



LOCATION OVERVIEW

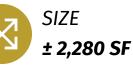
Bull Realty is pleased to offer this \pm 2,280 SF medical office condo for sale or for lease. This property is situated on \pm 0.03acre corner site in a professional office park with professional landscaping, centrally controlled sprinkler systems, asphalt parking lots and concrete walkways. Common area features include two entrance signs, gazebo and picnic area, on-site FedEx mail pick-up/delivery as well as a covered front entry, building signage and security lamp post lights.

| OFFERING SUMMARY | |
|------------------|--------------|
| Building Size: | ± 2,280 SF |
| Available SF: | ± 2,280 SF |
| Site Size: | ± 0.03 Acres |
| Year Built: | 2003 |
| Zoning: | C1 |
| Parking Type: | Surface |

PROPERTY HIGHLIGHTS



PRICE SALE: \$650,000 LEASE: CONTACT BULL REALTY





LINDSAY BRERETON, CCIM V.P. Healthcare Real Estate Services 404-876-1640 x106 Lindsay@BullRealty.com BullRealty.com

BULL REALTY, INC. 50 Glenlake Parkway, Suite 600 Atlanta, GA 30328 BullRealty.com



LOCATION OVERVIEW

The City of Lawrenceville is the second oldest city in Metro Atlanta and serves as Gwinnett's county seat with a population of just over 29,000 citizens. With a youthful median age of 32, Lawrenceville works to preserve its heritage while pushing ahead to ensure excellence for the future.

Historically-significant buildings in Downtown Lawrenceville include the Gwinnett Historic Courthouse and Lawrenceville Female Seminar. The Downtown area includes many restaurants like Uptown Café, Corner Stop Café, Cosmo's Original Little Italy Pizza and McCray's Tavern on the Square. Downtown also offers valuable living on the square with the new "Cornerstone on the Square" condos and townhomes.

From state-of-the-art medical, educational and governmental facilities, to thriving business, cultural and recreational opportunities, Lawrenceville serves as home and host to individuals and families who come here from around the globe. Their proximity to Atlanta is a convenience, yet residents and visitors can still find all they desire and need within the city limits.



RETAILER MAP

| (41) | 2205 Duluth | Sugarioaf Para | HOBBY ROSS CLONGH | ORN PETSMART |
|------------------|------------------------|------------------------------|-------------------|--------------------------------|
| (14) Chattahoodh | | | Marshalls | |
| Berkeley | STAPLES | | Chipotle | Georgia Gwinnett COLLEGE |
| | FFLE PUSE. | Subject Property | 120 316 | vrenceville |
| prcross 378 | 65 | Will 99 | | NORTHSIDE HOSPITAL |
| 140 Google 85 | Kids Choice Pediatrics | Family Medical Clinic of Law | vrenceville | Su Nt Map data ©2021 Google |



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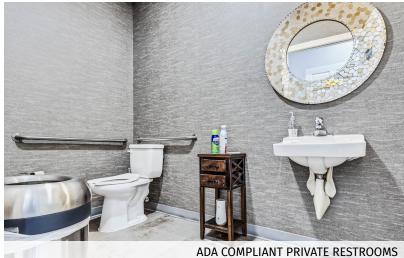


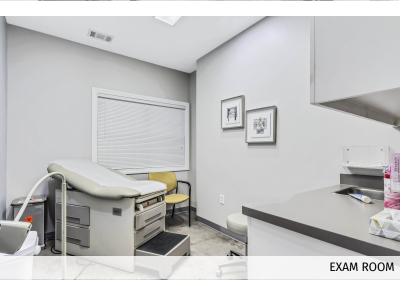
WAITING AREA & FRONT DESK

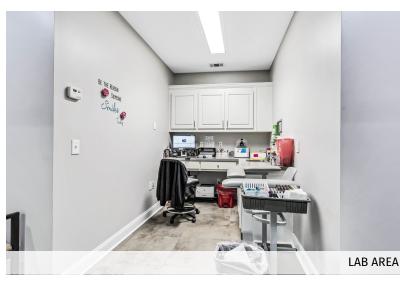


RECEPTION/FRONT DESK AREA









CONTACT

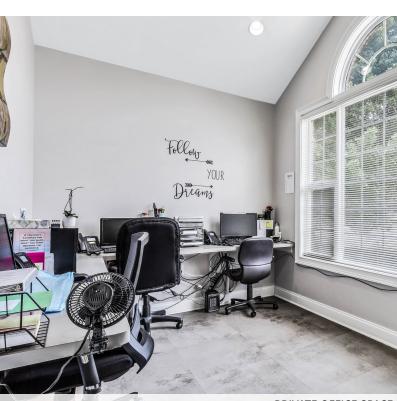
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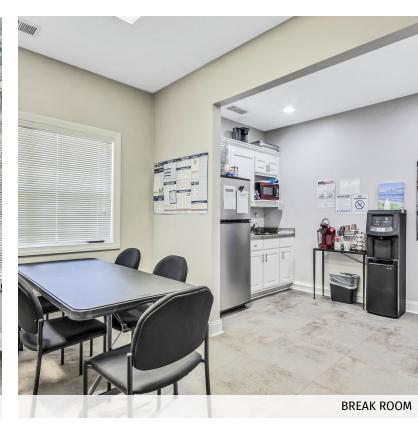




KITCHENTTE WITH CABINET STORAGE



PRIVATE OFFICE SPACE

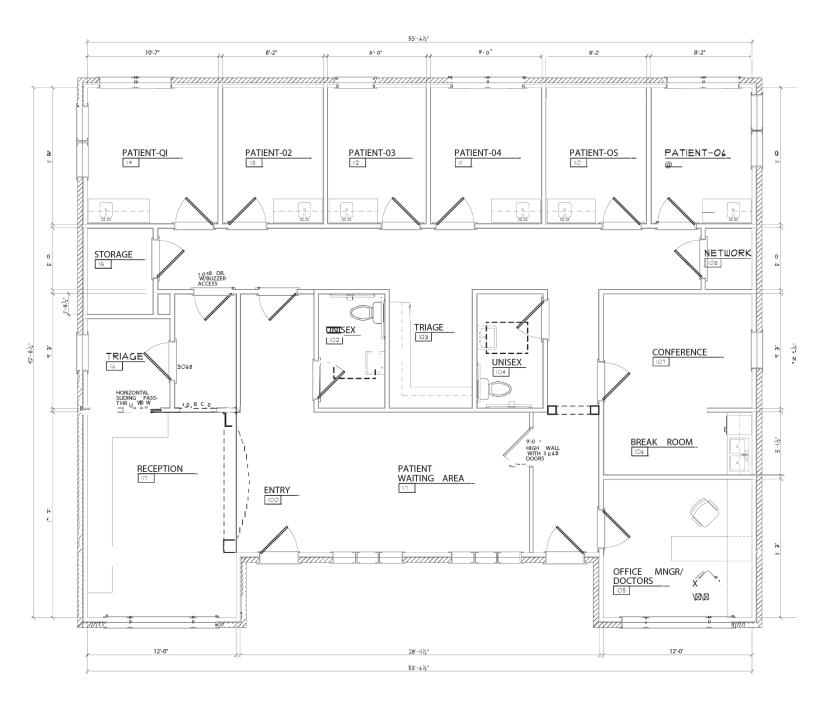


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