



Office Building » For Lease

Rubicon On Lake Lanier

2565 THOMPSON BRIDGE ROAD, GAINESVILLE, GA 30501

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

BRIAN HUGHS, CCIM
Sales Associate
770.532.9911
brian@simpsoncompany.com

ANDREW JOYNER, CCIM
Sales Associate
770.532.9911
andrew@simpsoncompany.com

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

Executive Summary

RUBICON ON LAKE LANIER
2565 Thompson Bridge Road, Gainesville, GA 30501



OFFERING SUMMARY

Available SF: 580 - 5,154 SF

Lease Rate: \$17.50 SF/yr (MG)

Lot Size: 4.6 Acres

Year Built: 2001

Building Size: 49,687 SF

Zoning: G-B (General Business)

Market: Northeast

Submarket: Gainesville / Hall County

Traffic Count: 31,800

PROPERTY HIGHLIGHTS

- Class "A" Office Suites Available For Lease
- Lake Lanier's Only Lake Front Office Building
- Owner recently installed ionizers in common area HVAC systems designed to destroy viruses, including COVID-19. Ionizers also installed in newly leased suites.
- Minutes from Downtown Gainesville and Interstate 985
- Italian Inspired Architecture Throughout
- Private Balconies with Views of Lake Lanier
- High end finishes, including two story glass lobby atrium and white marble lobby flooring
- Four Seasons inspired common area restrooms with marble and brass finishes
- Beautifully landscaped. Park-like setting with water fountain feature
- Ample Parking
- Located on Heavily Traveled Thompson Bridge Road (Highway 60)
- Able to accommodate both large and small office space needs
- Suites ranging from 580 SF up to 5,154 square feet contiguous

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Plans

RUBICON ON LAKE LANIER
2565 Thompson Bridge Road, Gainesville, GA 30501



LEASE INFORMATION

Lease Type: MG Lease Term: Negotiable
Total Space: 580 - 5,154 SF Lease Rate: \$17.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
■ 1st Floor - 101	Available	4,442 SF	Modified Gross	\$17.50 SF/yr
■ 1st Floor - 106	Available	580 - 1,330 SF	Modified Gross	\$17.50 SF/yr
■ 1st Floor - 106B	Available	750 - 1,330 SF	Modified Gross	\$17.50 SF/yr
■ 1st Floor - 109	Available	901 SF	Modified Gross	\$17.50 SF/yr
■ 1st Floor - 110	Available	1,385 SF	Modified Gross	\$17.50 SF/yr
■ 1st Floor - 112	Available	2,648 - 5,154 SF	Modified Gross	\$17.50 SF/yr
■ 1st Floor - 114	Available	2,506 - 5,154 SF	Modified Gross	\$17.50 SF/yr

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AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
■ 2nd Floor - 200	Available	1,895 SF	Modified Gross	\$17.50 SF/yr

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Additional Photos

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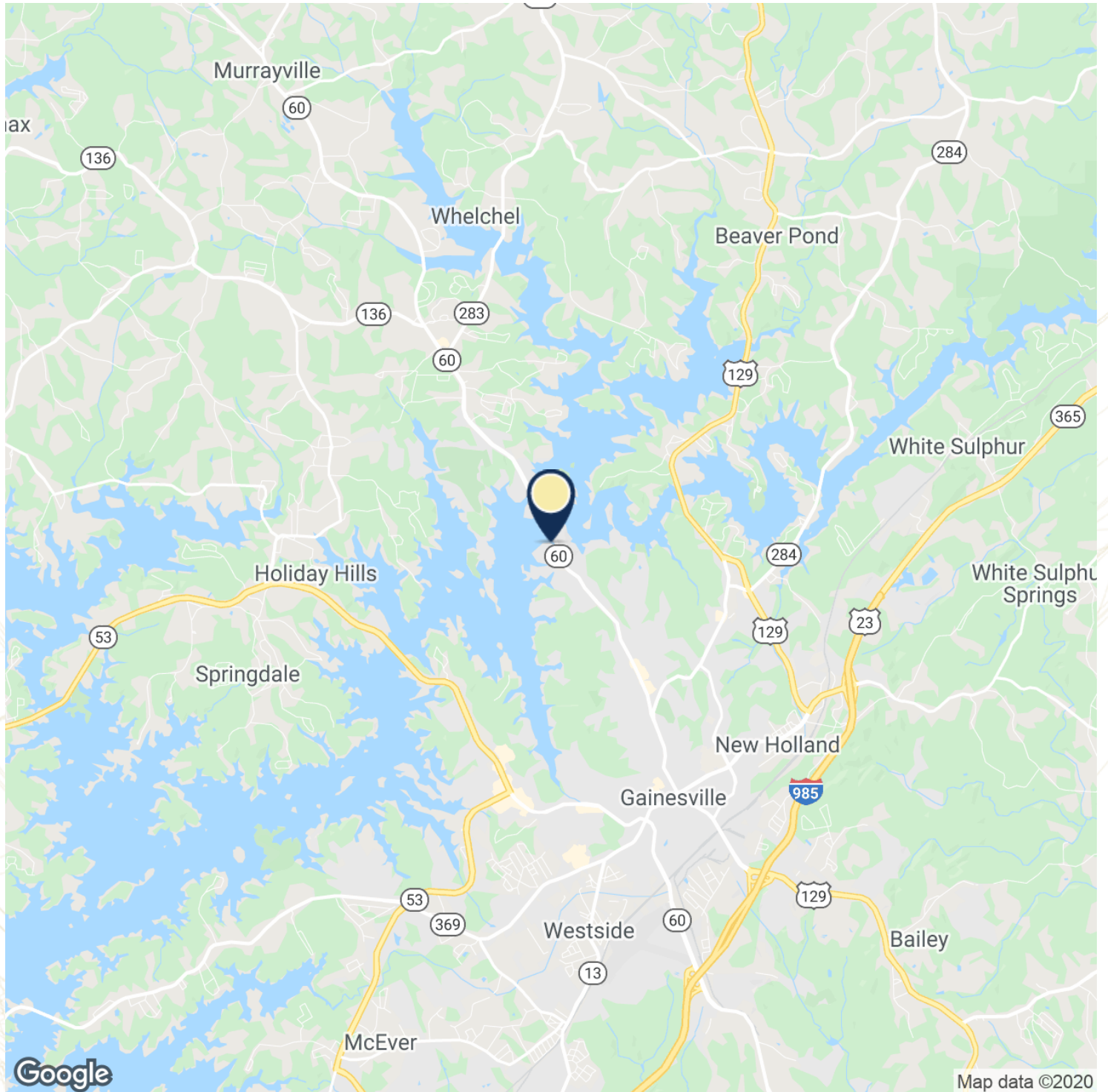
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Location Maps

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Meet The Team

RUBICON ON LAKE LANIER
2565 Thompson Bridge Road, Gainesville, GA 30501



FRANK N. SIMPSON, CCIM SIOR

President

770.654.2300

frank@simpsoncompany.com



ANDREW JOYNER, CCIM

Sales Associate

678.617.6036

andrew@simpsoncompany.com



BRIAN HUGHS, CCIM

Sales Associate

678.316.4445

brian@simpsoncompany.com

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

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Broker Profile



Presented by:

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President

frank@simpsoncompany.com

Andrew Joyner, CCIM

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andrew@simpsoncompany.com

Brian Hughs, CCIM

Sales Associate

brian@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.



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