

Maynard & Bartlett Realty Group, LLP

Alyson Wages — (404) 514-0837

Office Property For Lease

3331 Hamilton Mill Rd

3331 Hamilton Mill Rd, Buford, GA 30519



Rental Rate:	\$16 - \$18 /SF/Year
Min. Divisible:	1,500 SF
Max. Contiguous:	6,500 SF
Property Type:	Office
Property Sub-type:	Office Building
Building Size:	24,500 SF
Lot Size:	2 AC

Last Verified 1/20/2010
Listing ID 16490441

3 Spaces Available

Display Rental Rate as [Entered](#)

Space 1	Space Available:	6,500 SF
	Rental Rate:	\$16 /SF/Year
	Space Type:	Office Building
	Additional Space Types:	Retail (Other) Medical Office
	Min. Divisible:	1,500 SF
	Max. Contiguous:	6,500 SF
	Lease Type:	NNN
	Lease Term:	24 Months
	No. Parking Spaces:	80

Space 2	Space Available:	2,500 SF
	Rental Rate:	\$16 /SF/Year
	Space Type:	Office Building
	Min. Divisible:	1,500 SF

	Max. Contiguous:	6,500 SF
	Lease Type:	NNN

Space 3	Space Available:	1,500 SF
	Rental Rate:	\$18 /SF/Year
	Space Type:	Office Building
	Min. Divisible:	1,500 SF
	Max. Contiguous:	6,500 SF
	Lease Type:	NNN

Highlights

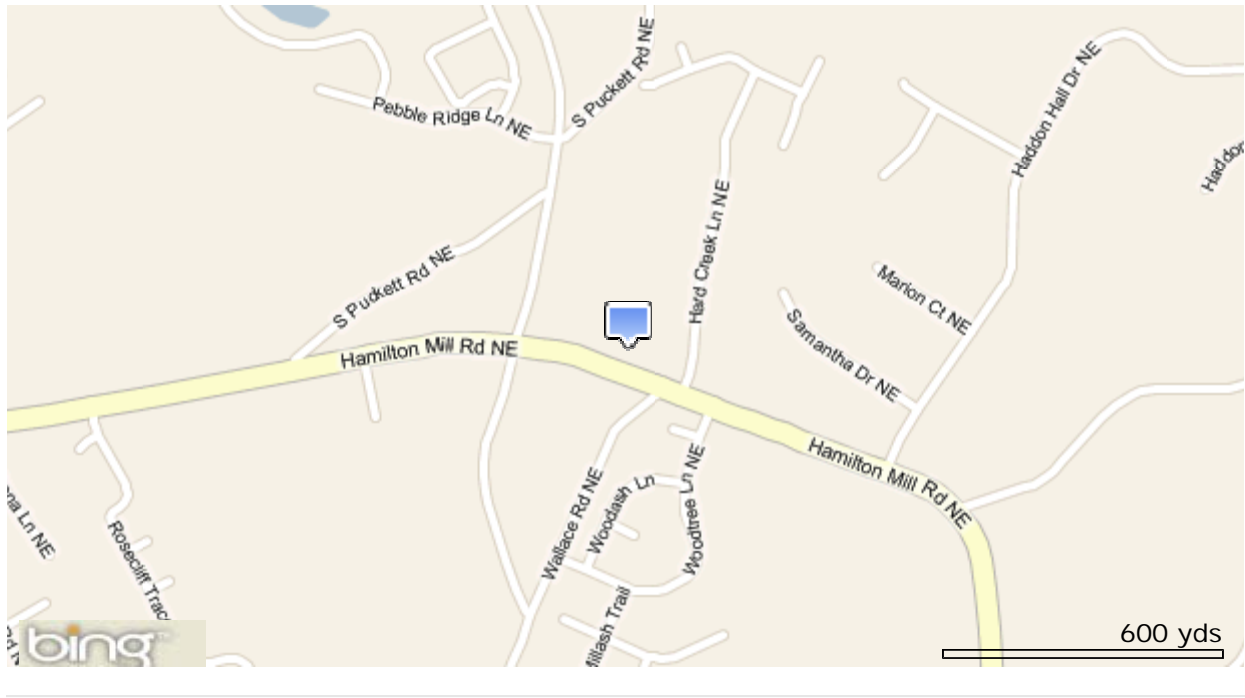
- Hightly Visible

Description

This business park has frontage, visibility, & signage on Hamilton Mill Road between I.85 & I.985. The park was built in 2006 & has (2) 11,250 SF buildings with 6500 total SF shell space available for Build to Suit. Park consists of 3 doctors, dentist, State Farm, & engineering firm. Design your space ranging from 1500 SF to 6500 SF with rental rates starting at \$16.00 PSF NNN including standard office build out. 2-5 year lease with options to renew feasible. Compare to \$20-\$25 PSF NNN Leases within the area. Traditional Style Buildings are one story with four sides brick Demographics show an expected 25% population increase for the immediate area over the next 5 years.

The property is located a few miles off the Hamilton Mill exit of I.85 & sits across the street from Hamilton Ridge Shopping Center anchored by Kroger. Surrounding offices and commercial include 2 daycares, bank, etc. This is 1 exit N of the Mall of Georgia, one of the largest malls in Georgia.

Map of 3331 Hamilton Mill Rd, Buford, GA 30519 (Gwinnett County)



Additional Photos



Typical Medical Reception



Typical Medical Interior



Typical Break Room



Typical Reception Area



Standard Office