



Office Building » For Lease

# Pinnacle At Friendship Corners

5328 LANIER ISLANDS PKWY, BUFORD, GA 30518

**THE SIMPSON COMPANY OF GEORGIA, INC.**  
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# Executive Summary

**PINNACLE AT FRIENDSHIP CORNERS**  
5328 Lanier Islands Pkwy, Buford, GA 30518



## OFFERING SUMMARY

Available SF:	575 - 2,851 SF
Lease Rate:	\$18.00 - 20.00 SF/yr (NNN)
Lot Size:	1.5 Acres
Building Size:	23,040 SF
Zoning:	C2
Market:	Northeast

## PROPERTY HIGHLIGHTS

- 575 - 2,851 +/- SF Available
- Class A Office Space
- 2 Story Building with Elevator
- Architectural Brick & Glass
- Parking Rate: 5/1000
- Aggressive Rates
- Generous TI Allowance
- Major Leasing Incentives
- Excellent Office/Medical Use

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All information furnished is from sources deemed reliable, but information has not been verified and is subject to errors and omissions.

# Available Spaces

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**Lease Rate:** \$18.00 - 20.00 SF/YR (NNN)

**Total Space** 575 - 2,851 SF

**Lease Type:** NNN

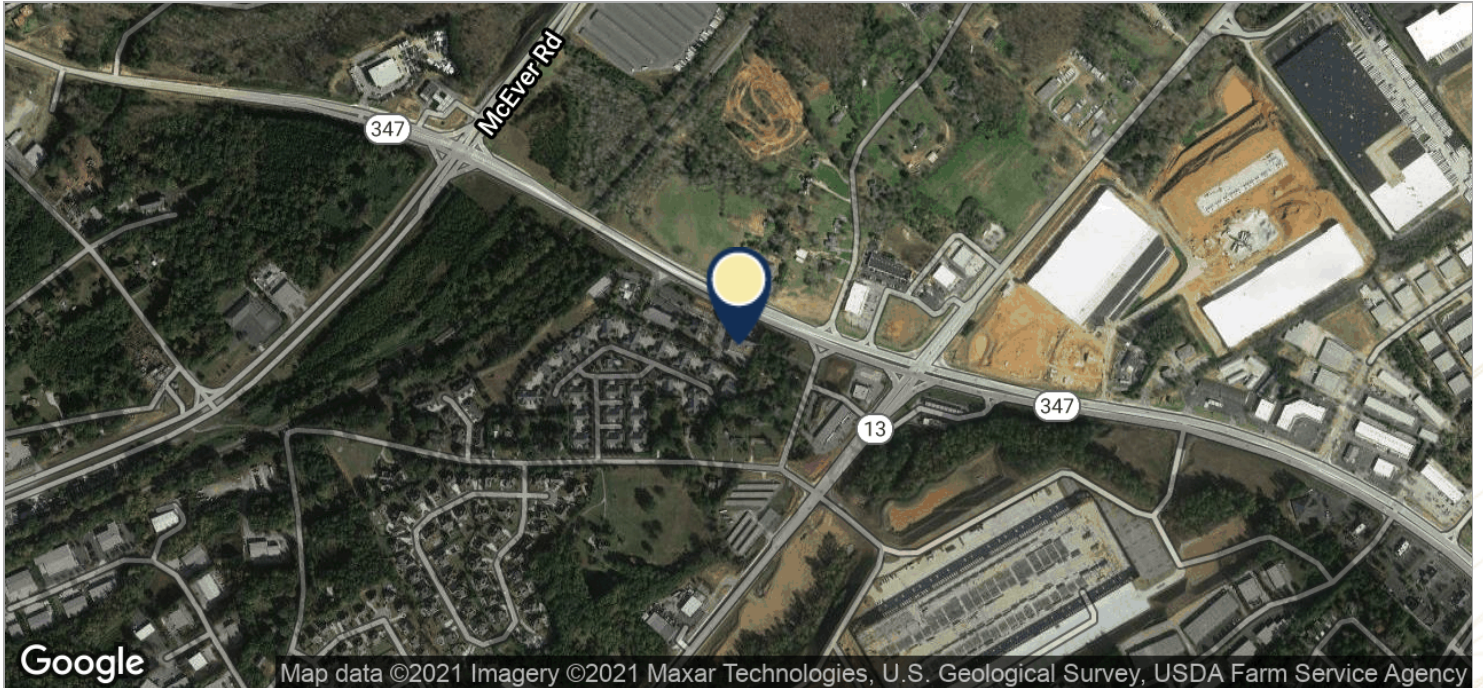
**Lease Term:**

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
2nd Floor	Medical	\$18.00 SF/YR	NNN	2,851 SF	Negotiable	Dental/Medical Office Use
1st Floor		\$20.00 SF/YR	NNN	575 SF	Negotiable	



