



FOR LEASE | OFFICE

OFFICE SUITES AVAILABLE

111 Green Street | Gainesville, GA 30501



PRESENTED BY:

GEORGE HOKAYEM, CCIM

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HEATHER TAYLOR

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PROPERTY HIGHLIGHTS

- Prime location in the Central Business District
- Situated on entire city block with 4 lighted corners
- Onsite parking plus access to public parking deck
- Close proximity to County and Federal Courthouses
- Building signage option available to majority Tenant
- Excellent visibility [+/- 26k cpd at EE Butler & Washington]



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EXECUTIVE SUMMARY - LEASE



LEASE OVERVIEW

AVAILABLE SF:	4,917 - 36,104 SF
LEASE RATE:	\$14.00 - 17.00 SF/ Yr [MG]
BUILDING SIZE:	43,300 SF
GRADE LEVEL DOORS:	2
BUILDING CLASS:	B
CEILING HEIGHT:	14.0 FT
ZONING:	OI
MARKET:	Northeast Georgia
SUB MARKET:	Gainesville
CROSS STREETS:	Washington Street

PROPERTY DESCRIPTION

The 111 Green Street Building (former Regions Bank Building) is now available with office suites for lease.

This property is within walking distance of the County and Federal Courthouses, as well as various municipal offices. Many restaurants and retail stores are located nearby. This building sits on an entire city block in the CBD with four lighted corners.

There is a parking deck on-site, along with a public parking deck across the street. The building has excellent visibility from EE Butler (Exit 22 - Hwy 129/ Hwy 11). The intersection of EE Butler and Washington Street has a traffic count of +/- 26k cars per day.

Office Suites are value priced and available in various sizes. Complete exterior and interior renovation options available. On-site file storage is also available. Exterior building signage is option for majority tenant.



AVAILABLE SPACES

Lease Rate: \$14.00 - 17.00 SF/YR (MG)

Total Space 4,917 - 36,104 SF

Lease Type: MG

Lease Term:

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Terrace Level	Office Building	\$14.00 SF/YR	Modified Gross	8,049 SF	Negotiable	
First Level	Office Building	\$17.00 SF/YR	Modified Gross	8,274 SF	Negotiable	
Second Level	Office Building	\$17.00 SF/YR	Modified Gross	4,995 SF	Negotiable	
Third Level	Office Building	\$17.00 SF/YR	Modified Gross	4,945 SF	Negotiable	
Fourth Level	Office Building	\$17.00 SF/YR	Modified Gross	4,917 SF	Negotiable	
Fifth Level	Office Building	\$17.00 SF/YR	Modified Gross	4,924 SF	Negotiable	
Combination	Office Building	NEGOTIABLE	Modified Gross	36,104 SF	Negotiable	



