

Now Pre-leasing



Rendering

LOCATION OVERVIEW

The property is located in Buford, GA, just 25 miles north of Atlanta on the southern shores of Lake Lanier.

The property is located 2 miles east of Gwinnett Medical Center, 5 miles east of Emory at Buford and 8 miles north of Northside Hospital Gwinnett.

Other nearby retailers include the Mall of Georgia, Home Depot, Costco, Walmart, Kroger and Publix.

OFFERING SUMMARY

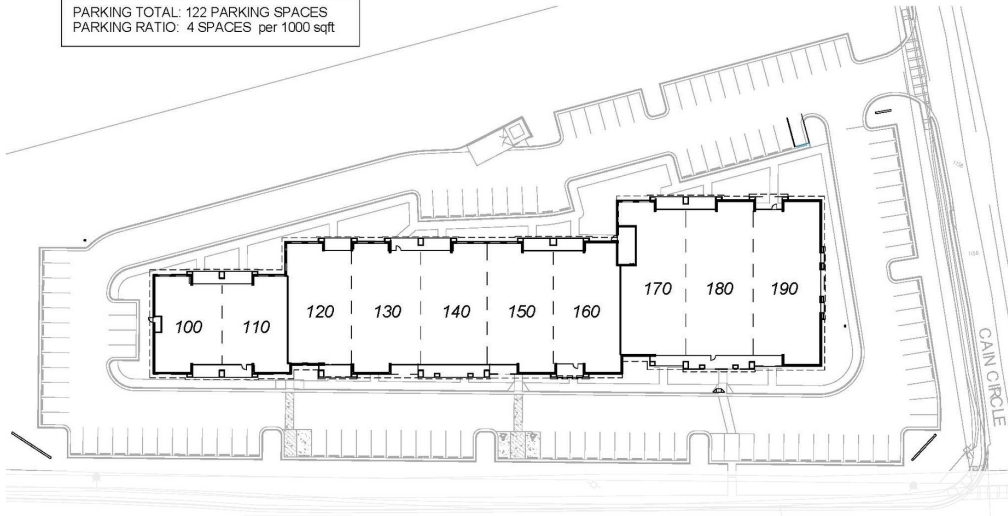
Lease Rate:	Withheld
Available SF:	2,165 - 30,138 SF
Building Size:	30,138 SF
Anticipated Delivery:	4th Quarter 2022
Zoning:	OI

PROPERTY HIGHLIGHTS

- 30,138 SF medical and professional office development
- 2,165-30,138 SF available for lease
- Zoned OI
- Class A, build-to-suit suites
- Competitive rental rates and tenant improvement allowance packages
- Located in Buford, GA and only 5 miles south of the Mall of Georgia and 8 miles north of Northside Hospital Gwinnett
- Easy access to Highway 85 with great visibility from Braselton Hwy
- Offers onsite property management and secured building with hi-tech security access
- Anticipated delivery: 4th Quarter 2022



