

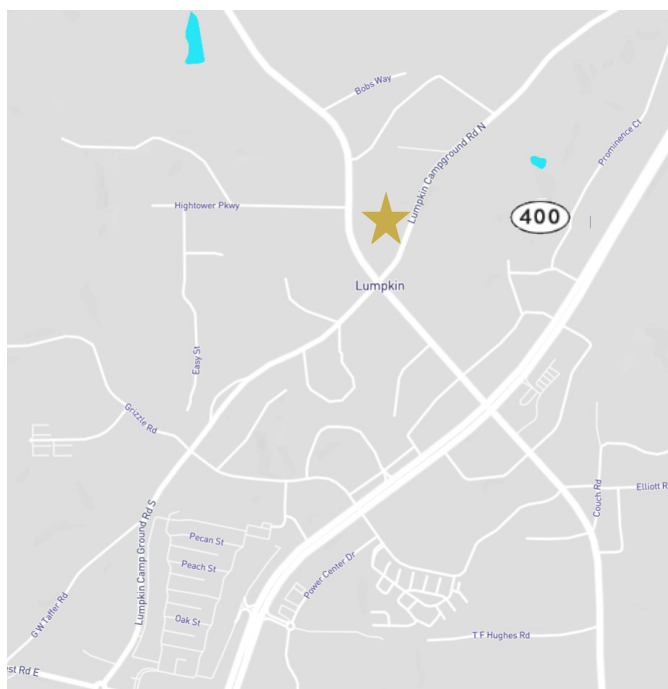
HIGHTOWER PLACE MEDICAL OFFICE PARK | 2,500-8,200 SF  
| 5959 & 5983 HIGHWAY 53 EAST  
DAWSONVILLE, GA 30534

FOR LEASE



### PROPERTY HIGHLIGHTS

- 2,500-8,200 SF medical/professional office suites available (option to combine suites)
- Lease rate negotiable
- Office park consists of 2 class B, medical office buildings equaling 27,500 SF
- Built in 1998
- Large monument signage available
- Ample parking
- Excellent visibility and accessibility to Highway 53 and GA 400
- Located 1.5 miles north of North Georgia Premium Outlets and 6 miles from the city of Dawsonville



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PICTURES



LEASE COMPARABLES - DAWSONVILLE

PROPERTY NAME - ADDRESS	UNIT SIZE	SIGN DATE	RENTAL RATE	TYPE
400 Dawson Commons Circle - Bldg 400	2,770 SF	8/2/2014	\$16.00/NNN	Starting
400 Dawson Commons Circle - Bldg 400	2,223 SF	3/1/2011	\$17.11/NNN	Effective
400 Dawson Commons Circle - Bldg 400	2,770 SF	7/11/2008	\$17.50/NNN	Effective
400 Dawson Commons Circle - Bldg 400	1,832 SF	12/9/2007	\$17.50/NNN	Effective
100 Dawson Commons Circle - Bldg 100	1,650 SF	12/7/2011	\$19.55/NNN	Effective
100 Dawson Commons Circle - Bldg 100	3,136 SF	12/28/2010	\$17.95/NNN	Asking
100 Dawson Commons Circle - Bldg 100	4,718 SF	3/4/2009	\$17.95/NNN	Asking
300 Dawson Commons Circle - Bldg 300	4,717 SF	3/8/2008	\$17.50/NNN	Asking

2016 DEMOGRAPHICS & TRAFFIC COUNT (Esri)

	1 mile	3 miles	5 miles
Population	1,030	8,166	22,492
Households	440	3,066	8,205
Average Household Income	\$79,156	\$71,453	\$76,594