Regional Map



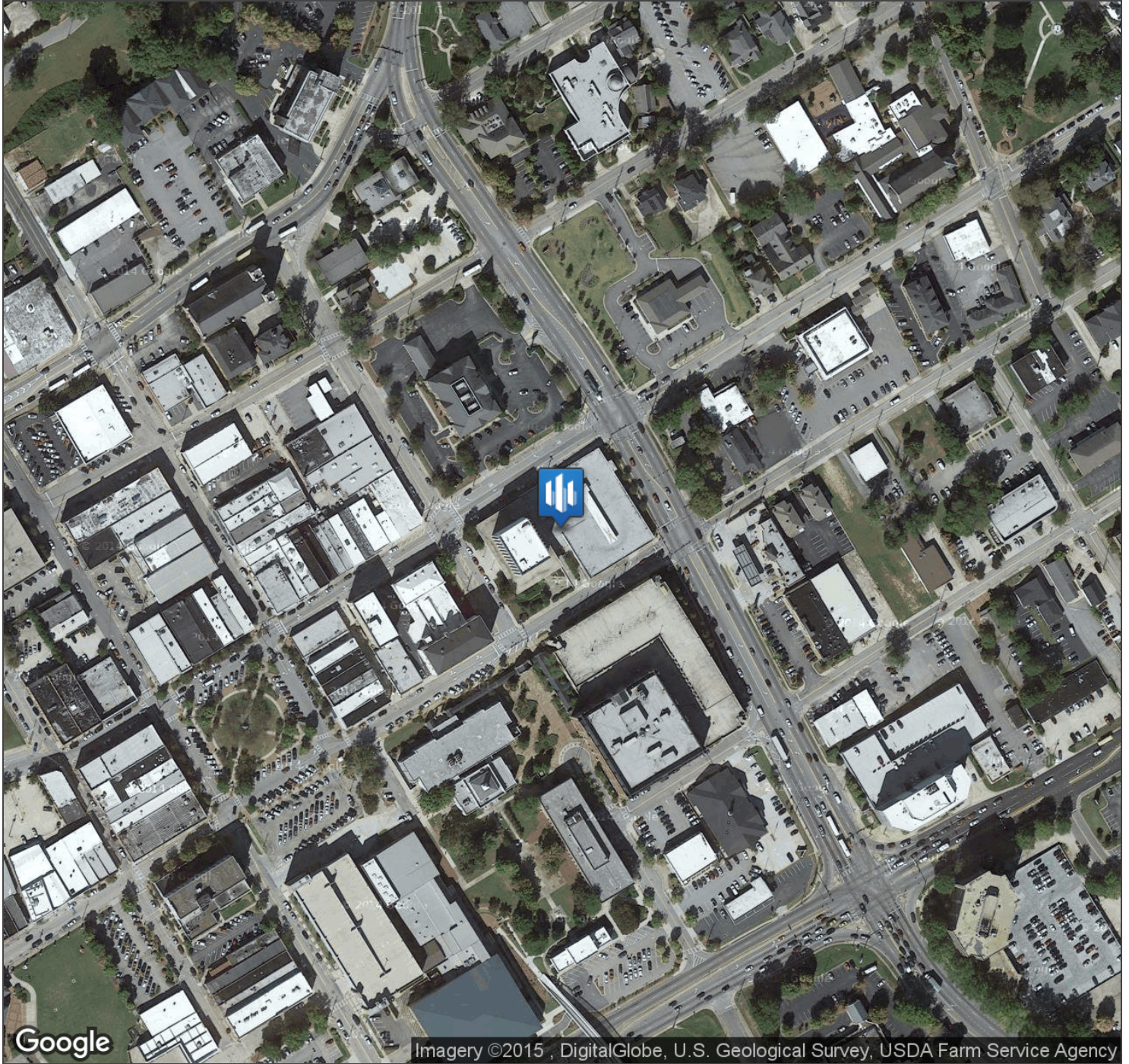


Location Maps





Aerial Map





Demographics Report

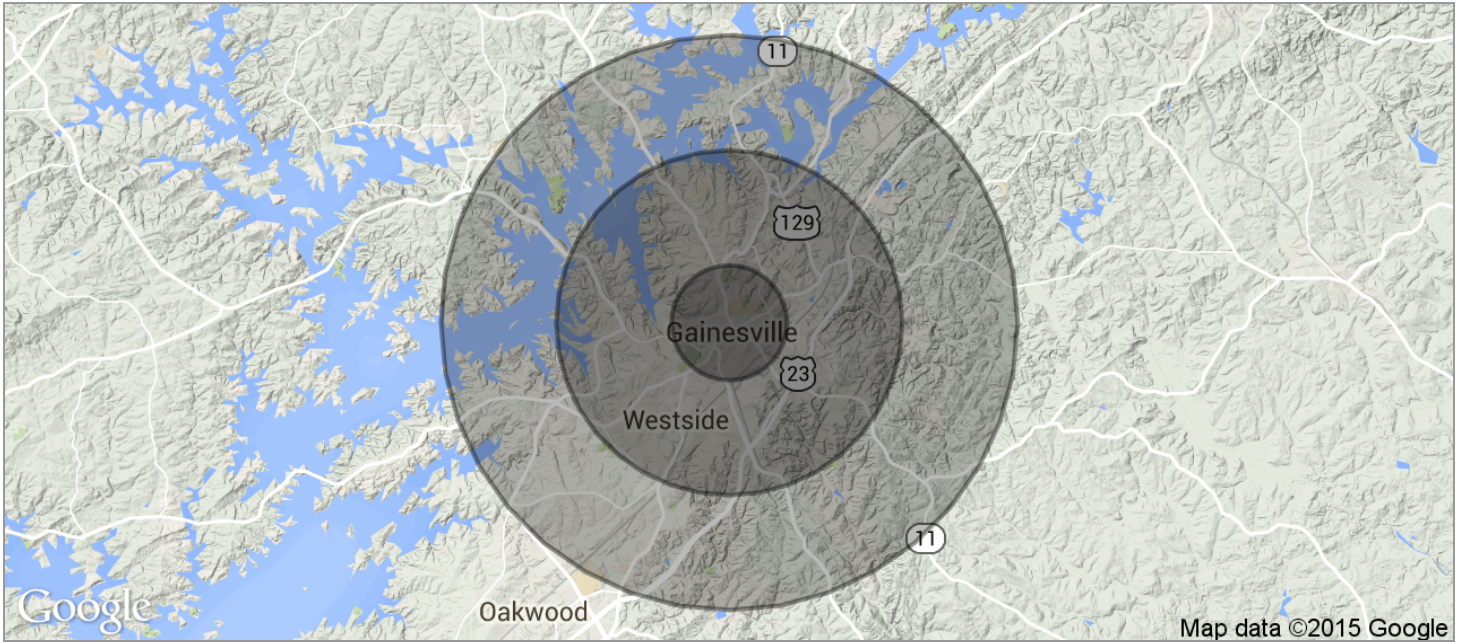
	1 MILE	3 MILES	5 MILES
Total households	2,120	11,358	22,275
Total persons per hh	2.9	3.0	3.0
Average hh income	\$50,674	\$54,029	\$59,030
Average house value	\$270,950	\$251,384	\$245,688

