

FOR LEASE



**204 West Academy Street
Gainesville, Georgia**

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THE
SIMPSON
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REAL ESTATE

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Property Features:

- 2,640 +/- SF Available on Lower Level
- Newly remodeled with tile, sheetrock, paint & carpet
- 5 Offices with large conference room
- 15 Parking spaces
- Located in Historic Downtown Gainesville
- Close proximity to banks, restaurants, & courthouse
- Lease Rate: \$10.00 Per SF