



OFFICE

📍 21 East Athens Street, Winder

FOR LEASE

TURNKEY / KEEP CONCEPT OR CONVERT

\$5,700

MONTHLY RENT

NO MONEY REQUIRE
ALL IN , INCLUDES FF&E

PROPERTY HIGHLIGHTS



ABOUT

Experience a premier office setting that blends modern functionality with timeless charm. This inviting space offers a professional environment perfect for businesses seeking an impressive yet comfortable location to welcome clients and colleagues.

Thoughtfully designed to optimize productivity, the office boasts stylish finishes, ample natural light, and versatile layouts adaptable to various professional needs with a refined ambiance and convenient amenities. From executive meetings to day-to-day operations, elevate your business presence and discover the potential of this exceptional office.

KEY FEATURES

-  Zoning DT
-  4,080 sf.
-  Base rent \$12 sf.
-  CAM \$4.50 sf.
Water included

JACKY ARIAS CORTES
COMMERCIAL REALTOR

📞 +678-717-9048

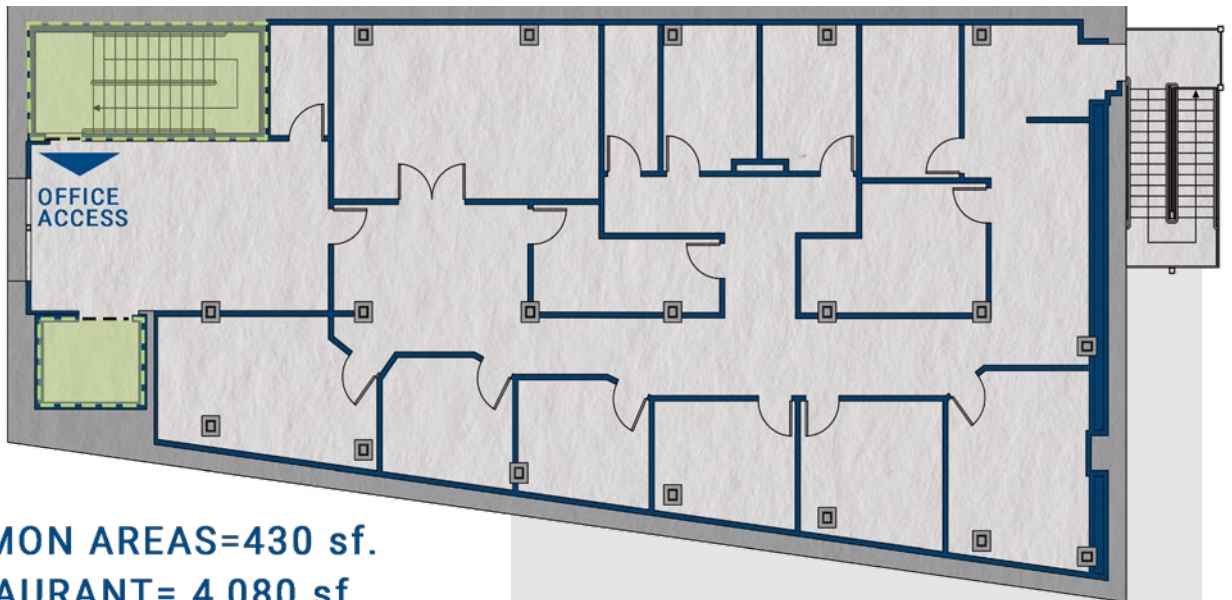
✉️ jacky@delarosagroup.net

DR DE LA ROSA GROUP
COMMERCIAL - REAL ESTATE

NEW OFFICE OWNERS WELCOME



OFFICE FLOOR PLAN



- COMMON AREAS=430 sf.
- RESTAURANT= 4,080 sf.

This refined office features a dedicated boardroom for important meetings, a welcoming lobby, and a comfortable waiting area for clients or guests.

Well-maintained restrooms ensure convenience, while a compact kitchen provides space for everyday refreshments and light meals.