	1 MILE	3 MILES	5 MILES
Total population	6,252	34,035	67,098
Median age	28.4	29.6	31.1
Median age (male)	27.4	28.8	30.0
Median age (female)	28.3	29.8	31.9

* Demographic data derived from 2010 US Census



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,252	34,035	67,098
MEDIAN AGE	28.4	29.6	31.1
MEDIAN AGE (MALE)	27.4	28.8	30.0
MEDIAN AGE (FEMALE)	28.3	29.8	31.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,120	11,358	22,275
# OF PERSONS PER HH	2.9	3.0	3.0
AVERAGE HH INCOME	\$50,674	\$54,029	\$59,030
AVERAGE HOUSE VALUE	\$270,950	\$251,384	\$245,688

* Demographic data derived from 2010 US Census



Advisor Bio & Contact 1



George Hokayem, CCIM

Managing Director
Sperry Van Ness/ Hokayem Company, Inc.

George A. Hokayem, CCIM serves as managing director for Sperry Van Ness/Hokayem Commercial Real Estate specializing in the sale of office, retail and health care properties throughout the Gainesville, Georgia region. With more than 31 years of experience, Hokayem has completed numerous transactions valued in excess of \$75 million.

Hokayem established Hokayem Commercial Real Estate in 1996 which became Sperry Van Ness/Hokayem Commercial Real Estate in 2003. He is the owner of Hokayem School of Real Estate, which issues continuing education units for commercial real estate agents licensed in the state of Georgia.

Additionally, Hokayem has been a guest speaker and/or trainer for Coldwell Banker, Athens Board of Realtors, Georgia Association of Realtors, Georgia CCIM Chapter and Gainesville Estate Planning Seminar. He is also a member of International Council of Shopping Centers (ICSC), the Urban Land Institute (ULI) and is a Certified Commercial Investment Member (CCIM).

Married with four children, Hokayem holds a Masters in Real Estate/ Business Management from the University of Georgia and has completed post-graduate work in Accounting from the University of Georgia.

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Advisor Bio & Contact 2



Heather Taylor

Associate Advisor
Sperry Van Ness/ Hokayem Company, Inc.

Heather Taylor joined Sperry Van Ness/Hokayem Commercial Real Estate in 2008 and is currently an Associate Advisor and Property Manager. Taylor specializes in the leasing of office space and oversees the Property Management division. She currently manages a portfolio of over 200,000 square feet of medical, office and retail space throughout Northeast Georgia.

Taylor has worked in various capacities within the real estate industry including Sales & Marketing, Sales Management, Administration and Property Management. Taylor began her career with Pulte Homes. Over a period of 6 years, she had closings of more than \$47 Million in new homes sales while maintaining a 97% Customer Satisfaction Rating. Taylor was also the recipient of Nine "Customer Choice" Awards, Three T.O.P.S. [The Outstanding Pulte Subdivision] Awards and served as a Pulte "Top Gun" Trainer. Other honors include "Rookie of the Year" [1999], 1st Runner-Up to "Salesperson of the Year" [2001], 2nd Runner-Up to "Salesperson of the Year" [2002] and Georgia Division MVP [2004].

In 2005, Taylor became the Sales Manager for Touchstone Homes where she supervised a sales team of 22 agents. During her tenure, Touchstone Homes was named "America's Best Builder" 2007 by Builder Magazine. Her team produced over \$180 million in revenue with a 28% Increase in Customer Satisfaction Scores. Taylor also served as a member of the Strategic Planning Team and helped design the floor plan for Touchstone Home's entry in the 2007 Atlanta Street of Dreams tour.

Taylor is a resident of Hall County and holds a B.A. from the University of South Carolina. An avid nature lover, her hobbies include hiking, gardening and spending time outdoors.

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