



Office Building » For Lease

4,500 - 13,000 Sq.Ft. Office

4908 GOLDEN PARKWAY, BUFORD, GA 30518

THE SIMPSON COMPANY OF GEORGIA, INC.
425 Spring Street, Suite 200
Gainesville, GA 30501
O: 770.532.9911

FRANK N. SIMPSON, CCIM SIOR
President
770.532.9911
frank@simpsoncompany.com

Executive Summary

4,500 - 13,000 SQ.FT. OFFICE SPACE
4908 Golden Parkway, Buford, GA 30518



OFFERING SUMMARY

Available SF: 4,500 - 13,000 SF

Lease Rate: \$11.50 SF/yr (NNN)

Building Size: 34,000 SF

Zoning: M1

PROPERTY HIGHLIGHTS

- 4,500 - 13,000 +/- SF Office Space Available
- Will subdivide
- 3 Roll-up Doors
- Zoned M-1
- Just off I-985 at Exit 8
- Close to shopping and restaurants
- Easy access to Lanier Islands Parkway & I-985

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	977	20,682	87,372
Total Population	2,508	60,931	264,549
Average HH Income	\$71,934	\$77,467	\$85,135

Frank N. Simpson, CCIM SIOR / President / 770.532.9911 / frank@simpsoncompany.com

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

Available Spaces

4,500 - 13,000 SQ.FT. OFFICE SPACE
4908 Golden Parkway, Buford, GA 30518



SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
Suite 100-200-300	\$11.50 SF/YR	NNN	4,500 - 13,000 SF	Negotiable

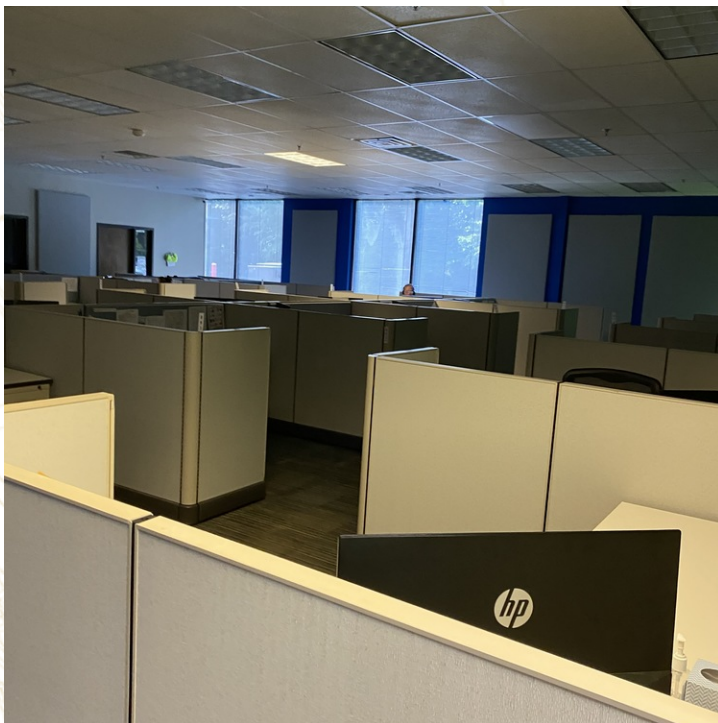
Frank N. Simpson, CCIM SIOR / President / 770.532.9911 / frank@simpsoncompany.com

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

THE
SIMPSON
COMPANY
REAL ESTATE

Additional Photos

4,500 - 13,000 SQ.FT. OFFICE SPACE
4908 Golden Parkway, Buford, GA 30518



Frank N. Simpson, CCIM SIOR / President / 770.532.9911 / frank@simpsoncompany.com

