

# Office Space For Lease

629-A Beaver Ruin Rd  
Lilburn, GA 30047



## Office Space For Lease

- All Brick 1 Level Office Building
- Floorplan accommodates all businesses
- Generous Parking
- Easy access to I85
- Private Offices
- Conference Room

## For More Information

**David Freeman**  
**Broker**  
**404-314-4718**  
**DavidFreemanRealtor@Gmail.com**

**Drew Curtin**  
**Realtor**  
**770-605-8841**  
**DrewCurtinCall@Gmail.com**

# PROPERTY SUMMARY



## BUILDING DETAILS

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<b>PROPERTY TYPE</b>	<b>Office</b>
<b>AVAILABLE</b>	<b>1,850 SqFt</b>
<b>YEAR BUILT</b>	<b>1996</b>
<b>TENANCY</b>	<b>Single</b>
<b>BUILDING HEIGHT</b>	<b>1 Story</b>



## LEASE INFORMATION

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<b>BASE RENT:</b>	<b>\$2,775.00</b>
<b>TOTAL SPACE:</b>	<b>1,850 SqFt</b>
<b>LEASE TERM:</b>	<b>Negotiable</b>
<b>ADDED:</b>	<b>Taxes/Condo</b>
<b>AVAILABLE:</b>	<b>Immediate</b>

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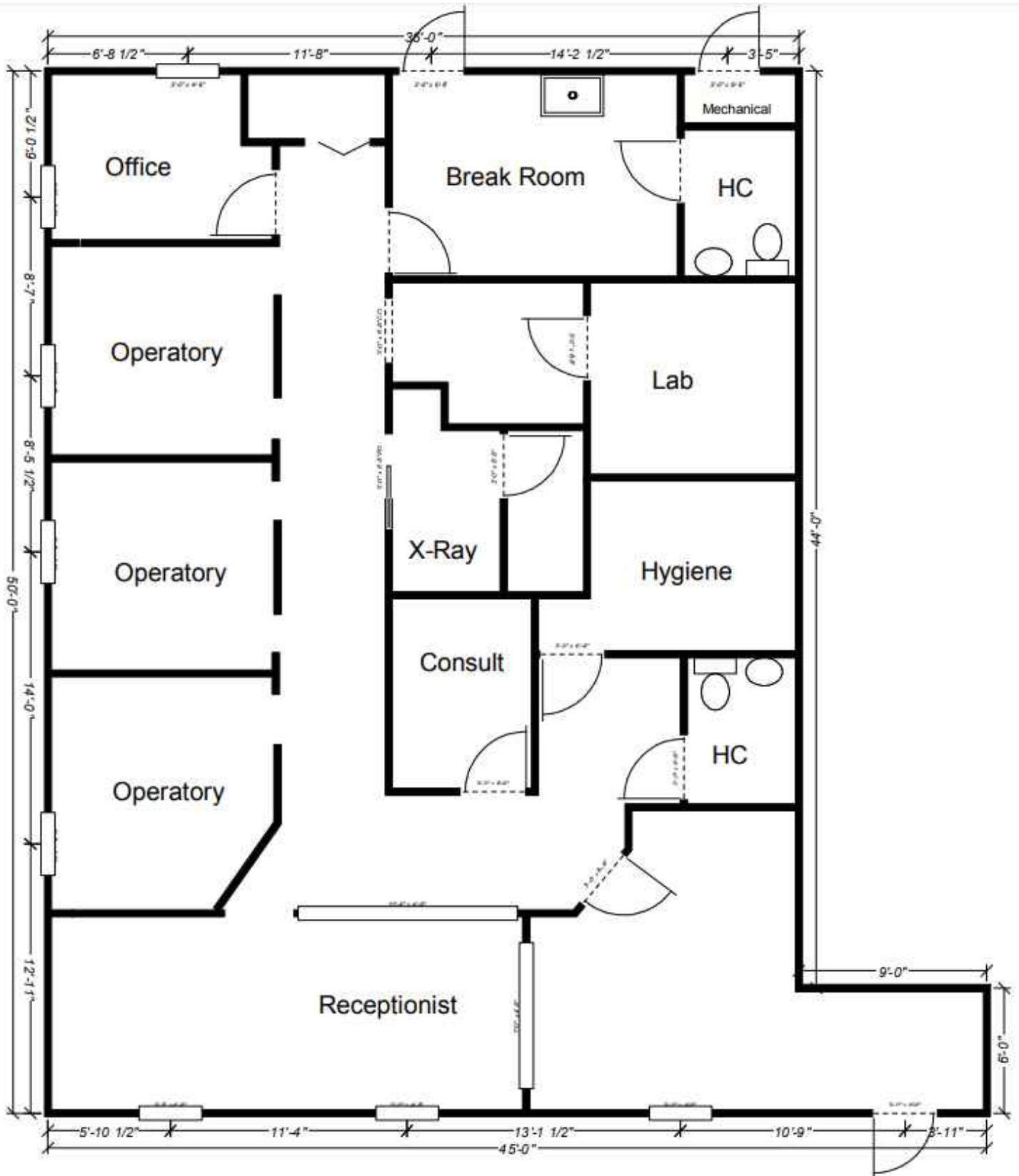
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## **ADDITIONAL INFORMATION**



