



THE EXCHANGE

MEDICAL/
PROFESSIONAL
OFFICE FOR LEASE

426 EXCHANGE BLVD
BETHLEHEM, GA 30620

404.252.1200
www.skcr.com

OVERVIEW



LOCATION:

426 Exchange Blvd
Bethlehem, GA 30620

TOTAL SF:

15,220 SF

AVAILABILITY:

Suite 100 - 1,837 SF

Suite 300 - 2,766 SF

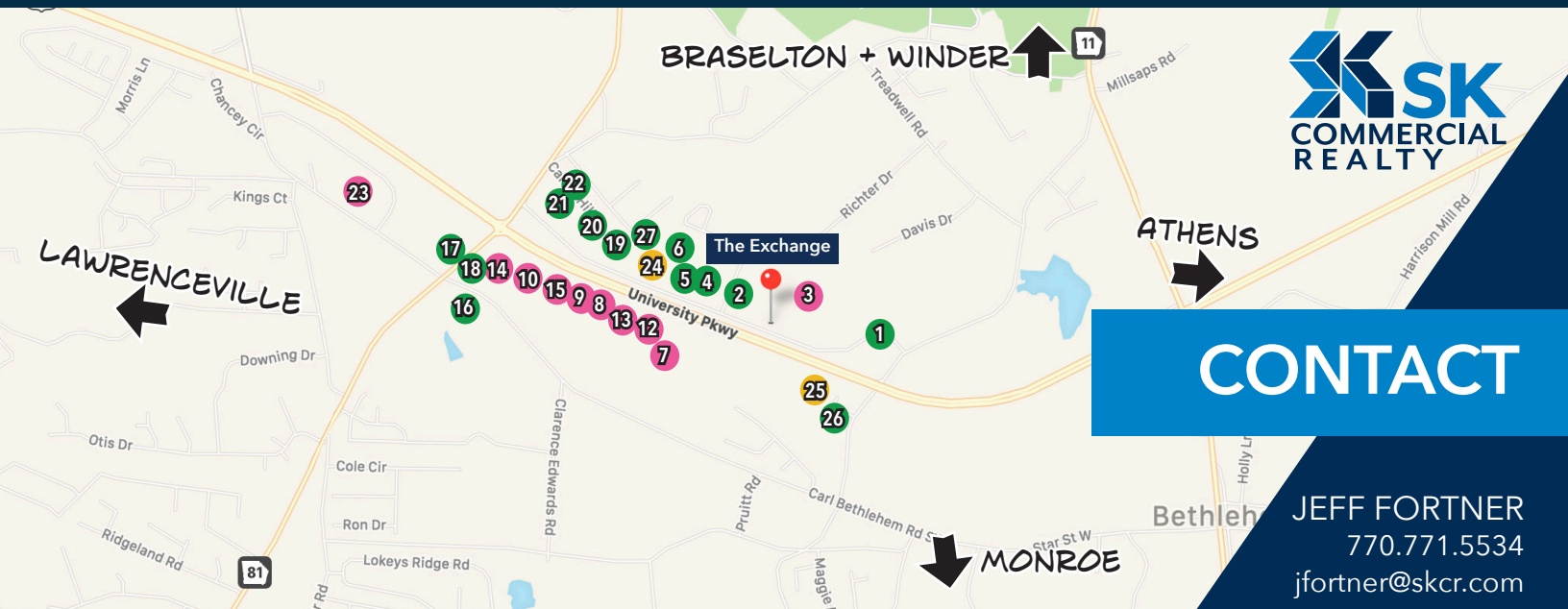
Suite 400 - 2,494 SF*

Suite 500 - 1,638 SF*

*4,132 SF contiguous

FEATURES:

- First Generation and Second Generation medical office
- Tenant contracts for and pays directly for in-suite utilities & janitorial
- Generous tenant finish packages
- Flexible lease terms (3-10 years)
- Free, ample surface parking
- No use restrictions
- Monument signage available & potential building fascia signage with exposure to Highway 316
- Convenient location with ability to serve Winder, Lawrenceville, Braselton, & Athens markets from a single location
- Direct access to Highway 316 and State Route 81
- Surrounded by restaurants, banks, and shopping



CONTACT

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1. Moe's Southwest Grill
2. Longhorn Steakhouse
3. AMC Theatre
4. Marco's Pizza
5. Top Dawg Tavern
6. Smoothie King
7. Michael's
8. Famous Footwear

9. T.J. Maxx
10. Target
11. McDonald's
12. Belk
13. Hibbet Sports
14. Publix
15. Kirkland's
16. Applebee's

17. Zaxby's
18. McDonald's
19. Dunkin' Donuts
20. Wendy's
21. Chick-fil-A
22. Waffle House
23. Home Depot
24. Piedmont Urgent Care

25. Emergency Equipment Specialists
26. Javagenesis Coffee
27. Barberitos Southwestern Grille & Cantina