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

THE
SIMPSON
COMPANY
REAL ESTATE

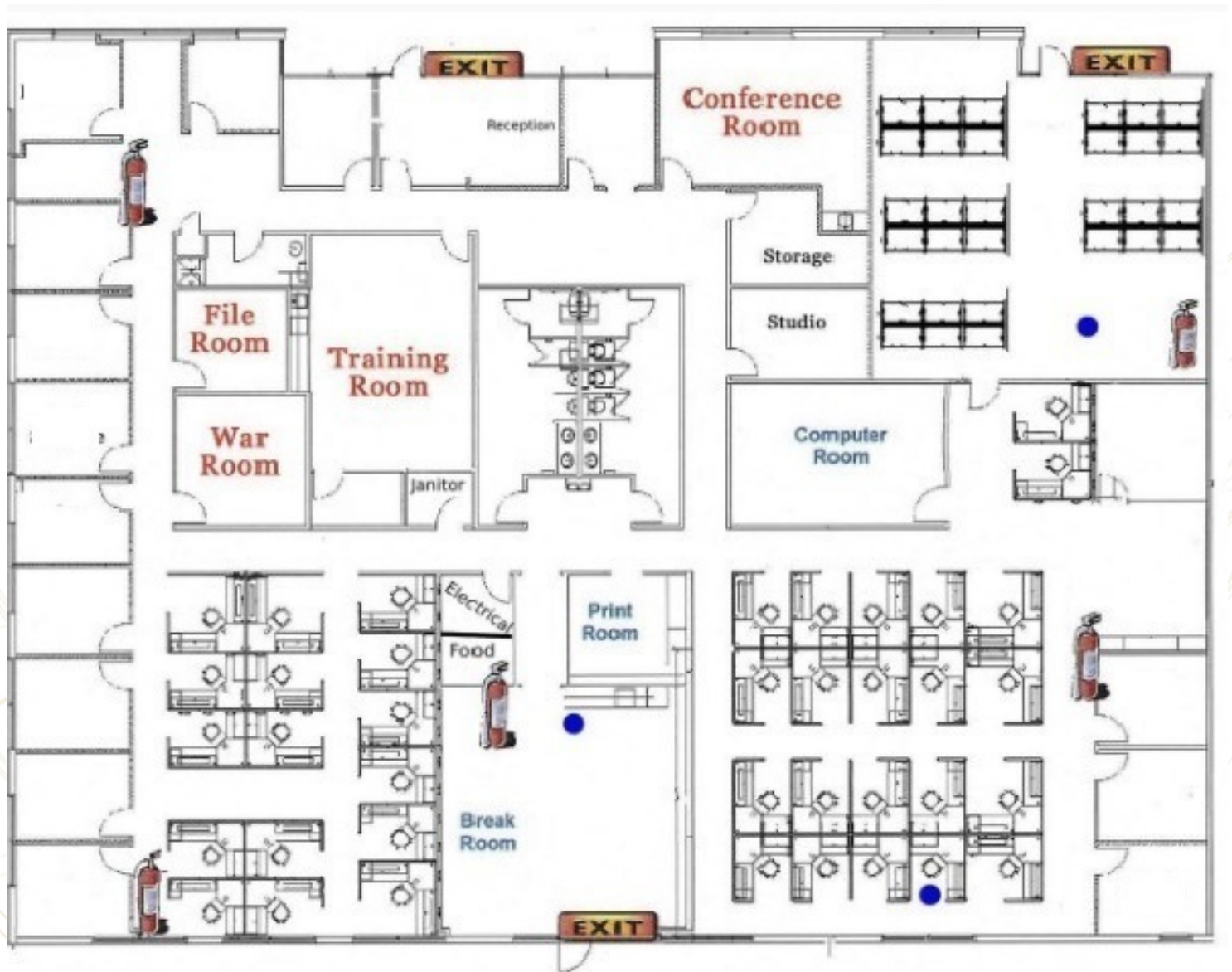
Floor Plans

4,500 - 13,000 SQ.FT. OFFICE SPACE
4908 Golden Parkway, Buford, GA 30518



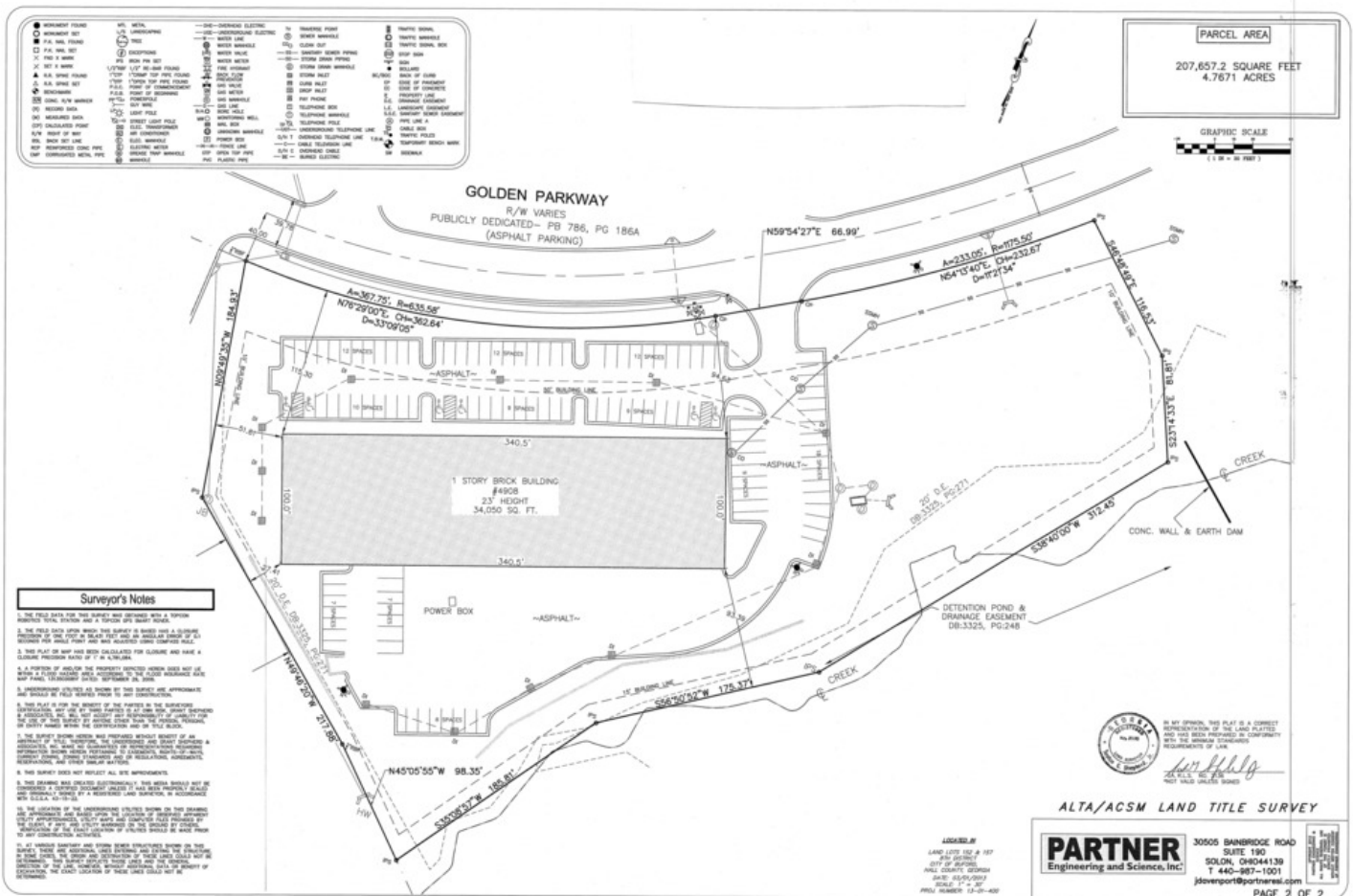
Floor Plans

4,500 - 13,000 SQ.FT. OFFICE SPACE
4908 Golden Parkway, Buford, GA 30518



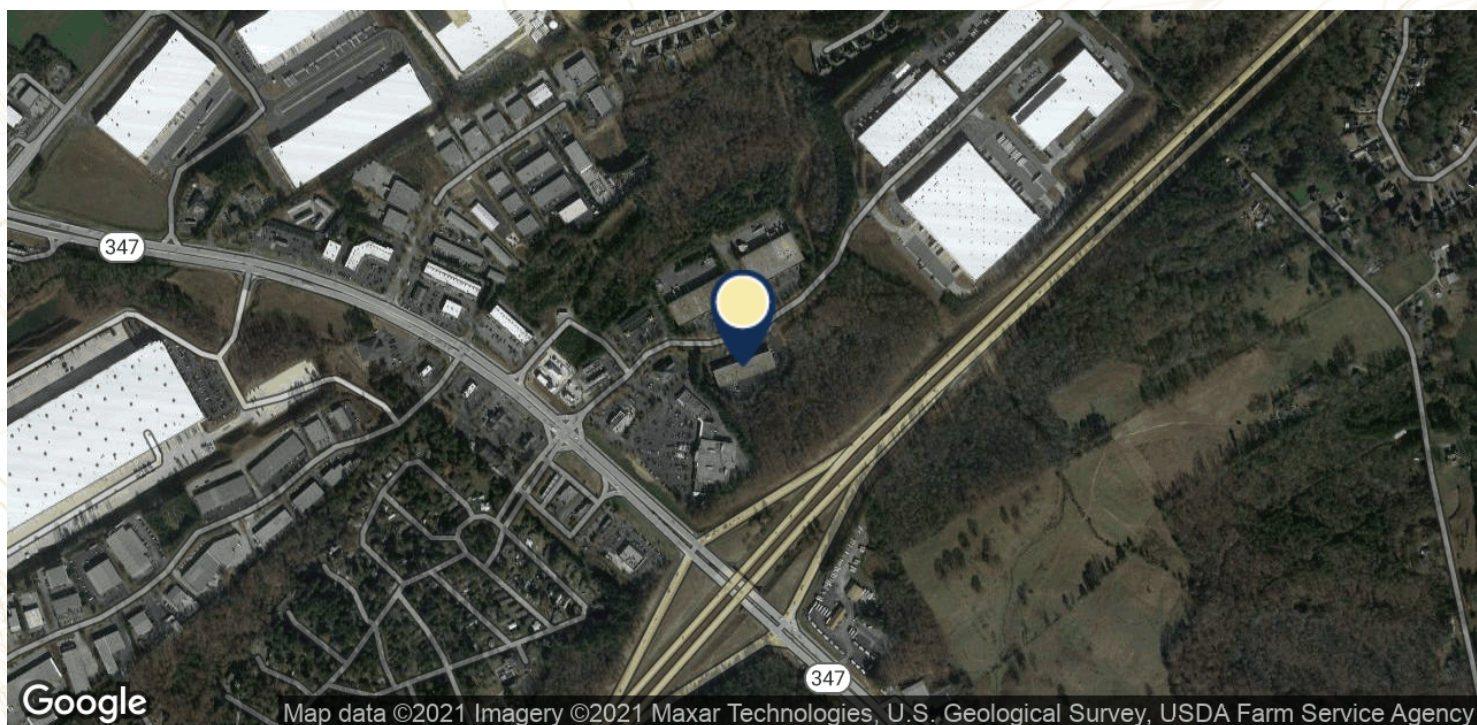
Site Plan

4,500 - 13,000 SQ.FT. OFFICE SPACE
4908 Golden Parkway, Buford, GA 30518



Location Maps

5,000 +/- SF INDUSTRIAL SPACE FOR LEASE
4908 Golden Parkway, Buford, GA 30518



Frank N. Simpson, CCIM SIOR / President / 770.532.9911 / frank@simpsoncompany.com

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

THE
SIMPSON
COMPANY
REAL ESTATE

Retailer Map

5,000 +/- SF INDUSTRIAL SPACE FOR LEASE
4908 Golden Parkway, Buford, GA 30518



Broker Profile



Presented by:

Frank N. Simpson, CCIM SIOR
President
frank@simpsoncompany.com

The Simpson Company of Georgia, Inc.
425 Spring Street
Suite 200
Gainesville, GA, 30501

www.simpsoncompany.com

P: 770.532.9911

F: 770.535.6622

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.



Member of
International Council
of Shopping Centers