

**LANDMARK PROFESSIONAL OFFICE BUILDING FOR LEASE**  
**1001 PRINCE AVENUE**  
**ATHENS ,GA 30606**



**24,120 sf AVAILABLE FOR LEASE**

**ASKING RATE: \$25/sf/year NNN**

**Presented By:**

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**Nichols Land & Investment Company**

2500 Daniells Bridge Rd,  
Bldg. 200, Suite 1-F  
Athens, GA 30606  
706-353-3900

[www.nicholsland.net](http://www.nicholsland.net)



1001 PRINCE AVENUE, ATHENS, GA 30606



#### PROPERTY SUMMARY

ASKING RATE:	\$25/sf/year
LEASE TYPE:	Triple-Net
BUILDING SIZE:	24,120 sf
LOT SIZE:	3.14 acres
ZONING:	C-O
TI ALLOWANCE	\$10/sf
PARKING RATIO	5/1000sf

#### PROPERTY OVERVIEW:

Nichols Land & Investment Co is pleased to offer one of Athens' marquis properties for lease. 1001 Prince Avenue is located in the heart of the Prince Avenue medical corridor. Originally built in 1964 as the regional headquarters for Georgia Power, this 24,120sf office building has been maintained in excellent condition. The property currently has 103 parking spaces, which can be increased to 150+ pending Tenant's needs.

#### LOCATION OVERVIEW:

Located one block from Piedmont Athens Regional Hospital in the iconic Prince Avenue corridor, 1001 Prince is less than 1 mile to St. Mary's Hospital as well as the thriving retail, dining, entertainment and other amenities of Downtown Athens.

