minutes

Prepared by Daniel Marks, CCIM
Latitude: 33.91290
Longitude: -83.46053

Health Care & Insurance Infographic

This infographic provides a set of key demographic and health care indicators. Data sources include: American Community Survey (ACS) 5-year Data, Esri Consumer Spending, and Esri Market Potential data.

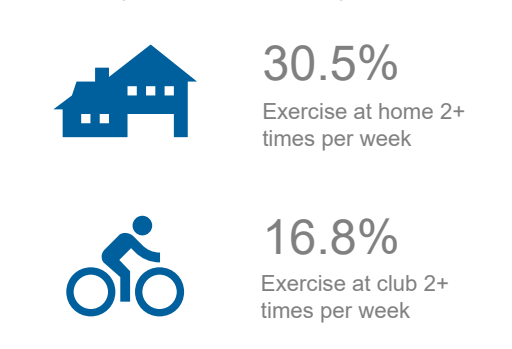
Learn more about this data: <https://doc.arcgis.com/en/esri-demographics/data/us-intro.htm>



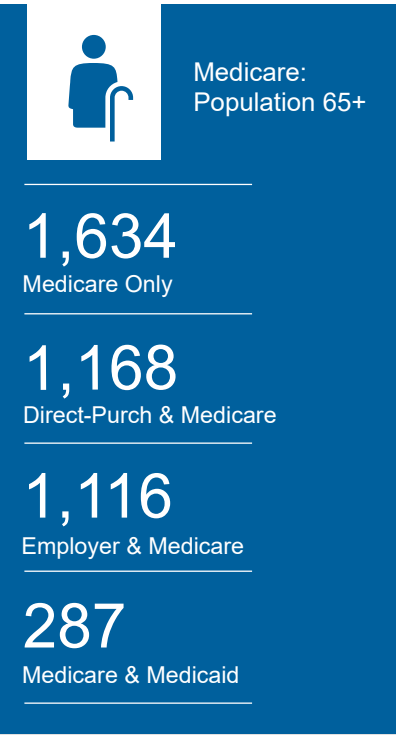
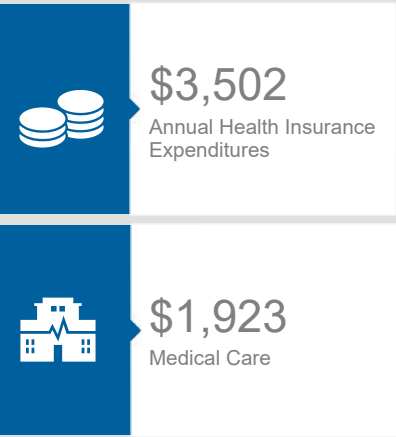
This infographic contains data provided by American Community Survey (ACS), Esri and Bureau of Labor Statistics, Esri and GfK MRI. The vintage of the data is 2014-2018, 2020.

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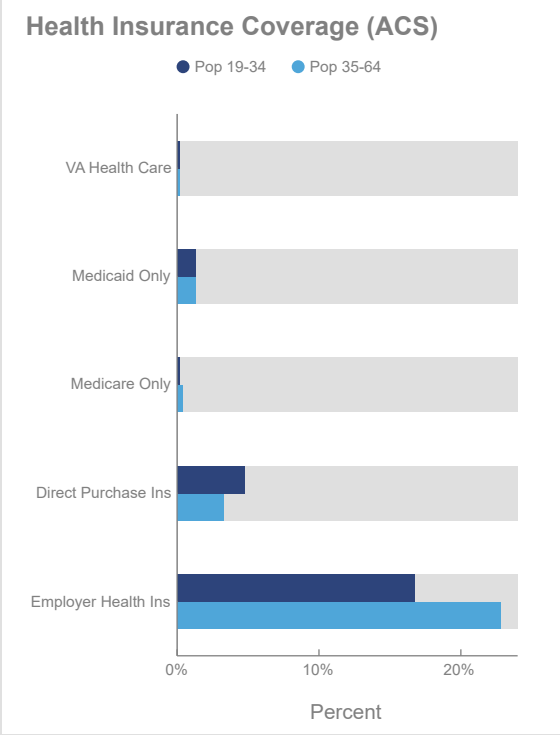
Exercise (Percent of Adults)



Health Care Expenditure



Health Care (Consumer Spending)	Annual Expenditure
Blue Cross/Blue Shield	\$1,029.4
Medicare Payments	\$399.6
Physician Services	\$249.1
Dental Services	\$356.4
Eyecare Services	\$65.4
Lab Tests/X-rays	\$67.3
Hospital Room & Hospital Service	\$183.0
Convalescent/Nursing Home Care	\$15.4



