

LEASE INCENTIVES!



Office Building » For Lease

Old Norcross Professional Park

555 & 565 OLD NORCROSS ROAD, LAWRENCEVILLE, GA 30046

THE SIMPSON COMPANY OF GEORGIA, INC.
40 Technology Pkwy., South
Suite 202
Peachtree Corners, GA 30092
O: 770.817.9880

CHRIS HOAG	JASON HOLLAND, CCIM
Sales Associate	Associate Broker
770.817.9880	770.817.9880
chris@simpsoncompany.com	jason@simpsoncompany.com

Executive Summary

OLD NORCROSS PROFESSIONAL PARK
555 & 565 Old Norcross Road, Lawrenceville, GA 30046



OFFERING SUMMARY

Available SF:	3,210 - 7,848 SF
Lease Rate:	Negotiable
Lot Size:	2.37 Acres
Year Built:	1994
Building Size:	38,478 SF
Zoning:	HM
Market:	Northeast

PROPERTY HIGHLIGHTS

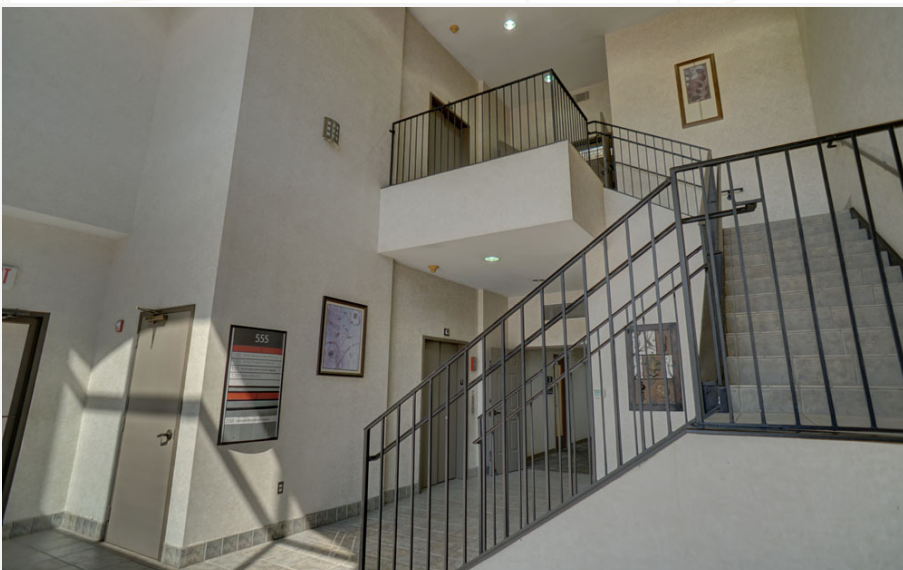
- Lease Incentives Available
- Medical or professional office use
- Great Visibility from Old Norcross Rd
- Ample Surface Parking (Ratio 4.3/1000sf for Bldg 555)
- Building has Elevator
- 1.3 miles to Northside Hospital Gwinnett
- 1.2 Miles to GA Highway 316
- Traffic Count: 20,100(+/-) CPD
- 1.3 Miles From The Square in Lawrenceville

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Chris Hoag / Sales Associate / 770.817.9880 / chris@simpsoncompany.com

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

Property Photos

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Property Photos

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Photos - Suite 210

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Available Spaces

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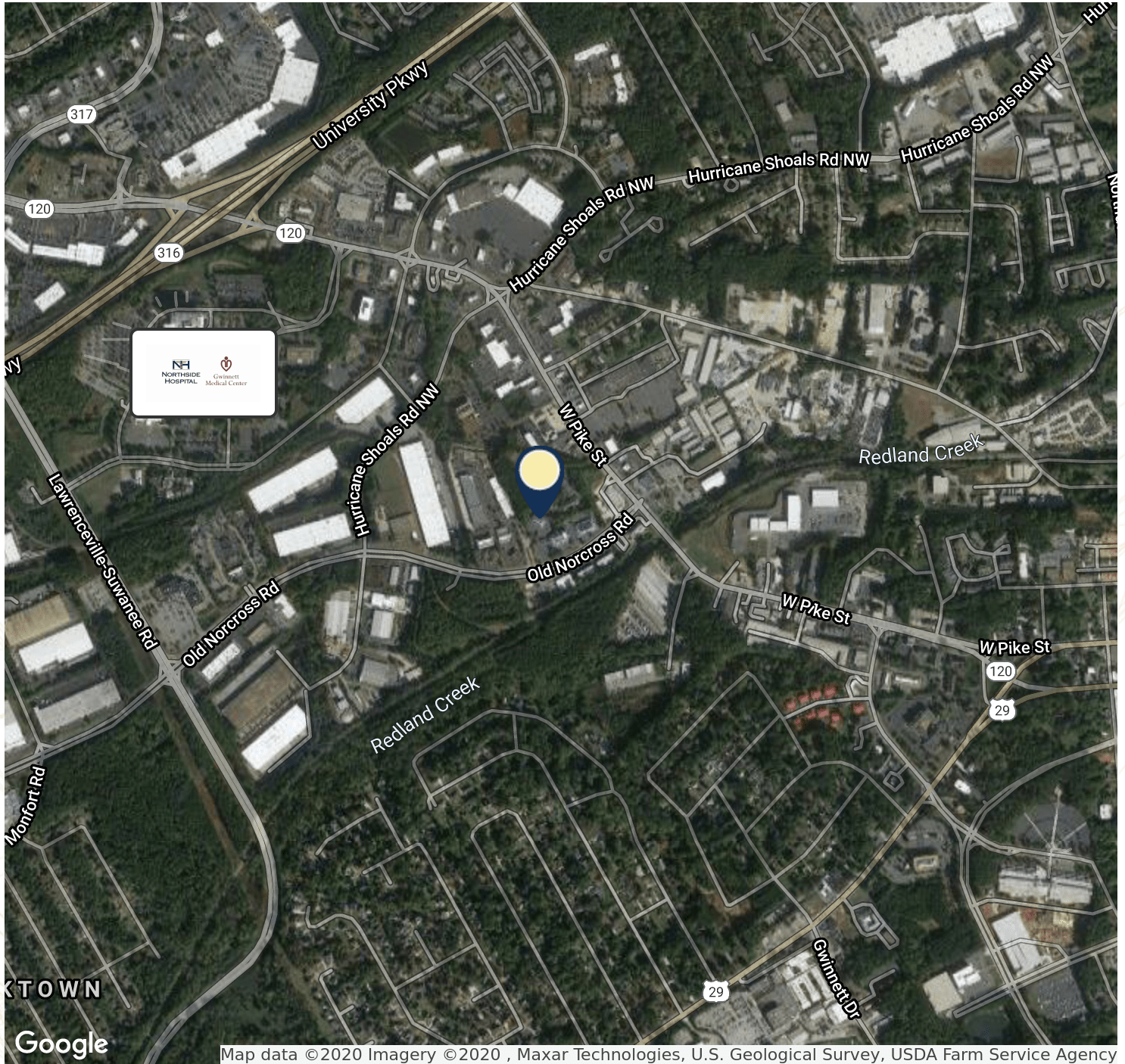
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 210	Available	7,848 SF	Modified Gross	Negotiable
Suite 250	Available	3,210 SF	Modified Gross	Negotiable