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Entrance



North View



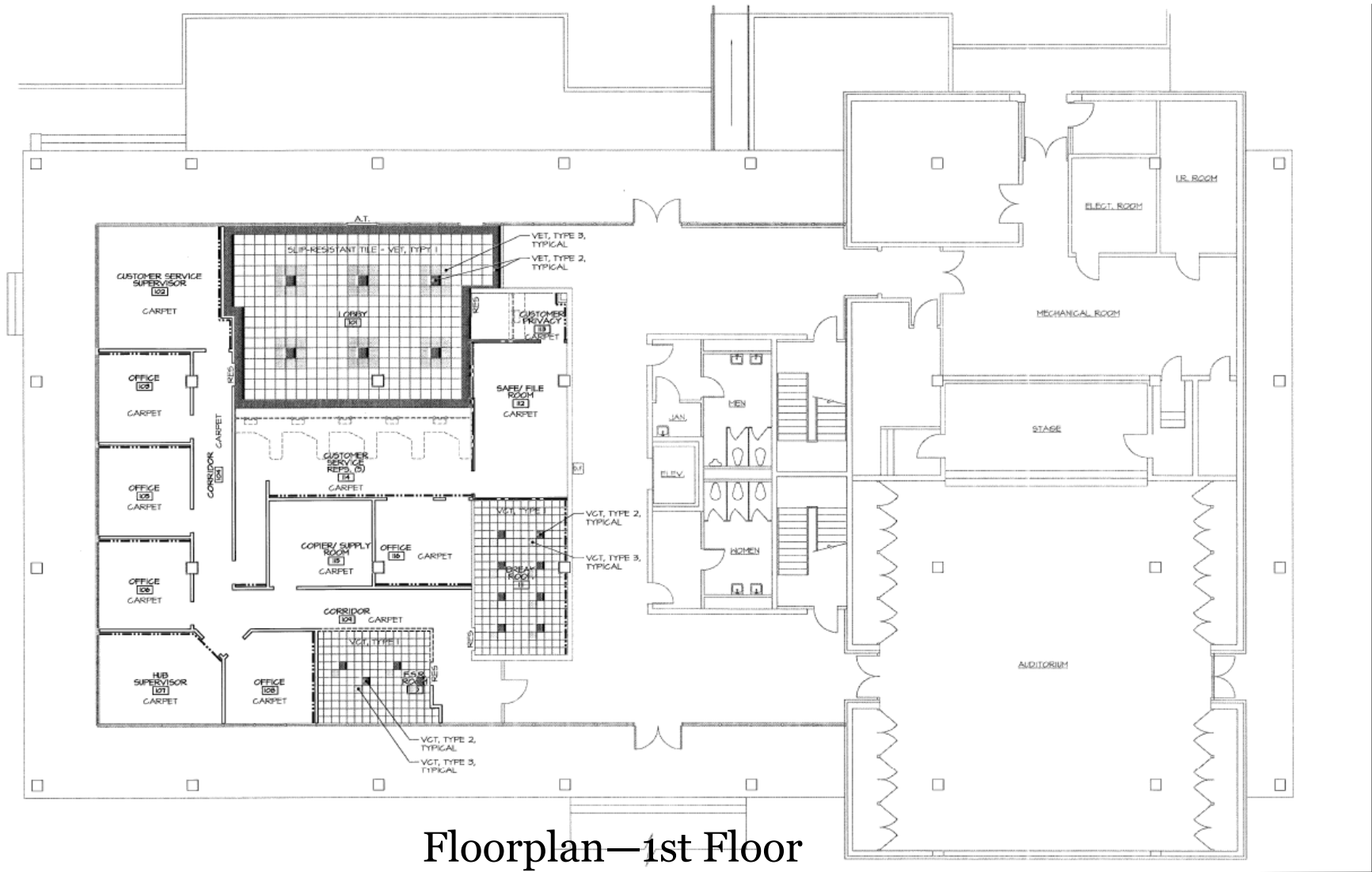
Standard Office



Huddle Room

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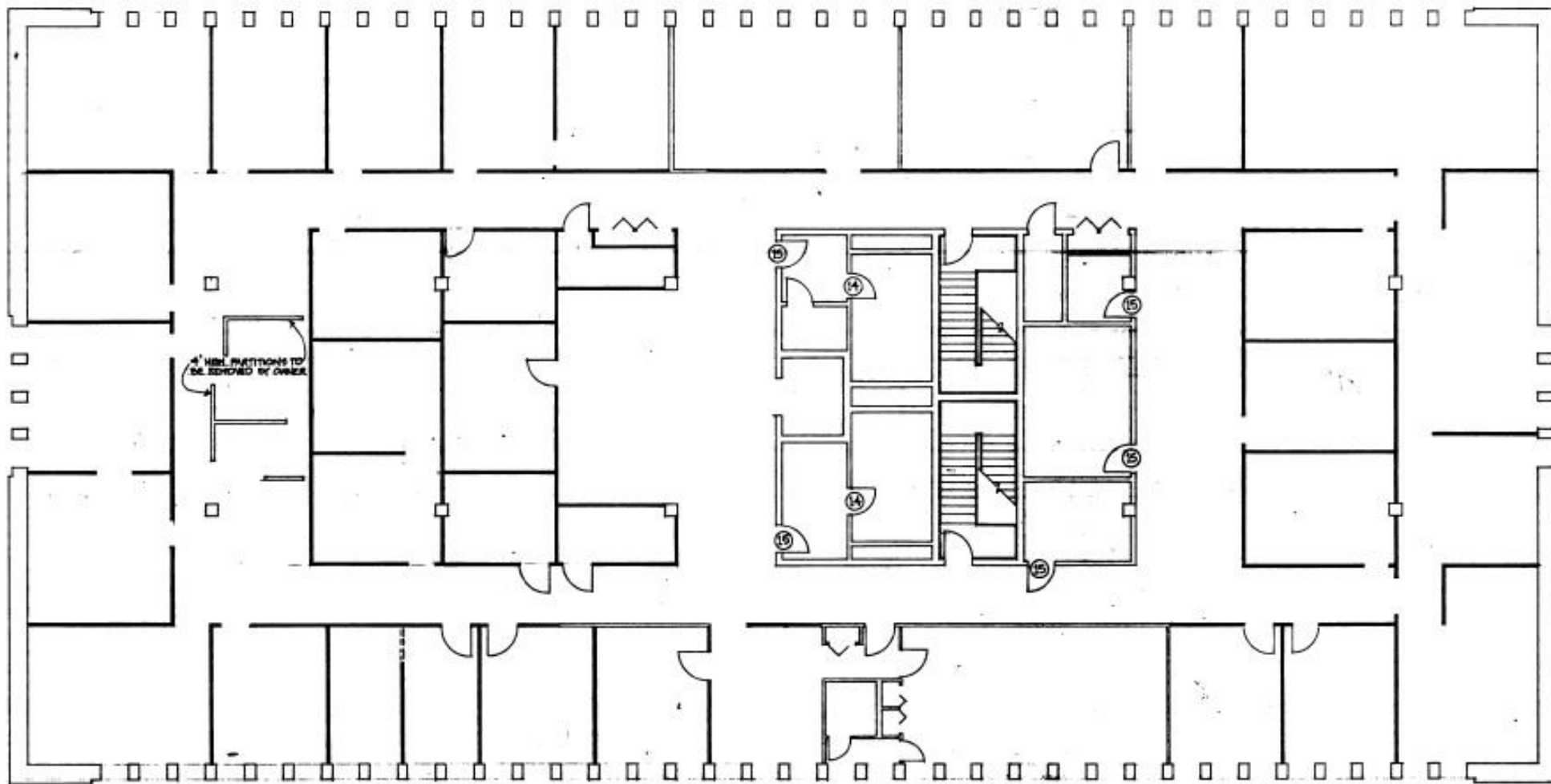


