



Office Building » For Lease

State Bank & Trust Building

500 JESSE JEWELL PARKWAY , GAINESVILLE, GA 30501

THE SIMPSON COMPANY OF GEORGIA, INC.

425 Spring Street, Suite 200

Gainesville, GA 30501

O: 770.532.9911

ANDREW JOYNER, CCIM **FRANK SIMPSON, CCIM, SIOR**

Sales Associate

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President

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Executive Summary

STATE BANK & TRUST BUILDING
500 Jesse Jewell Parkway , Gainesville, GA 30501



OFFERING SUMMARY

Available SF: 639 - 3,304 SF

Lease Rate: \$20.00 SF/yr (Full Service)

Year Built: 1989

Building Size: 27,408 SF

Zoning: O-I (Office and Institutional)

Market: Northeast GA

PROPERTY HIGHLIGHTS

- Full Service Class "A" Office Space Available for Lease
- Building is Anchored by State Bank & Trust
- High Profile Building in a Prime Downtown Gainesville Location
- Ample Parking
- Multiple Ingress and Egress Points Provide for Easy Accessibility
- Convenient to Historic Downtown Gainesville
- Close Proximity to Restaurants, Northeast Georgia Medical Center, Professional, Medical, and Government Offices.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	1,863	10,871	22,033
Total Population:	5,774	32,775	66,602
Average HH Income:	\$47,340	\$53,603	\$58,561

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Available Spaces

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Lease Rate: \$20.00 SF/YR (FULL SERVICE)

Total Space 639 - 3,304 SF

Lease Type: Full Service

Lease Term: Negotiable

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	COMMENTS
Suite 205	\$20.00 SF/YR	Full Service	1,075 - 3,076 SF	Build to Suit Office Suite. May be combined with suite 207 for up to 3,076 RSF.
Suite 207	\$20.00 SF/YR	Full Service	2,001 - 3,076 SF	Waiting Area, Receptionist Office, Four Private Offices. May be combined with Suite 205 for up to 3,076 RSF.
Suite 300	\$20.00 SF/YR	Full Service	3,304 SF	Suite features 3 offices, large conference room, reception area, 2 break areas and file storage room
Suite 307	\$20.00 SF/YR	Full Service	639 SF	Large Open Suite

Additional Photos

STATE BANK & TRUST BUILDING
500 Jesse Jewell Parkway , Gainesville, GA 30501



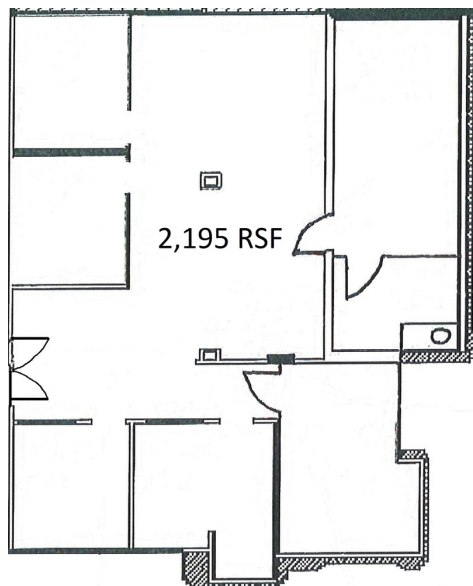
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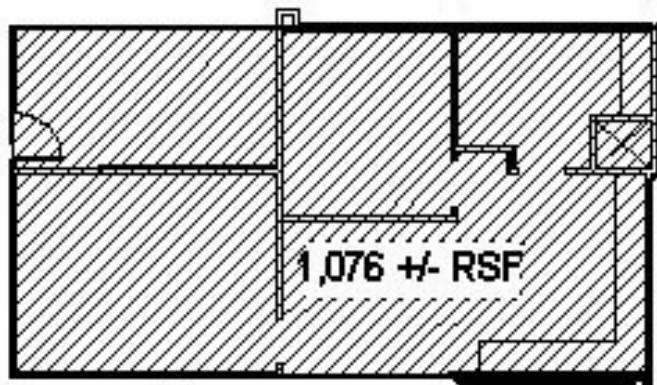
Floor Plans

STATE BANK & TRUST BUILDING
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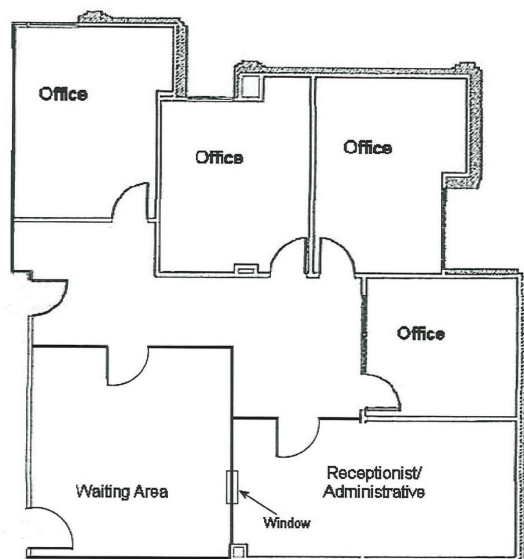
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SUITE 201