PARKING TOTAL: 122 PARKING SPACES
PARKING RATIO: 4 SPACES per 1000 sqft



Site plan with parking

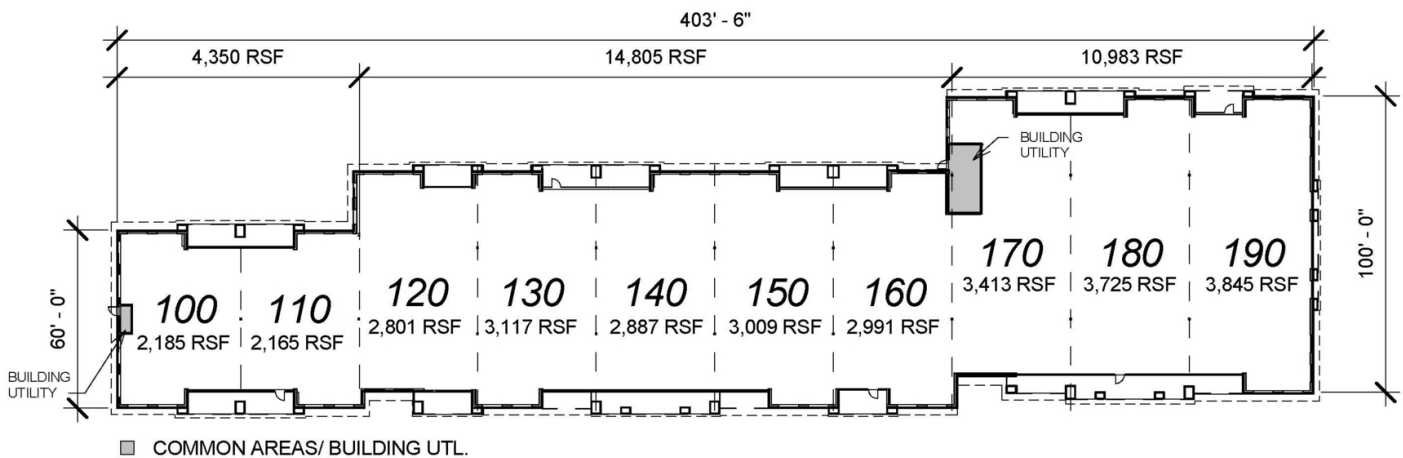


WEST ELEVATION



SOUTH ELEVATION

Elevations



Floorplans

CONTACT



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SUITE 130 LAYOUT EXHIBIT
(3,117 RSF)

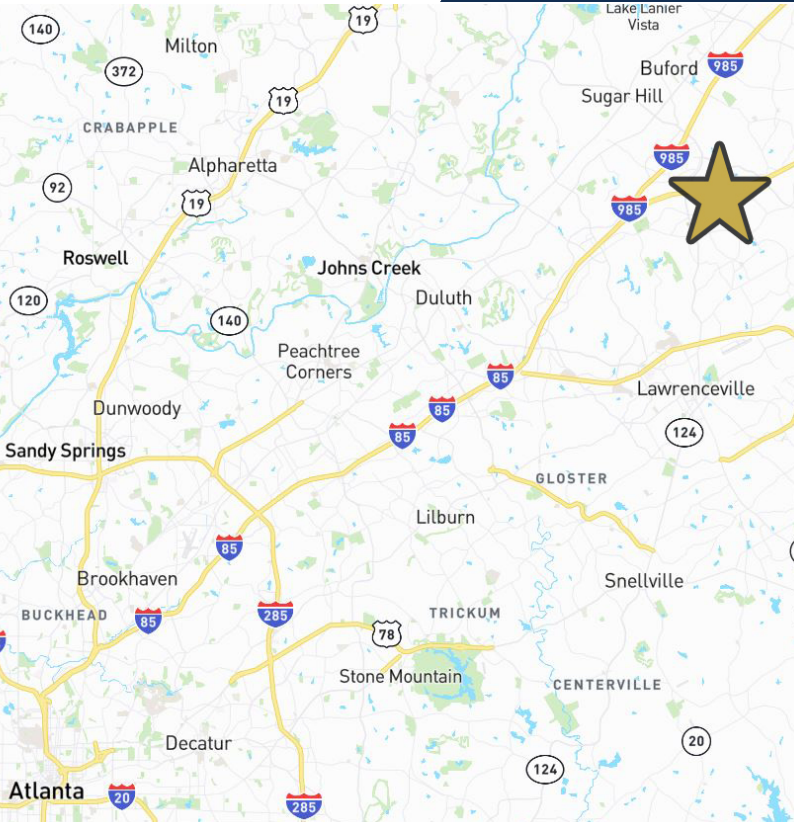
2x Offices
5x Exam Room (10x10)
3x Exam Room (10x 12)
1x Lab(16x8)
1x Reception (11x12)
2x Restroom
Waiting Area/ Lobby
Employee Lounge

