

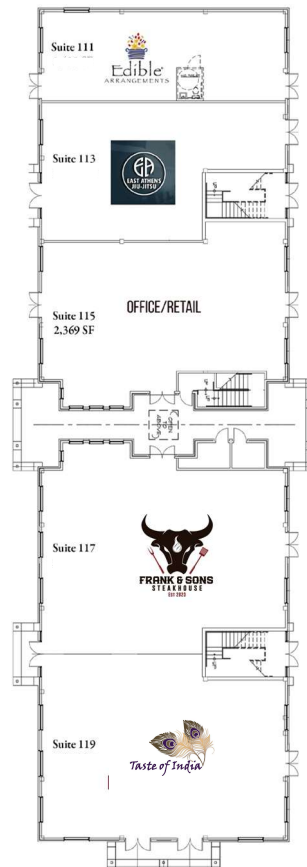


# ANSONBOROUGH

1040 Gaines School Rd, Athens, GA. 30605

## Retail Building 100 Floor Plan

Gaines School Road



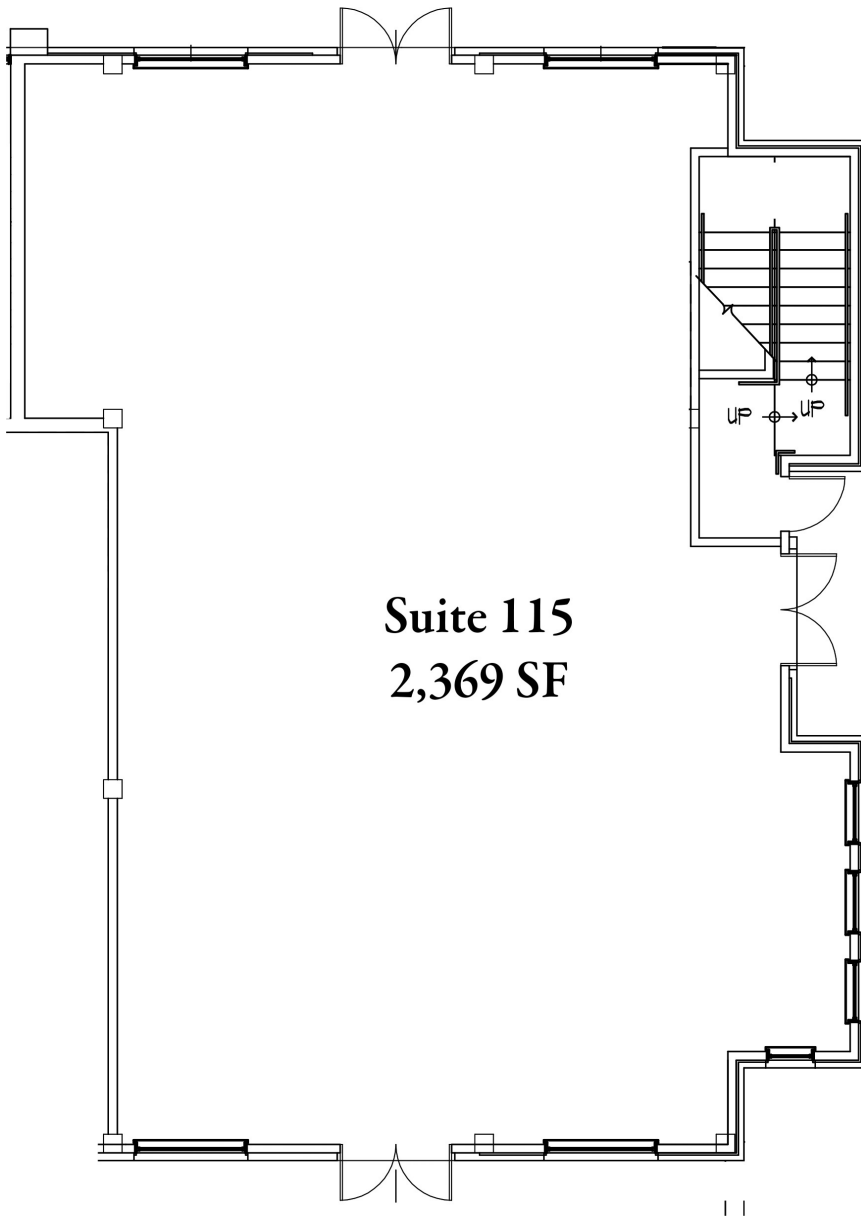
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# ANSONBOROUGH

1040 Gaines School Rd, Athens, GA. 30605

## Retail Building 100 - Suite 115 Floor Plan



### FOR LEASE

Lease Rate: \$18.00 SF/YR

Lease Type: NNN (\$4.03 p/SF for 2023)

Lease Term: 3-5 years

Buildout Allowance: Negotiable

Visibility: Excellent- Gaines School Rd. frontage

Onsite Parking: 125 spaces shared

Excellent for a variety of retail or office options. Flexible floorplan. Windows on 3 sides for product display and signage.

**Suite 115**  
**2,369 SF**

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