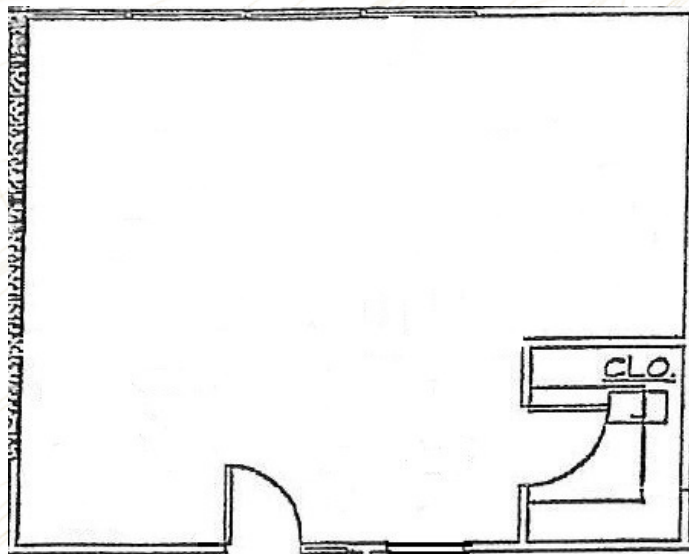
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SUITE 205



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SUITE 207

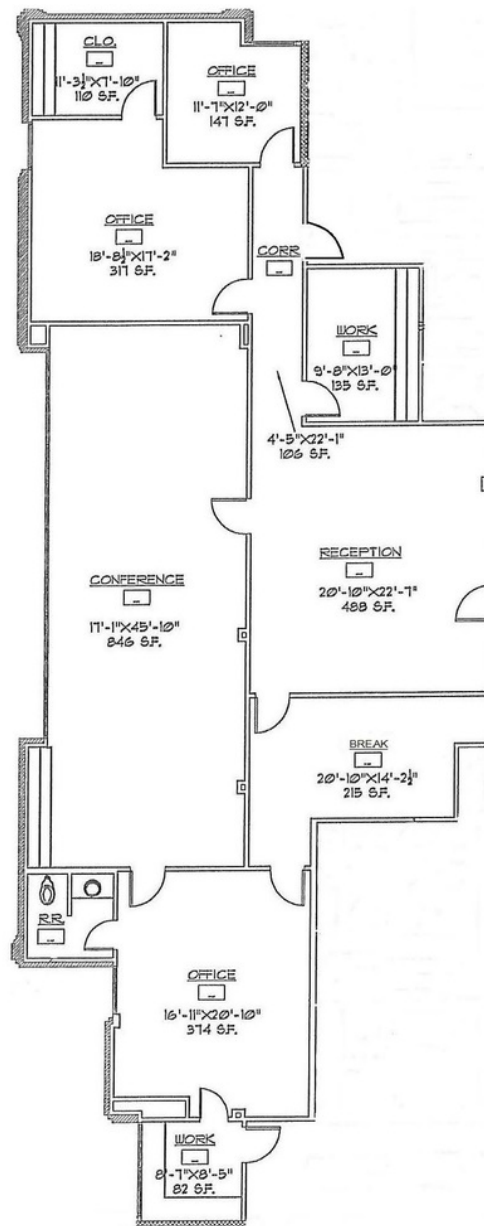


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SUITE 307

Floor Plans