# Location Maps

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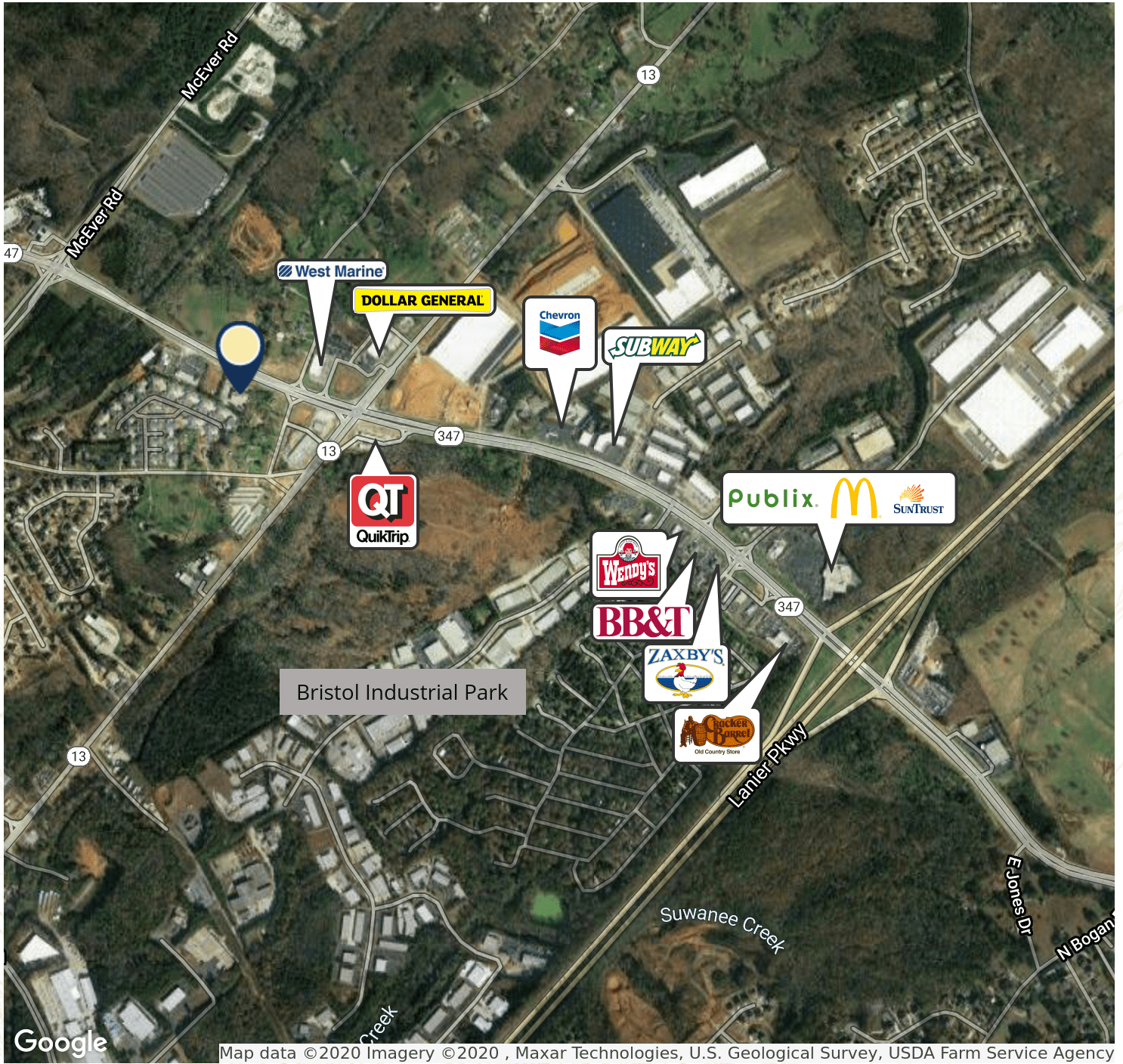
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# Retailer Map

