



BERKSHIRE HATHAWAY
HomeServices
Georgia Properties

COMMERCIAL DIVISION

FOR LEASE

1,949 s.f. Professional Office Space
Great Downtown Location



419 Bradford Street, Gainesville

Marketed By:

Brent Hoffman

Berkshire Hathaway Home Services GA Properties
500 Jesse Jewell Pkwy., SE Suite 300
Gainesville, GA 30501
Direct- 770-533-6721
Office – 770-536-3007
Brent@BrentHoffman
www.BrentHoffman.com





- ♦ **1,949 s.f. / Nice flexible office space**
- ♦ **Ample parking, ground level**
- ♦ **Suite A2: 6 private offices,**
- ♦ **Conference room/bullpen area**
- ♦ **Reception area**
- ♦ **IT room**
- ♦ **His/her ADA bathrooms**
- ♦ **Full CAT 5 wired offices**
- ♦ **Three (3) year Lease preferred**
- ♦ **Walk to the Gainesville Square for lunch**
- ♦ **Easy to show and easy landlord to work with!**
- ♦ **Owner pays property taxes, insurance and exterior maintenance**

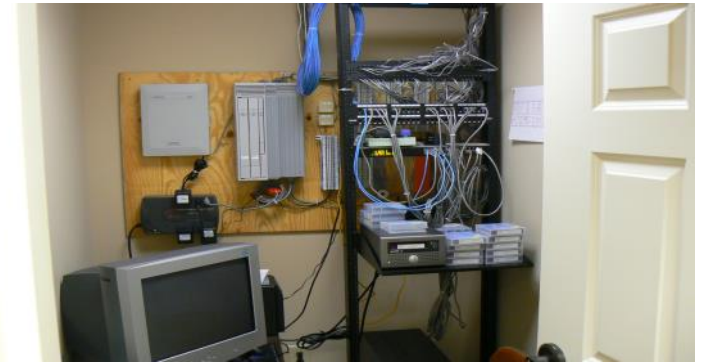
<https://www.BrentHoffman.com/listings/10129.html>



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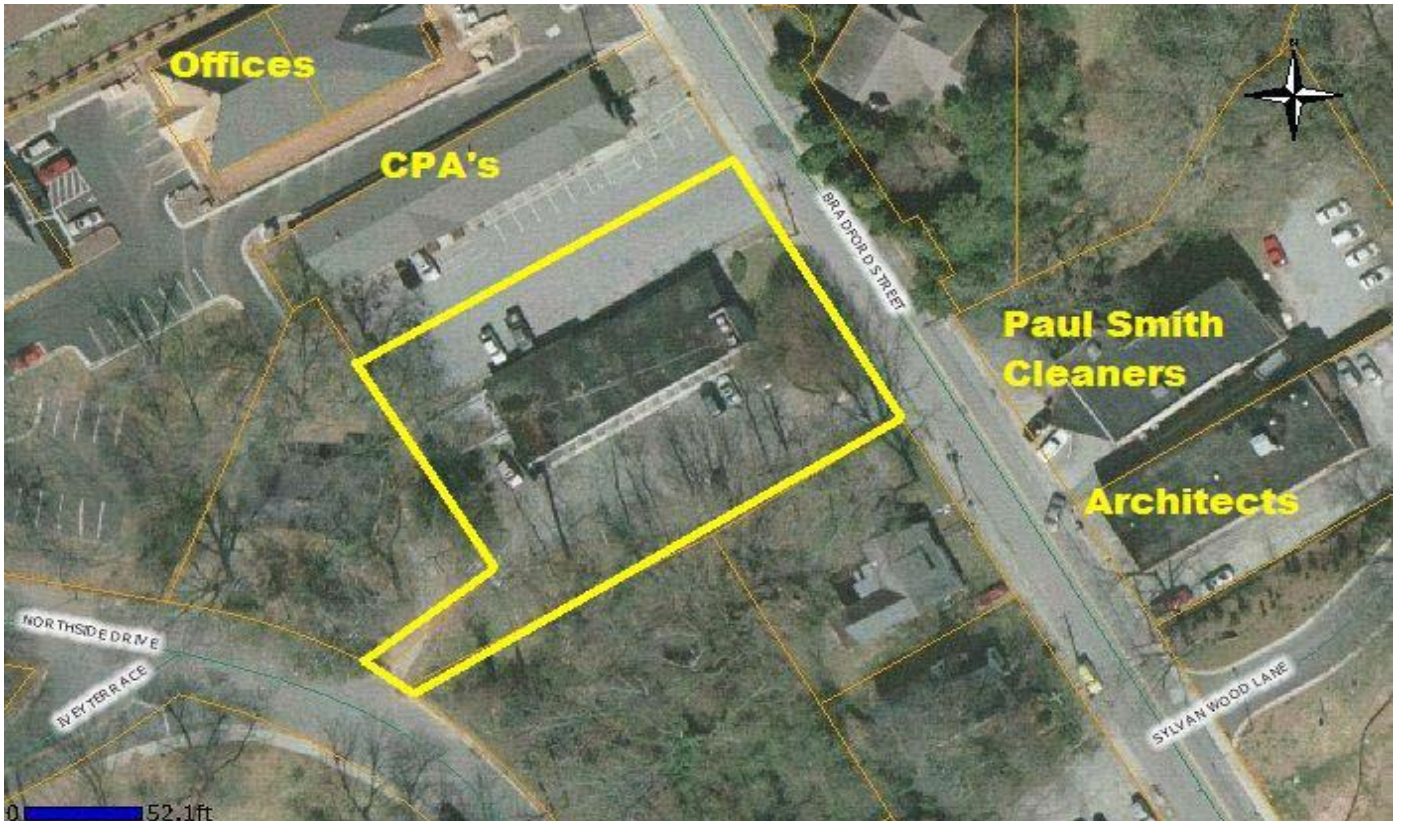
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Property Information
\$10.00 per sf + \$300 for
unmetered utilities
Per month \$1,924