Floorplan—1st Floor



**NICHOLS**  
LAND & INVESTMENT

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Floorplan—2nd Floor

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KEY FACTS

HEALTHCARE INFOGRAPHIC

DRIVE 30 MINUTE RADII

293,969

Population



107,811

Households

32.2

Median Age

\$37,998

Median Disposable Income

EDUCATION

14%

No High School Diploma



28%

High School Graduate



27%

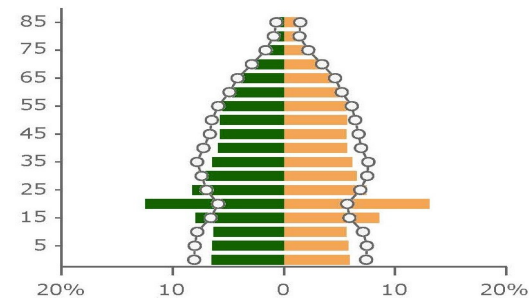
Some College



31%

Bachelor's/Grad/Prof Degree

Age Pyramid



The largest group:  
2017 Female  
Population Age 20-24  
(Esri)

The smallest group:  
2017 Male Population  
Age 85+ (Esri)

Dots show comparison to  
Barrow County

EXERCISE



31.1%

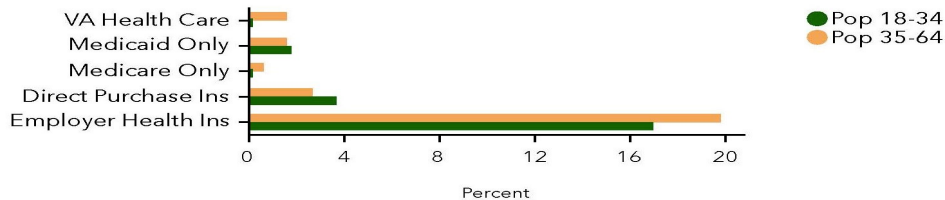
Exercise at home 2+ times per week



12.5%

Exercise at club 2+ times per week

HEALTH CARE SPENDING





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**Georgia Power Building**  
Building Size: 24,120 sf  
Total Lot size: 3.14 ac



