

EASE 2 0 LL

3651 MARS HILL RD., 3100 B

Watkinsville, GA 30677

AVAILABLE SPACE 924 SF

LEASE RATE \$1,200 per month (MG)

FEATURES

- Tremendous and accessible location.
- · Modified gross lease with electricity, phone and internet your only addons.
- All furnishings can stay or you can bring your own.
- Fine craftsmanship throughout.

AREA

Located in The Summit Office Park in Oconee County. Terrific location just off GA Hwy. 316 and U.S. 78 in the rapidly developing western side of the



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OFFICE

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COLDWELL BANKER COMMERCIAL UPCHURCH REALTY 2405 West Broad Street, Athens, GA 30606 706.354.7870

Watkinsville, GA 30677





OFFERING SUMMARY

Available SF:	924 SF
Lease Rate:	\$1,200 per month (MG)
Lot Size:	0 Acres
Building Size:	924 SF

PROPERTY OVERVIEW

Beautiful unit featuring two professionally trimmed out offices as well as a conference room with coiffered ceilings. Ceiling fans adorn both offices to enhance the professional appeal of the space. In addition, the unit is equipped with a kitchenette as well as a private restroom.

PROPERTY HIGHLIGHTS

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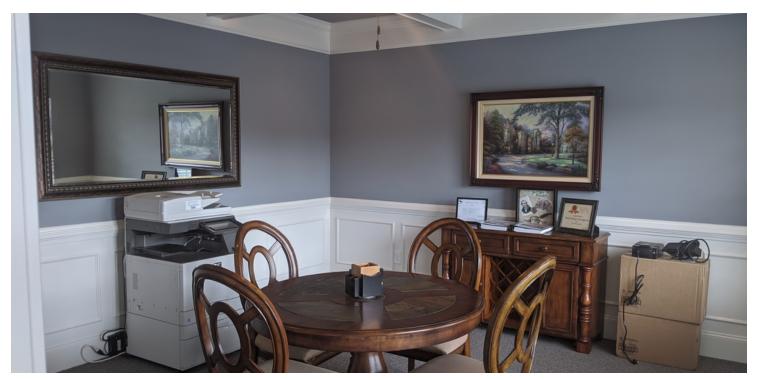


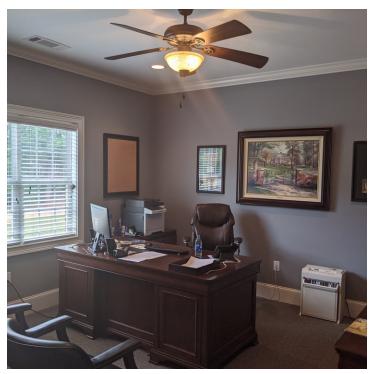
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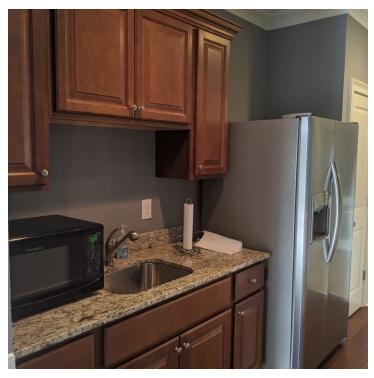




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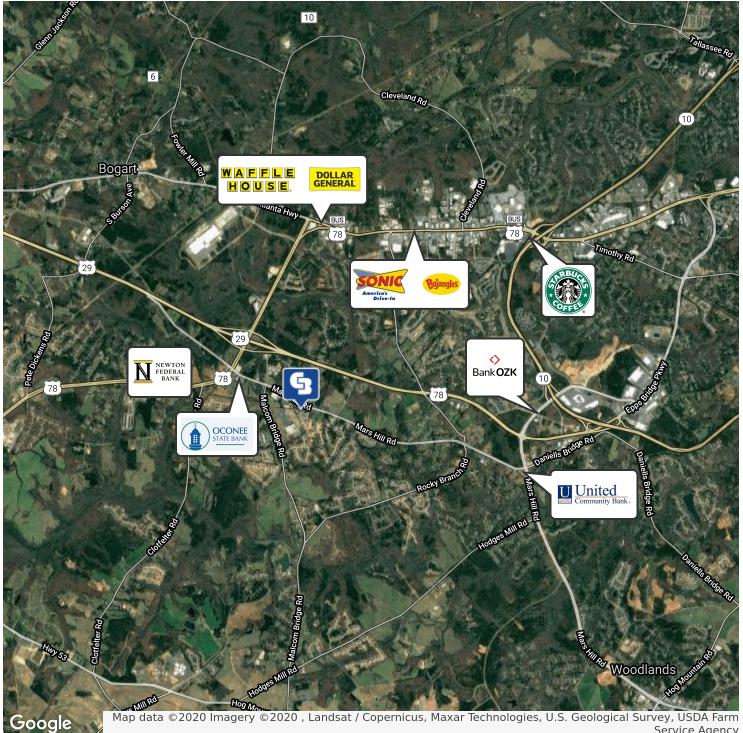


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Service Agency

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LEAS

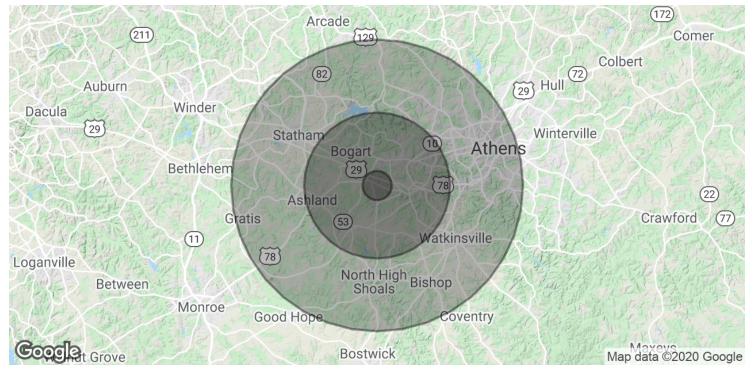
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COLDWELL BANKER COMMERCIAL UPCHURCH REALTY



Watkinsville, GA 30677



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	728	28,656	136,830
Average age	39.0	35.6	31.7
Average age (Male)	38.4	34.3	30.9
Average age (Female)	39.3	36.1	32.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	265	10,905	48,613
# of persons per HH	2.7	2.6	2.8
Average HH income	\$98,194	\$86,596	\$64,888

Average house value

* Demographic data derived from 2010 US Census

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\$235,345

\$253,118

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