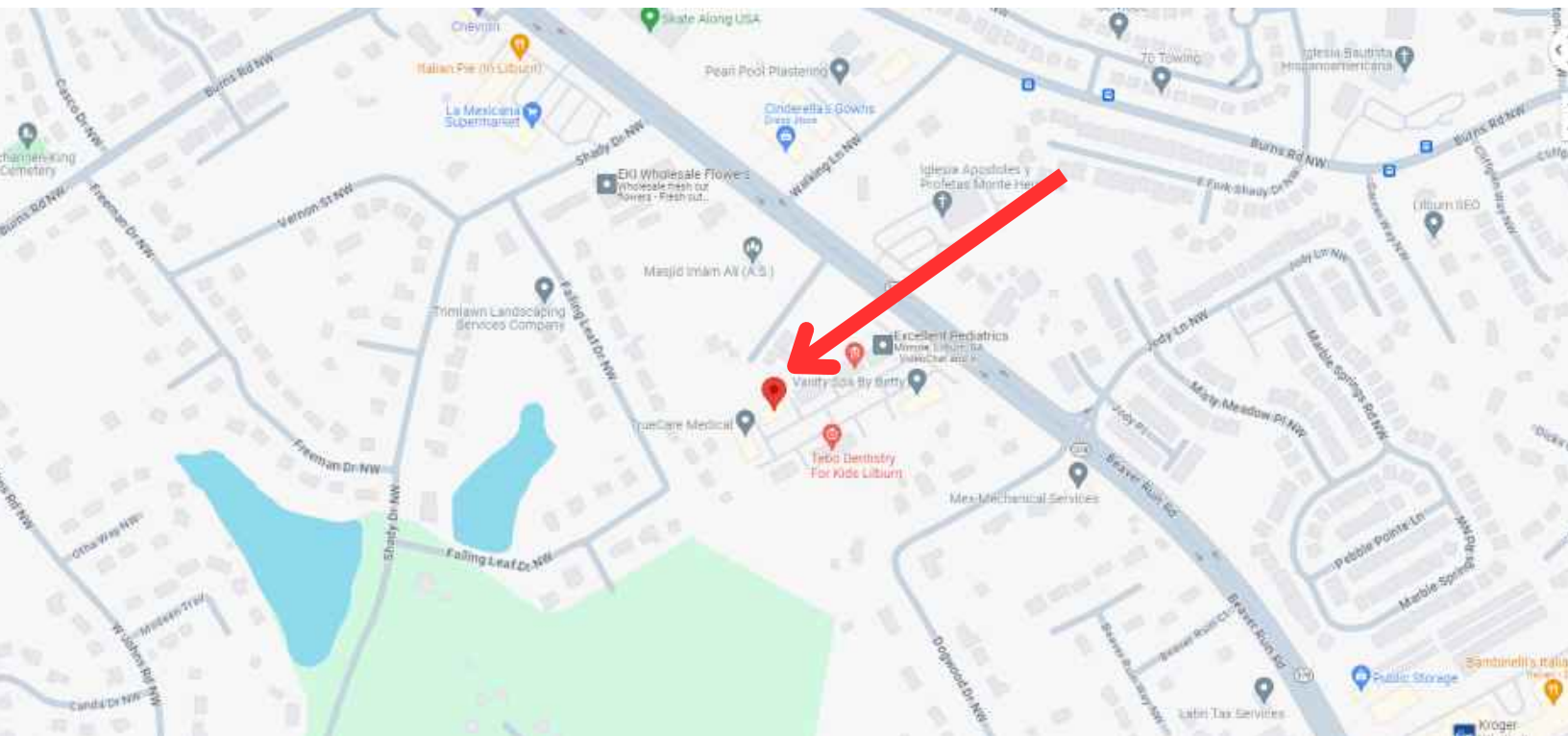
**Discover a remarkable leasing opportunity in Lilburn's Platinum Pointe Professional Park with this 1,850 square feet of premium office space. Conveniently situated with easy access to Interstate 85, this space offers a strategic location for businesses seeking accessibility and visibility. The condo fees encompass a comprehensive suite of services, including insurance on the unit, water, sewer, landscaping, sanitation, security lighting, termite bond, and exterior building maintenance, providing a hassle-free leasing experience. Formerly utilized as a dental office, this space offers the potential for some equipment to stay, making it particularly attractive for medical or related businesses. The property features ample parking in a one-level, all-brick building, ensuring convenience for both employees and clients. Inside, the layout includes private offices, a breakroom, a conference room, and two bathrooms, catering to the diverse needs of your business. Take advantage of this rare opportunity to secure a well-maintained, versatile office space in Lilburn's sought-after professional park. Schedule a viewing tour and explore the potential this space holds for your business growth and success.**

# FLOORPLAN



**\*THIS FLOORPLAN IS A GUIDE ONLY AND NOT DRAWN TO SCALE\***

# MAP OVERVIEW



# DEMOGRAPHICS



	1 mile	3 mile	5 mile
2010 Population	7,790	83,430	233,876
2023 Population	9,036	95,165	270,266
2028 Population Projection	9,309	97,810	278,193
Annual Growth 2010-2023	1.2%	1.1%	1.2%
Annual Growth 2023-2028	0.6%	0.6%	0.6%
Median Age	35.9	35.2	35.6
Bachelor's Degree or Higher	23%	23%	27%

	1 mile	3 mile	5 mile
Avg Household Income	\$74,248	\$69,993	\$75,654
Median Household Income	\$57,469	\$55,792	\$58,390
< \$25,000	363	4,802	14,728
\$25,000 - 50,000	895	9,228	23,689
\$50,000 - 75,000	536	7,571	19,850
\$75,000 - 100,000	339	3,594	10,452
\$100,000 - 125,000	268	2,260	7,319
\$125,000 - 150,000	336	1,445	5,007
\$150,000 - 200,000	64	1,660	4,973
\$200,000+	81	790	3,686

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