OFFICE PHOTOS



JACKY ARIAS CORTES
COMMERCIAL REALTOR



+678-717-9048

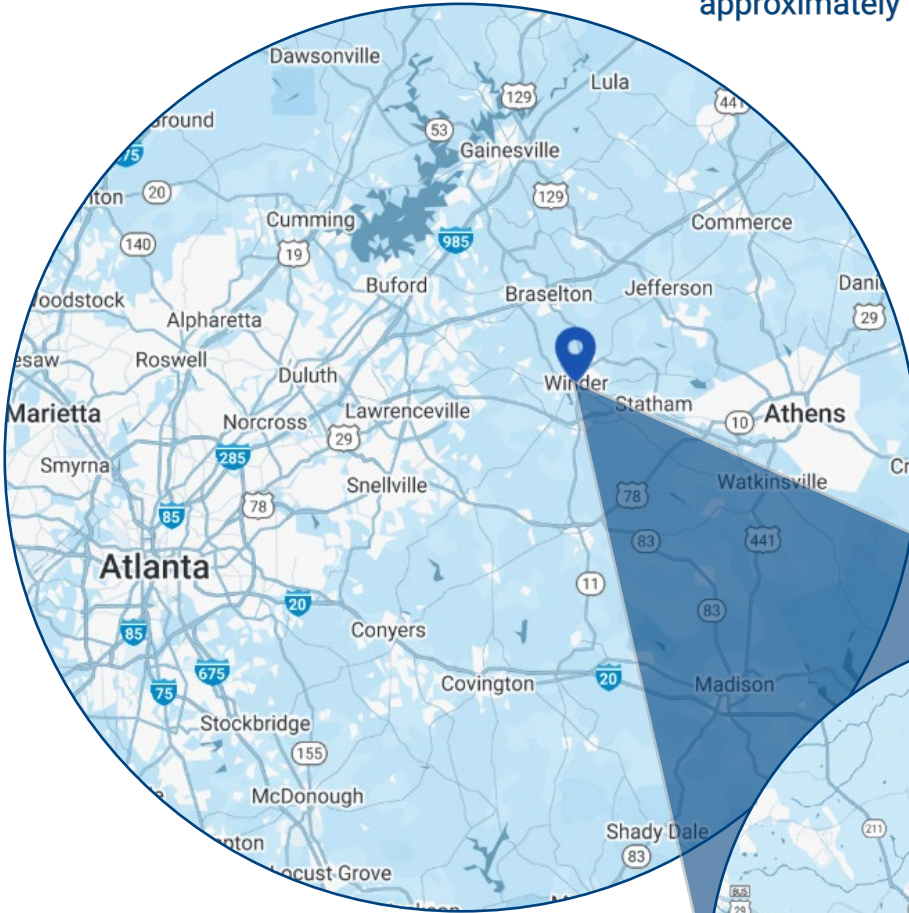


jacky@delarosagroup.net

DR DE LA ROSA GROUP
COMMERCIAL - REAL ESTATE

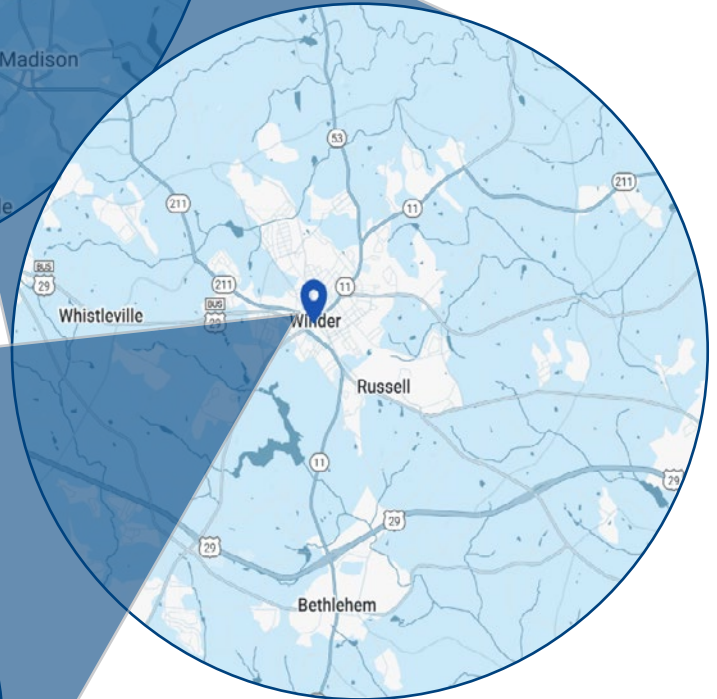
LOCATION

Located at 21 E Athens Street in Winder, Georgia, this property is situated in a high-growth area along the expanding northeast metro corridor approximately 50 miles from Atlanta.



