



297 Prince Avenue | Athens, Georgia



Historic Commercial Loft Space

297 Prince Avenue • Athens, Georgia

- **Class A Office – Retail – Restaurant Space Available**
- **Space for Lease from 1,000 to 4,000 SF**
- **Executive Suites Available with Shared Conference and Break Rooms**
- **Abundant Free Onsite Parking**
- **Major Renovations Completed Fall 2013**
- **Restaurant & Entertainment Venue**
- **Located in the Popular Prince Avenue Corridor**

Leased & Managed by



Bryan Austin
706.353.1039

Douglas James
404.372.1280

Kyle Jenks
404.239.9828

Contact:

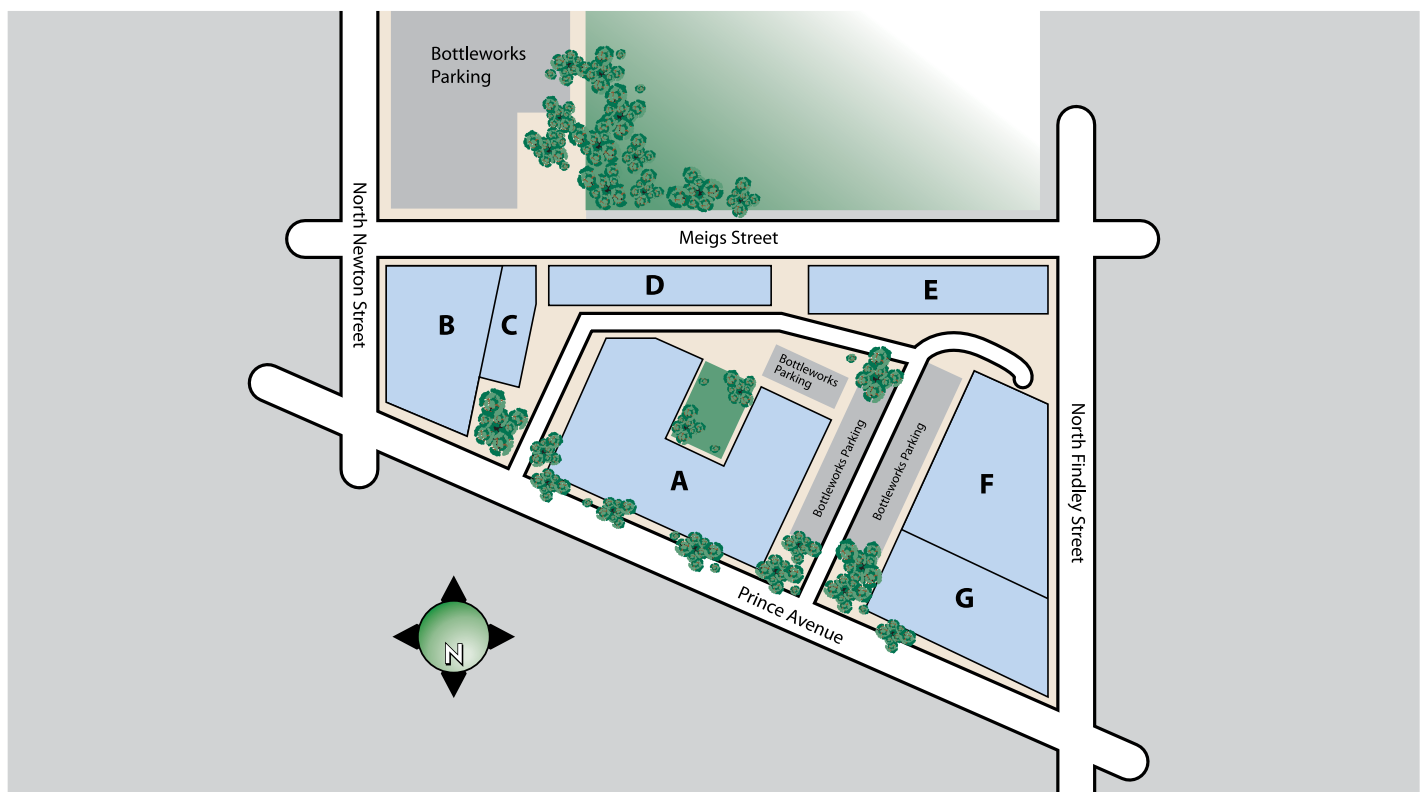
Owned & Renovated by



PARKSIDE PARTNERS

Bottleworks

297 Prince Avenue | Athens, Georgia



Bottleworks

- | | |
|----------------|--|
| Building A | Class A Loft Office – Two-story, 20,000 sf building. Beautifully renovated lobby surrounds landscaped courtyard area with water feature. |
| Building B & C | Restaurant/Entertainment - Single-story, 7,000 sf buildings. Dedicated outdoor seating areas and courtyard overlooking Prince Avenue. Roll up doors, skylights and large windows allow for abundant natural light. |
| Building F | Class A Mixed-Use - Loft Office/Retail/Restaurant - Two-story, 10,000 sf building. Executive Suites Available. Outdoor seating and parking at front door. |
| Building G | Class A Loft Office/Retail – Single-story, 4,500 sf building. Ground level frontage on Prince Avenue. |

• **Abundant Free Onsite Parking in Downtown Athens** •

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Bottleworks is conveniently located in downtown Athens in the popular Prince Avenue Corridor. Situated in the midst of Boulevard, Five Points and Normaltown neighborhoods, Bottleworks is only one mile from the new U.G.A. Health Sciences Campus. Becoming known as one of Athens' trendiest new restaurant and entertainment venues, the location is ideal for the city's pedestrian-friendly, relaxed atmosphere.

- Ideal Location in Downtown Athens
- Walking Distance to UGA Campus
- 1-mile from Athens Regional Hospital and UGA Medical School
- Abundant Dedicated Parking in Downtown Athens

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AUSTIN
SUMNER
PROPERTIES

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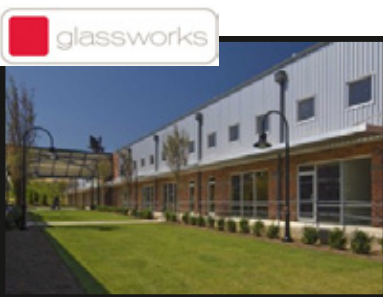
Commercial Loft Buildings Developed by Parkside Partners



Bottleworks



Parkside
Brookhaven



Since 2003, Parkside Partners has developed or acquired 11 loft office buildings totaling more than 400,000 SF serving more than 100 clients. Project sizes have ranged from 16,000 to 62,000 SF.