

FOR SALE OR LEASE

43,300 square feet

111 Green Street, Gainesville GA

FOR SALE \$3,850,000

LEASING RATES \$14- \$17 SF/YEAR



The 111 Green Street Building sits on an entire city block in Gainesville 's Central Business District with four signaled corners. There is a parking deck on-site, and the building has excellent visibility with traffic counts of 26K cars per day. Exterior building signage is option for majority tenant.

- Square Feet: 43,300 sf
- Building Class: B
- Property Type: Office Building
- Location: Central Business District
- Number of floors: 6
- Office Suites: Various sizes
- Features: Drive Thru Teller Stations
- Parking: Under Cover and Lighted Deck
- Clearance Height: 14 '
- Lot Size: 1.44 AC

THE ADAMS COMPANIES
PROVIDING BUSINESS SOLUTIONS SINCE 1903

CONTACT

JIMMY ADAMS 678.207.1903

Jimmy.A@TheAdamsCompanies.com

111 Green Street, Gainesville GA

The 111 Green Street Building is within walking distance of the County and Federal Courthouses as well as various municipal offices, restaurants and retail stores. In addition to the building's on-site parking deck, there is a public parking deck across the street. Office Suites are value priced and available in various sizes.



TRANSPORTATION

- Highways:
 - Interstate 985/365 2 miles
- Local Airport
 - Lee Gilmer Memorial 2.5 miles
- Commercial Airport :
 - Hartsfield-Jackson Airport 65 miles

UTILITIES

- Water: City of Gainesville
- Sewer: City of Gainesville
- Power: Georgia Power
- Gas: Liberty Utilities
- IT/Telephony: ATT
- Fire & Police : City of Gainesville

DIRECTIONS

I-985 to Exit 22 (US 129) , turn left on E.E. Butler Parkway, continue 1 mile to Washington Street, take left. Building is on the left.

Continuing to the next light and taking a left on Green Street S.E. allows access to the building's on-site parking deck.