Health Infographic 2055 Resurgence

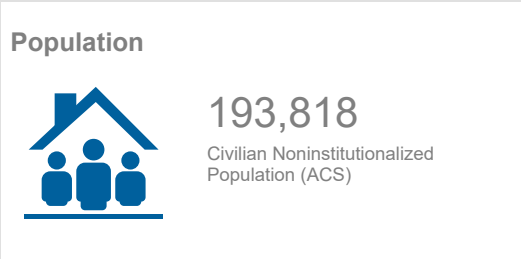
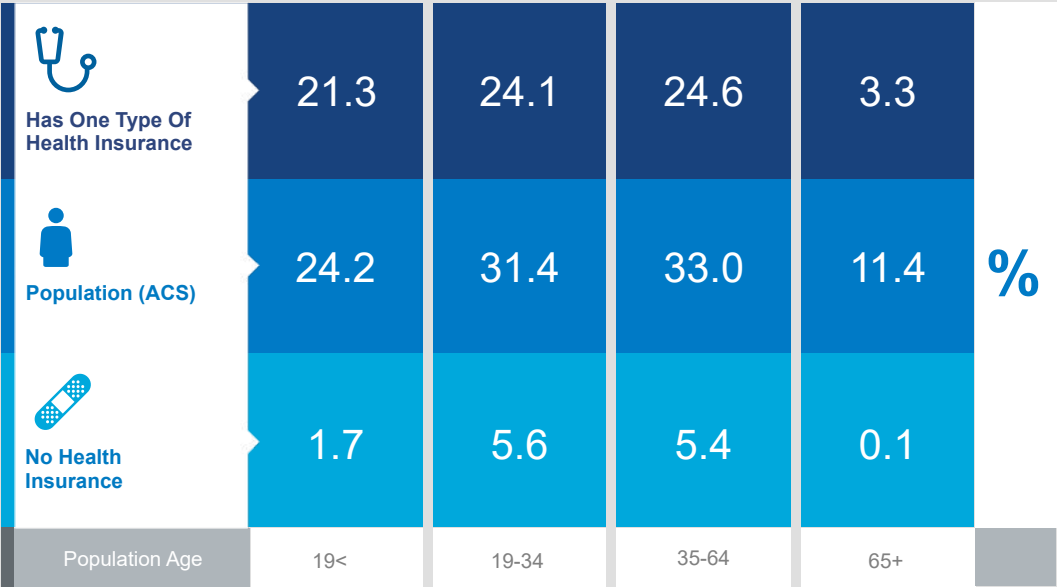
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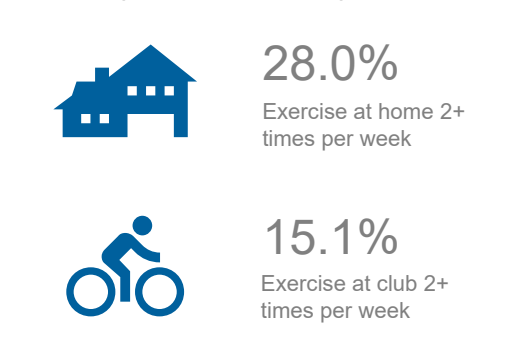
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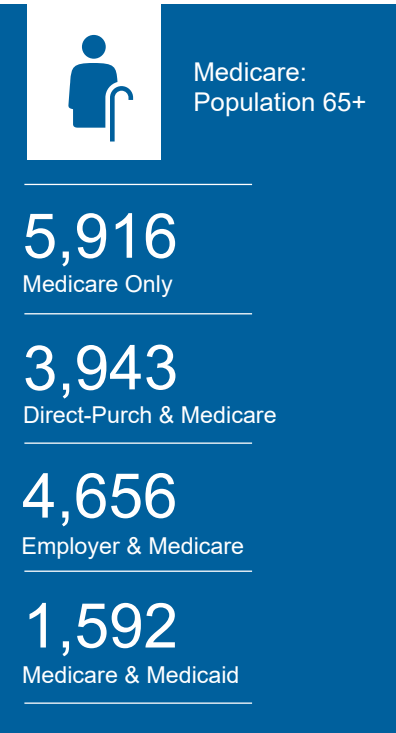
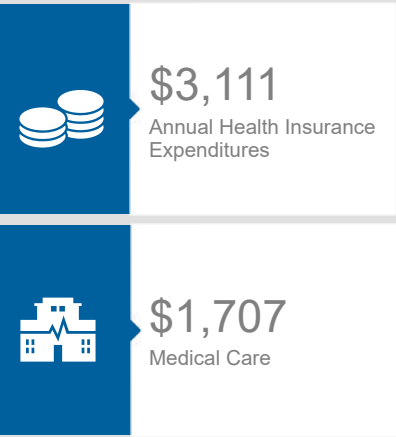
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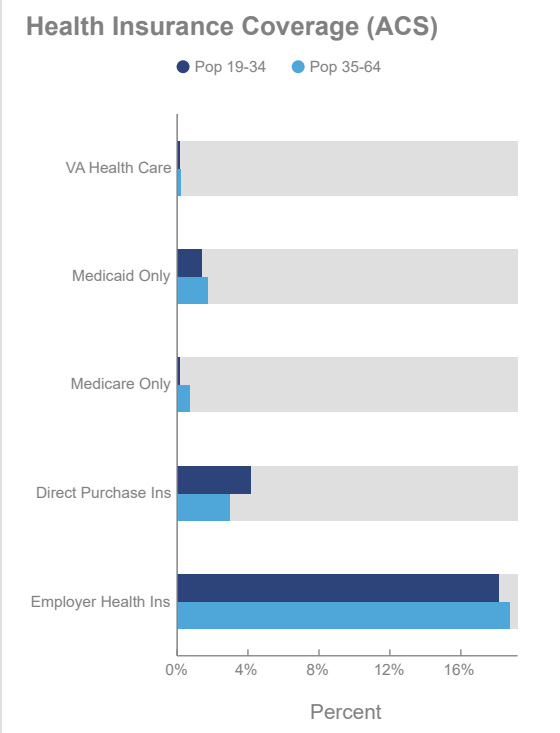
Exercise (Percent of Adults)