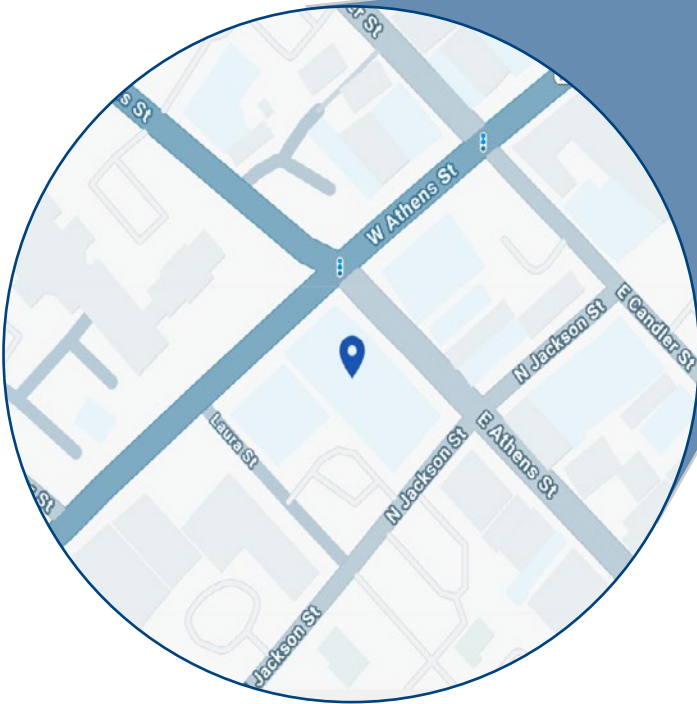
As the county seat of Barrow County, Winder has seen steady population growth, attracting businesses and residents seeking a balance between small-town charm and access to major employment hubs.

Its strategic location offers strong connectivity and a growing customer base, making it an attractive investment opportunity.



The property is in the heart of downtown, a growing area with steady population and economic expansion driven by new developments.

With access to major roadways, public amenities, and a strong local customer base, it offers excellent visibility and accessibility, making it a prime opportunity for investors and operators.



JACKY ARIAS CORTES
COMMERCIAL REALTOR



+678-717-9048



jacky@delarosagroup.net

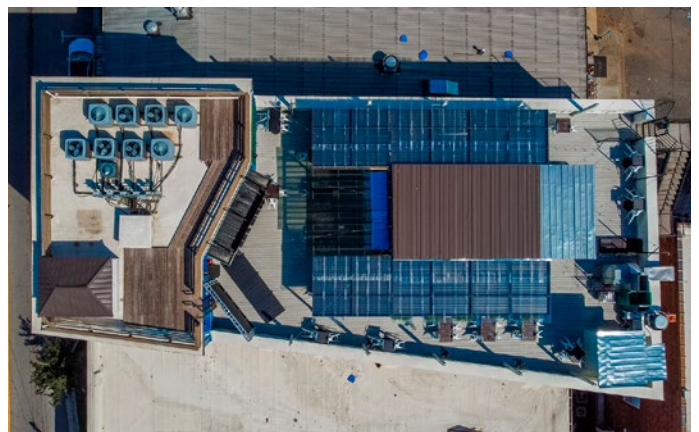
DR DE LA ROSA GROUP
COMMERCIAL - REAL ESTATE



DEMOGRAPHICS

Barrow County has experienced consistent population growth, with a rising number of residents drawn to its affordability, quality of life, and proximity to Metro Atlanta. Winder, as the county seat, has become a hub for new residential and commercial development, attracting young professionals, families, and businesses.

The area benefits from a strong labor market, a median household income on the rise, and an expanding consumer base. With increasing retail demand and steady job growth, Winder continues to evolve as a key economic center. Its strategic location along major transportation routes enhances accessibility, driving further investment and development in the region.




CONTACT OUR LISTING AGENT!

LISTING AGENT




Jacky Arias Cortes
COMMERCIAL REALTOR®

 678-717-9048

 jacky@delarosagroup.net



José de la Rosa
COMMERCIAL REALTOR®
TEAM CEO

 404-422-7472

 jose@delarosagroup.net



Broker

Office Phone: 833-886-5263

Firm Number: H-31589

Office Address:
2750-200 Premiere Pkwy, Duluth, GA 30097



 404-422-7472

 office@delarosagroup.net

www.delarosagroup.net 