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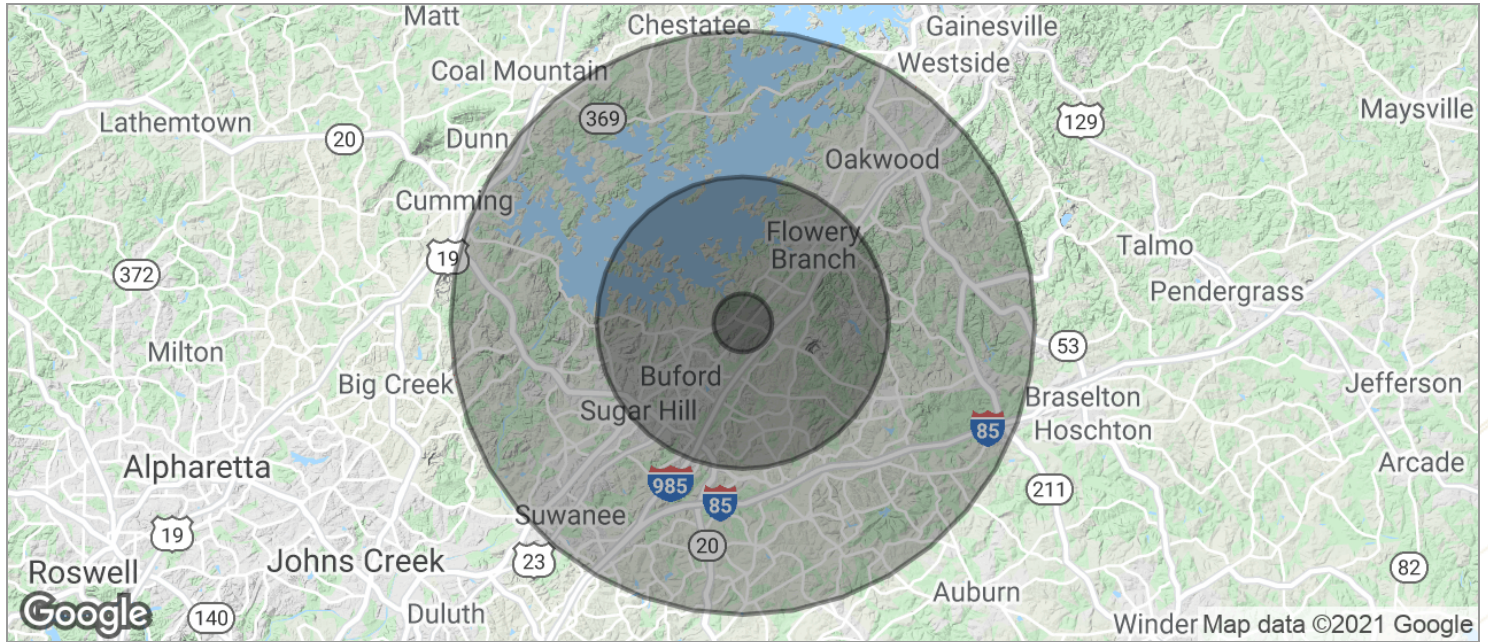
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# Demographics Map

**PINNACLE AT FRIENDSHIP CORNERS**  
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL POPULATION	1,940	58,252	271,027
MEDIAN AGE	39.8	35.7	35.6
MEDIAN AGE (MALE)	36.3	34.3	34.9
MEDIAN AGE (FEMALE)	41.8	37.1	36.3
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL HOUSEHOLDS	741	19,891	89,891
# OF PERSONS PER HH	2.6	2.9	3.0
AVERAGE HH INCOME	\$72,206	\$75,581	\$86,770
AVERAGE HOUSE VALUE	\$321,510	\$278,067	\$284,170

\* Demographic data derived from 2010 US Census

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# Broker Profile



Presented by:

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The Simpson Company's team of CCIM, SIOR and IREM trained professionals brings integrity, knowledge and experience to every assignment, working with a commitment to help you make the best real estate decisions for you and your business.

Our brokers and property managers have a wide range of experience with regional, national and international marketing strategies, and we work to help you anticipate market opportunities and leverage competitive advantages. We focus on forward-thinking strategies for each project, to help build success now and create opportunities for the future.