Health Care Expenditure



Health Care (Consumer Spending)	Annual Expenditure
Blue Cross/Blue Shield	\$930.7
Medicare Payments	\$360.0
Physician Services	\$220.8
Dental Services	\$310.7
Eyecare Services	\$57.6
Lab Tests/X-rays	\$59.5
Hospital Room & Hospital Service	\$166.2
Convalescent/Nursing Home Care	\$13.5



Health Infographic 2055 Resurgence

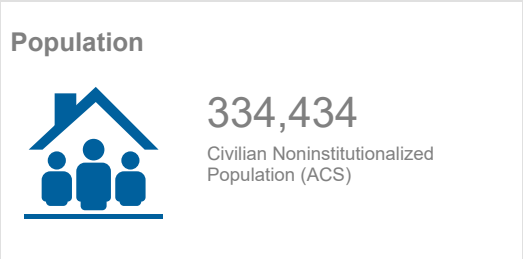
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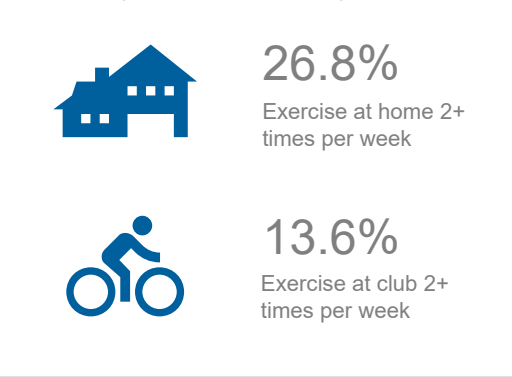
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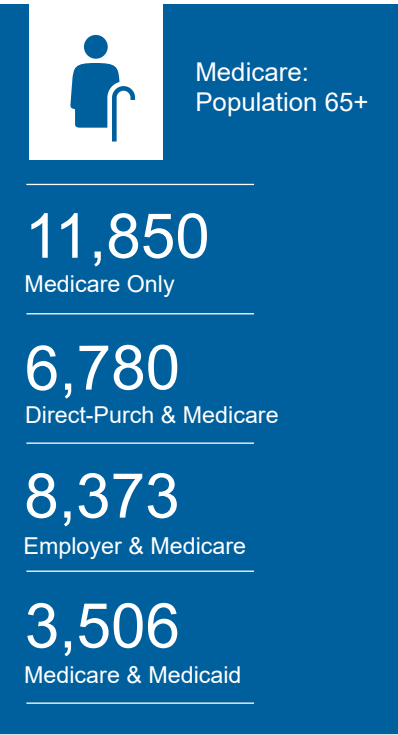
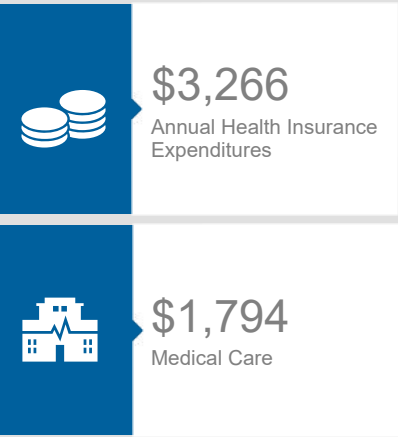
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Exercise (Percent of Adults)



Health Care Expenditure



Health Care (Consumer Spending)	Annual Expenditure
Blue Cross/Blue Shield	\$1,002.3
Medicare Payments	\$383.8
Physician Services	\$232.5
Dental Services	\$322.1
Eyecare Services	\$60.8
Lab Tests/X-rays	\$61.5
Hospital Room & Hospital Service	\$176.2
Convalescent/Nursing Home Care	\$12.9