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Area Map

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Location Maps

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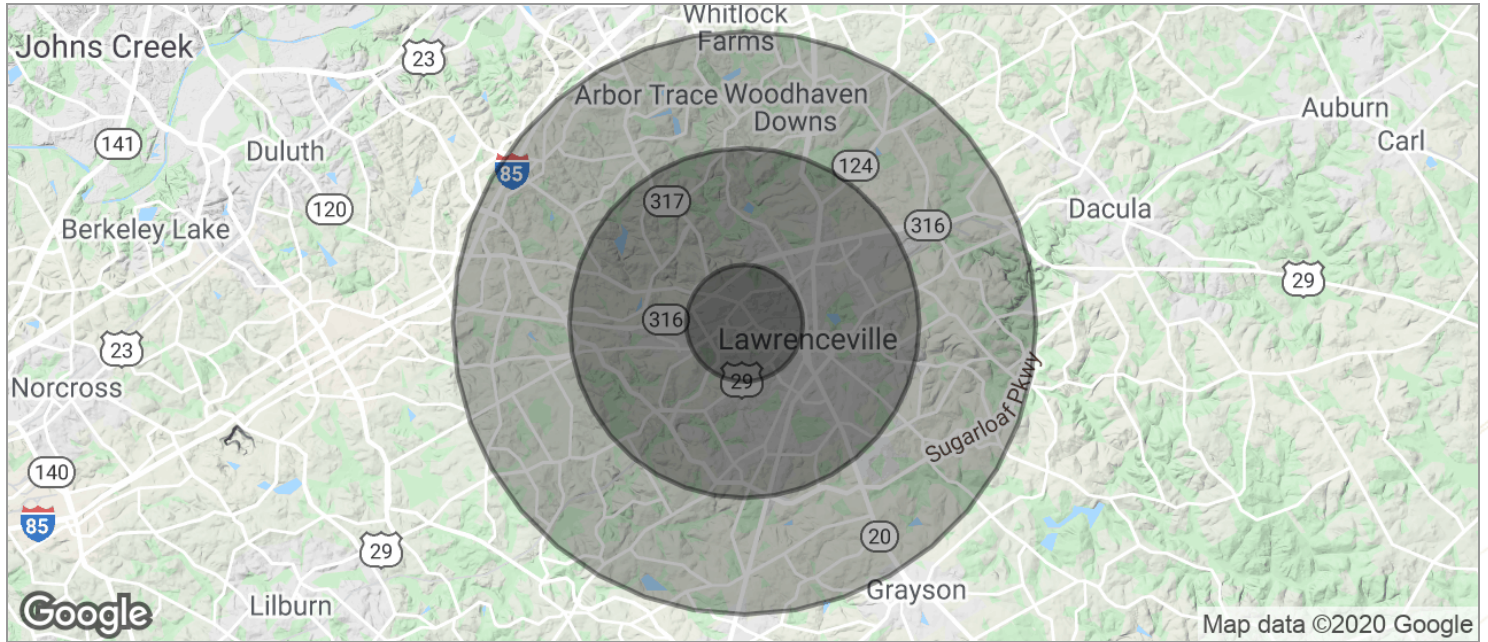
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Demographics Map

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,606	68,917	184,011
MEDIAN AGE	30.9	31.9	33.4
MEDIAN AGE (MALE)	32.0	31.1	32.4
MEDIAN AGE (FEMALE)	31.2	33.2	34.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,335	22,778	59,317
# OF PERSONS PER HH	2.8	3.0	3.1
AVERAGE HH INCOME	\$57,804	\$71,677	\$77,407
AVERAGE HOUSE VALUE	\$185,984	\$201,251	\$210,380

* 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.