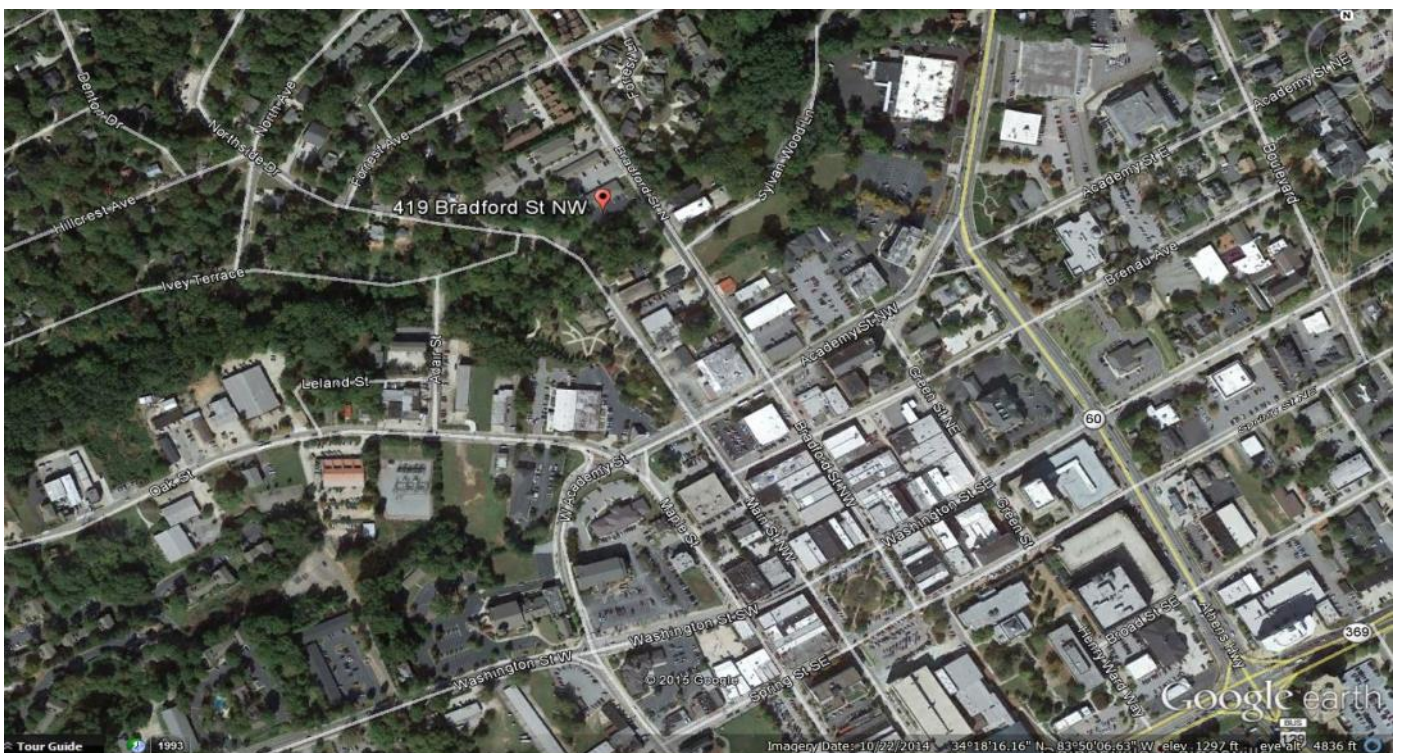


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**Everything is close by: U.S. Court House, County Court House
And City Services and Administration, along with the
Historical Gainesville Square**

