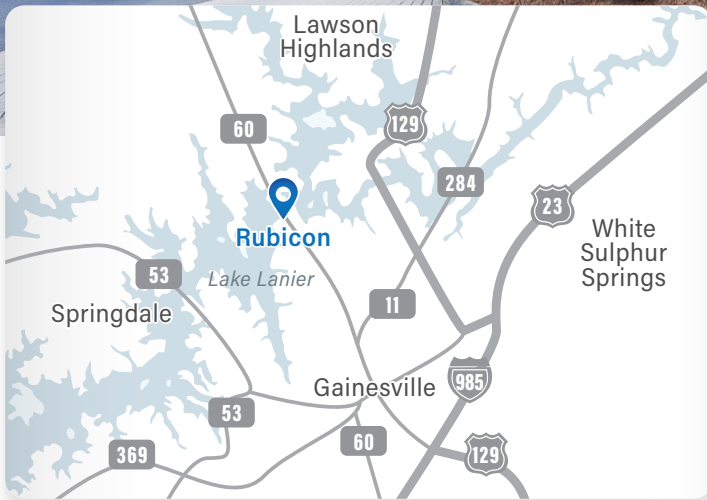


RUBICON

2565 Thompson Bridge Rd, Gainesville, GA 30501 | 49,687 SF Shopping Center | Minutes from Downtown Gainesville

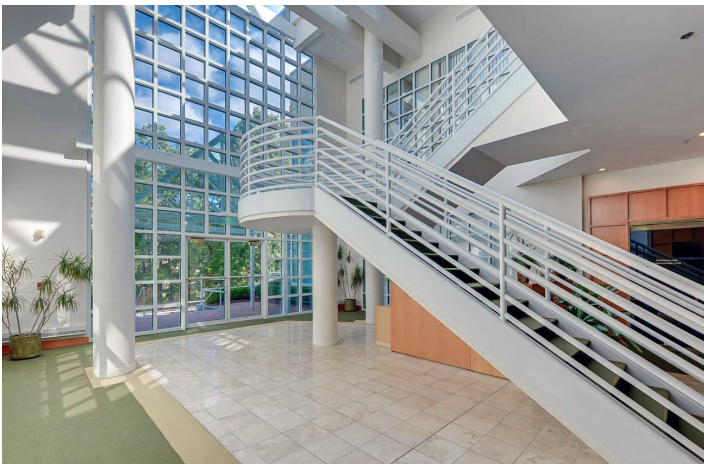


CENTER HIGHLIGHTS

- Minutes from Downtown Gainesville, Rubicon was built in 2001 and is the only Lake-front Office Building at Lake Lanier.
- This 49,687 SF building features Italian-inspired architecture, a water fountain at the exterior entrance, a two-story glass lobby atrium, and marble/brass interior finishes.
- Class "A" office suites are available from 1,623 SF to 4,442 SF, accommodating both large and small office space needs.

