



Office Building » For Lease

Full Service Office Suites Available

1730 THOMPSON BRIDGE ROAD, 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

Executive Summary

THOMPSON BRIDGE OFFICE SPACE
1730 Thompson Bridge Road, Gainesville, GA 30501



OFFERING SUMMARY

Available SF:	200 - 700 SF
Lease Rate:	\$500 - 1,000 per month (Full Service)
Lot Size:	0.28 Acres
Year Built:	1940
Building Size:	2,100 SF
Renovated:	2001
Zoning:	R-O
Market:	Northeast Georgia
Submarket:	Gainesville/Hall

PROPERTY HIGHLIGHTS

- Two office suites available for lease
- Single office available downstairs
- Upstairs space has two offices and reception area
- Both spaces have use of downstairs conference room
- Zoned: Residential - Office
- Excellent location along busy Thompson Bridge Road
- Traffic Count: 31,900 cars per day
- Rental rate includes all utilities

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

Available Spaces

THOMPSON BRIDGE OFFICE SPACE
1730 Thompson Bridge Road, Gainesville, GA 30501

Lease Rate: \$500 - 1,000 PER MONTH (FULL SERVICE)

Total Space 200 - 700 SF

Lease Type: Full Service

Lease Term:

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Downstairs Office	Office Building	\$500 PER MONTH	Full Service	200 SF	Negotiable	Single office space
Upstairs Office	Office Building	\$1,000 PER MONTH	Full Service	700 SF	Negotiable	Two offices with reception area

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Downstairs Office

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Upstairs Office

THOMPSON BRIDGE OFFICE SPACE
1730 Thompson Bridge Road, Gainesville, GA 30501



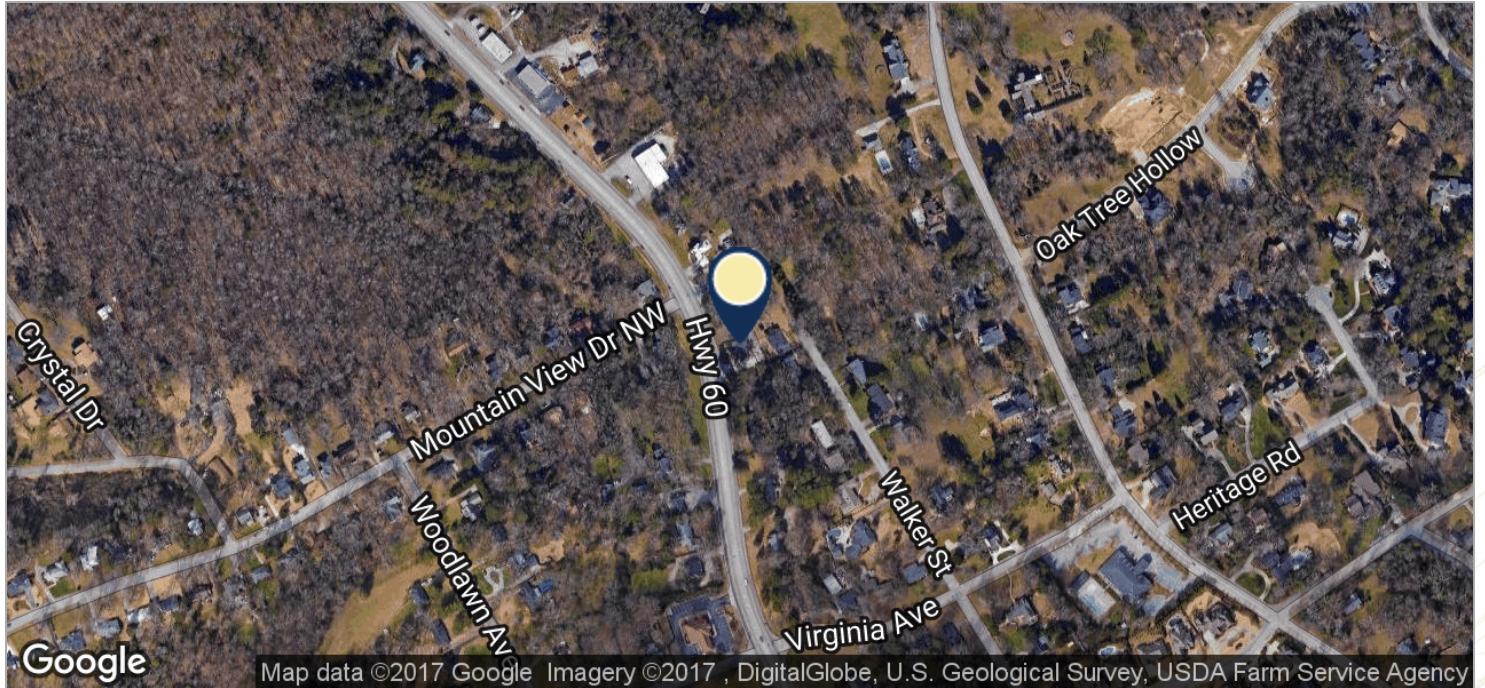
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Location Maps

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Broker Profile



Presented by:

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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.