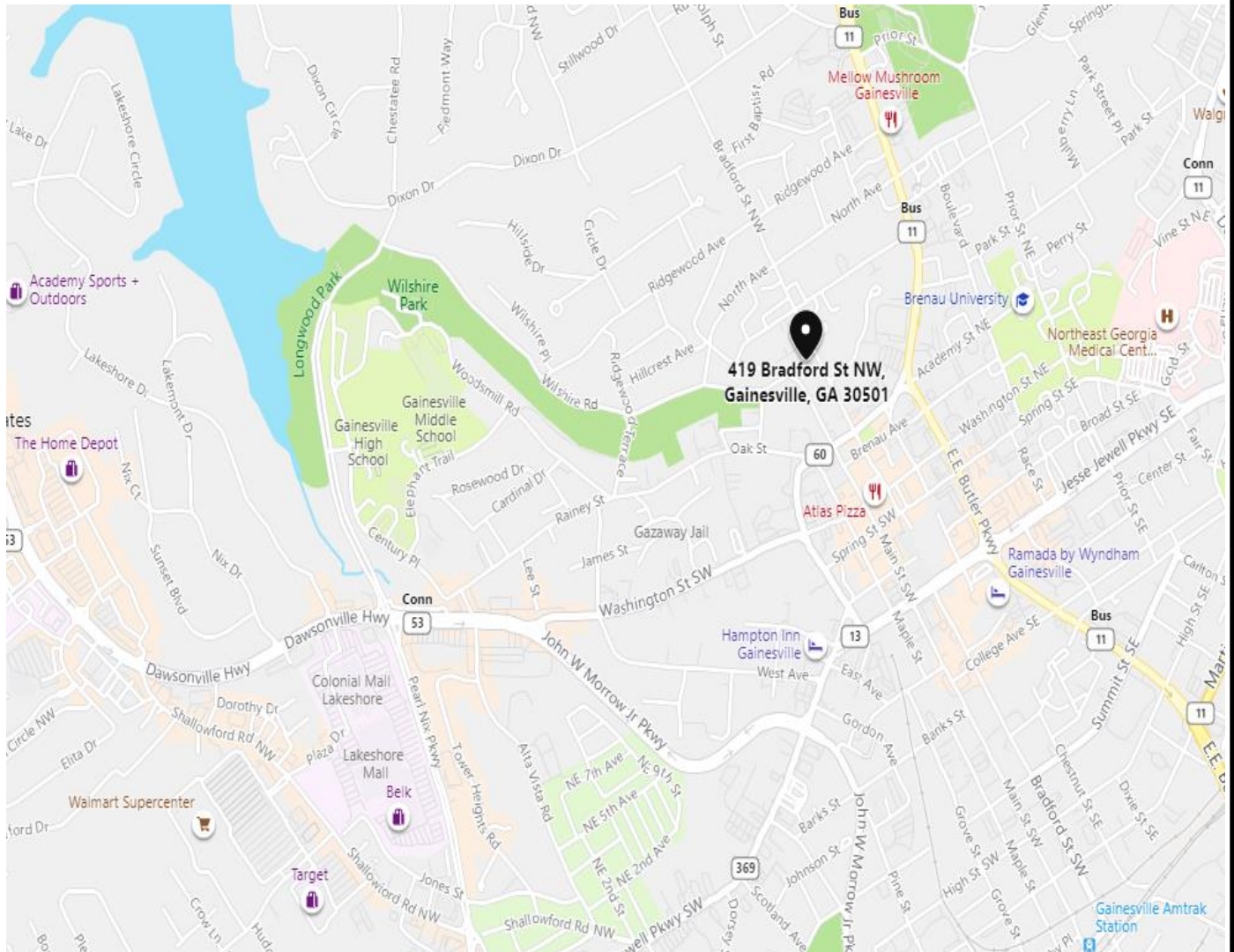




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Location Map



Take I-985 North to exit 20 Queen City Parkway / Hwy 60. Left at ramp towards Gainesville. Proceed to Jesse Jewell Parkway, right at the light. Make a left on Academy St and a left on Bradford St. Property is on the left.