\* Traffic count for Highway 53 exceeds 17,780 vehicles per day

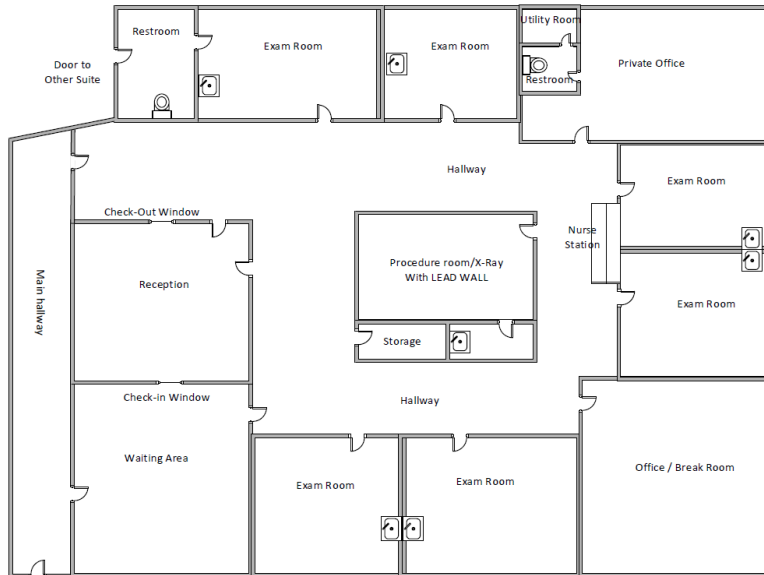
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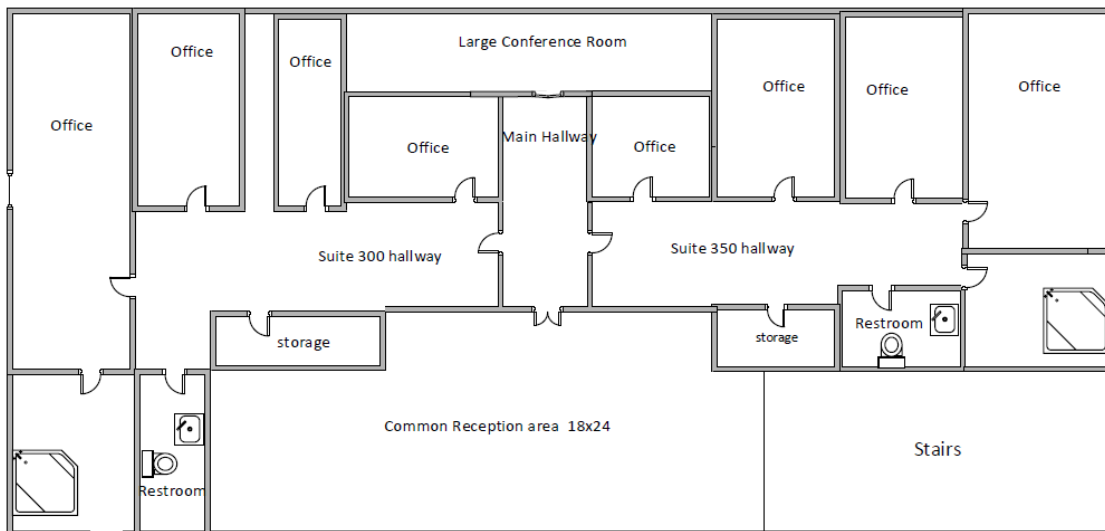
FOR LEASE