1 inch = 123 feet  
0 20 40 80 120 160

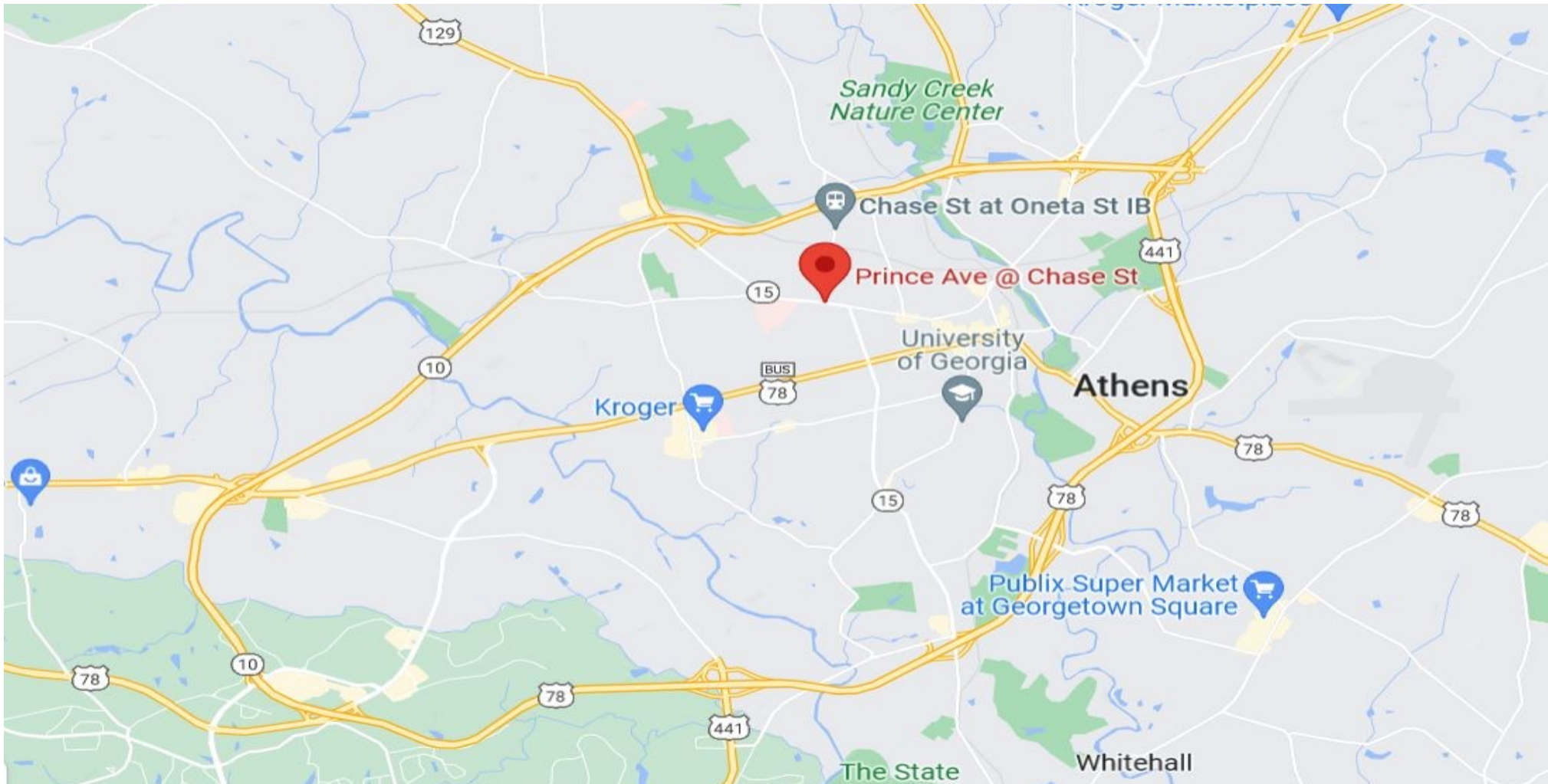
\*\*The information contained herein is believed to be accurate & obtained from reliable sources, no warranty or representation is made. All parties should preform the necessary due diligence to confirm any statistics to their own satisfaction of investigation\*\*

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