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DEMOGRAPHICS



POPULATION

1 Mile	4,744
3 Miles	40,899
5 Miles	112,287



HOUSEHOLDS

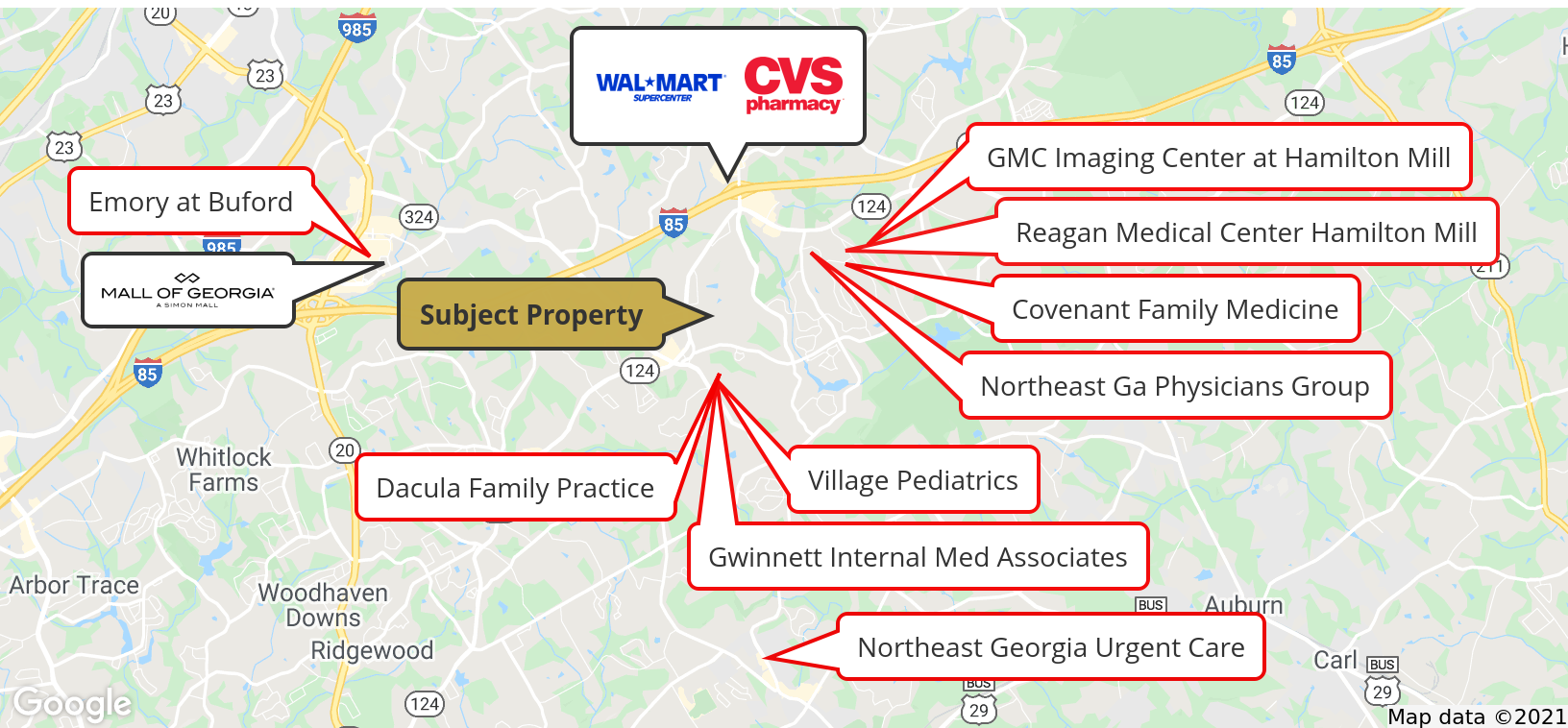
1 Mile	1,535
3 Miles	12,851
5 Miles	35,150



AVG. HH INCOME

1 Mile	\$75,079
3 Miles	\$82,204
5 Miles	\$86,304

IN THE AREA



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