AVAILABLE SUITES

BUILDING 5959 | SUITE 110 | 2,500 SF



BUILDING 5959 | SUITE 300 & 350 | 3,200 SF



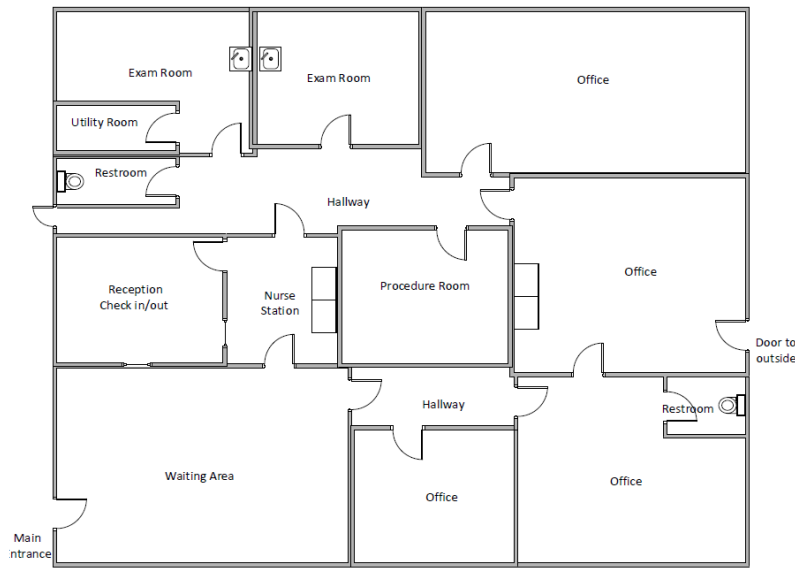
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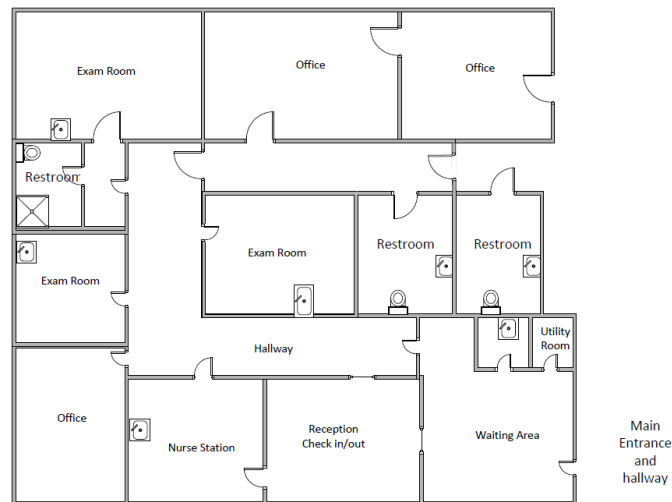
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AVAILABLE SUITES

BUILDING 5983 | SUITE 175 | 2,500 SF



BUILDING 5983 | SUITE 250 | 2,500 SF



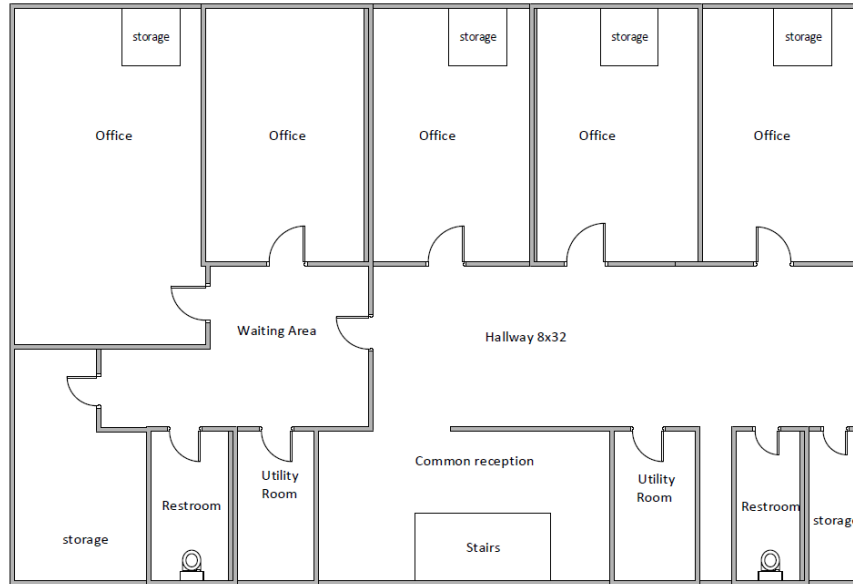
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AVAILABLE SUITES

BUILDING 5983 | SUITE 300 | 3,200 SF



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