DEMOGRAPHICS

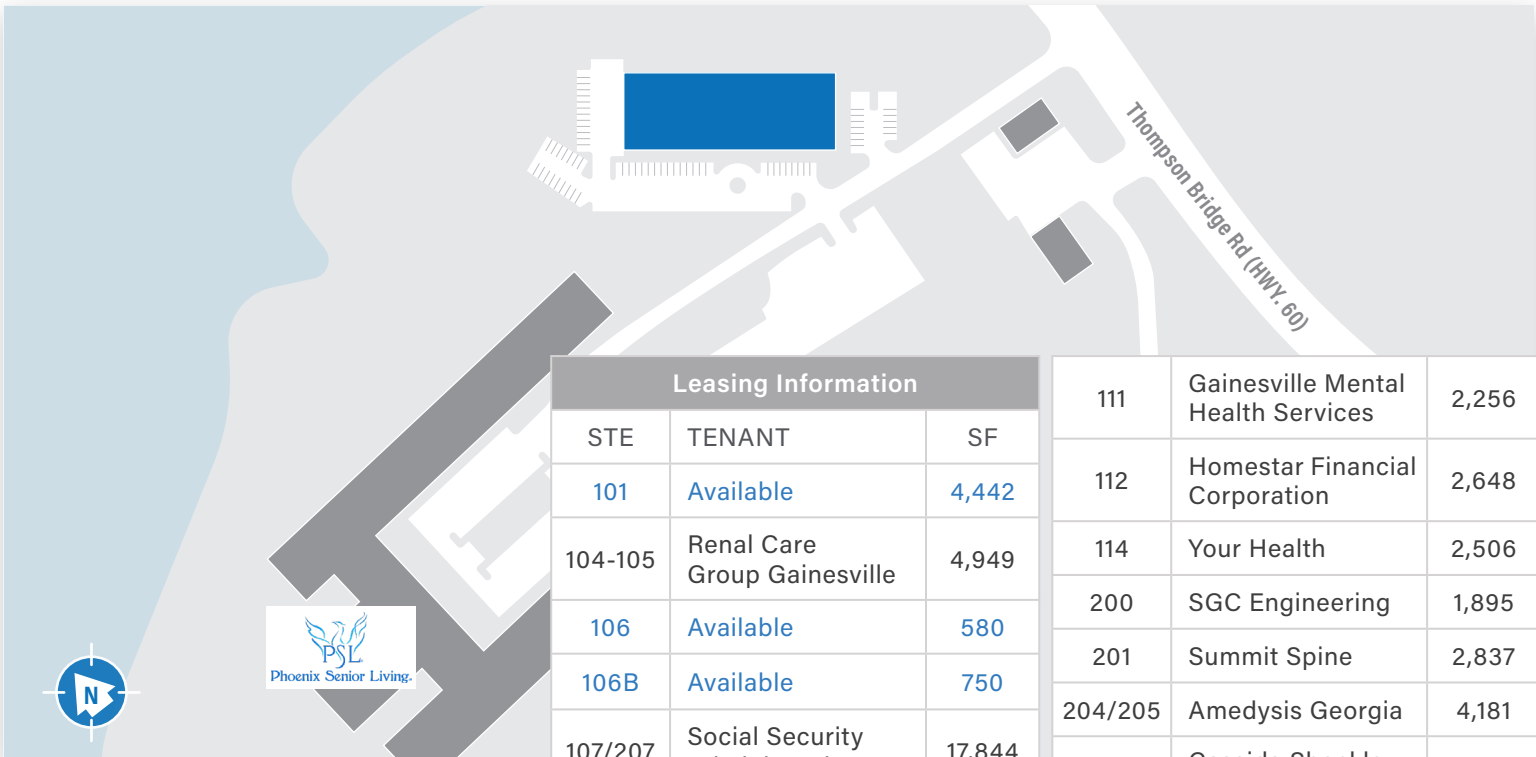
Radius	2-Mile	5-Mile	10-Mile
Population	10,099	69,818	169,260
Daytime	2,706	55,306	80,914
Avg. Income	\$99,773	\$81,386	\$88,947





RUBICON

2565 Thompson Bridge Rd, Gainesville, GA 30501



Leasing Information					
STE	TENANT	SF			
101	Available	4,442	111	Gainesville Mental Health Services	2,256
104-105	Renal Care Group Gainesville	4,949	112	Homestar Financial Corporation	2,648
106	Available	580	114	Your Health	2,506
106B	Available	750	200	SGC Engineering	1,895
107/207	Social Security Administration	17,844	201	Summit Spine	2,837
108	Available	1,623	204/205	Amedysis Georgia	4,181
109	Upsilon Soft	901	206	Cassida Shockley Insurance & Financial Services	890
110	Available	1,385			

LEASING CONTACT

Wes Allen
844-557-5667
wallen@plnms.com

Haley Hartman
844-557-5667
hhartman@plnms.com



Pinnacle Leasing and Management, LLC.