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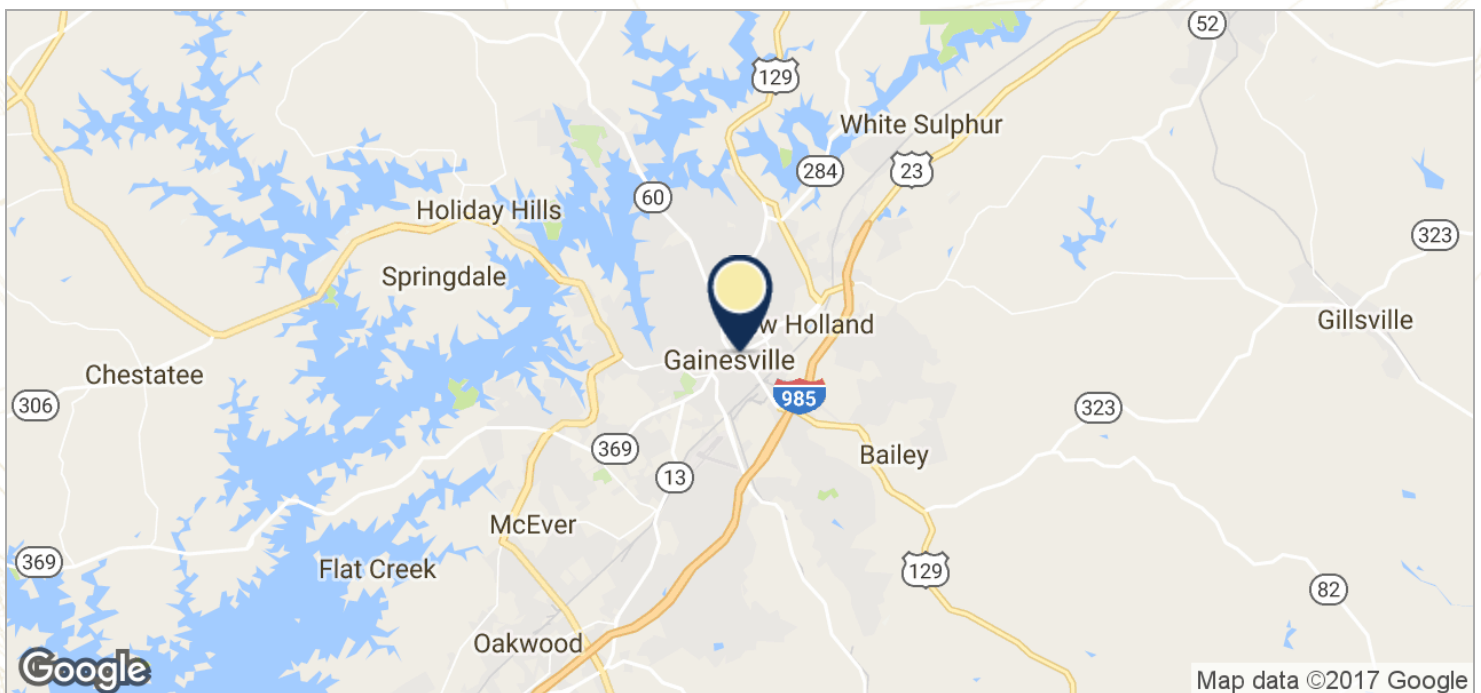
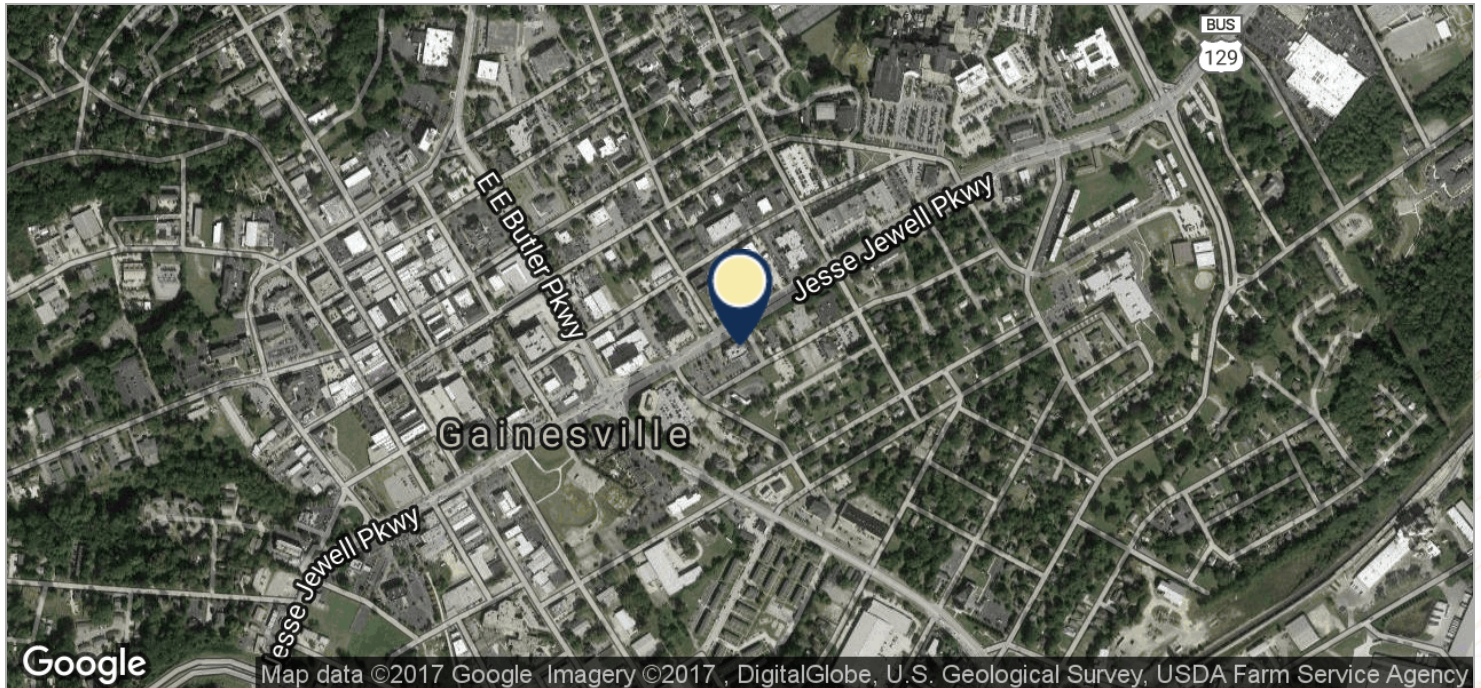


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SUITE 300

Location Maps

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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.

