



Saddlebrook Office Park

Offering Summary

Building Size:	23,500 SF
Available SF:	450 SF – 3,000 SF
Lot Size:	6.8 Acres
Year Built:	2001
Zoning:	O-I (Office-Institutional)
Traffic Count:	22,300

Available Spaces:

Suite	Size (SF)	Lease Type	Lease Rate
Suite 204*	450 SF	Modified Gross	\$19.00 SF/yr
Suite 206*	1,800 SF	Modified Gross	\$18.00 SF/yr
Suite 208*	3,000 SF	Modified Gross	\$17.50 SF/yr

**Suites 204, 206 and 208 can be combined to create a contiguous 5,250 SF availability*

Get more information

Andrew D. Joyner, CCIM

Senior Vice President

D 770 532 9911

andrew.joyner@avisonyoung.com



Property Highlights

- 23,500 SF Professional Office Building Situated on a Serene and Private 6.8 Acre Lot
- Located in the Heart of the Thriving North Fulton Business and Technology District
- Surrounded by Residential Neighborhoods, Shopping Centers, and Upscale Restaurants
- Convenient to GA 400, North Point Mall, and Emory Johns Creek Hospital
- Newly Renovated with Move-In Ready Suites
- Beautifully Landscaped
- Ample Parking
- Multiple Building Entrances Allow for Convenient Access to Suites

**AVISON
YOUNG**

Andrew D. Joyner, CCIM

Senior Vice President

D 770 532 9911

andrew.joyner@avisonyoung.com

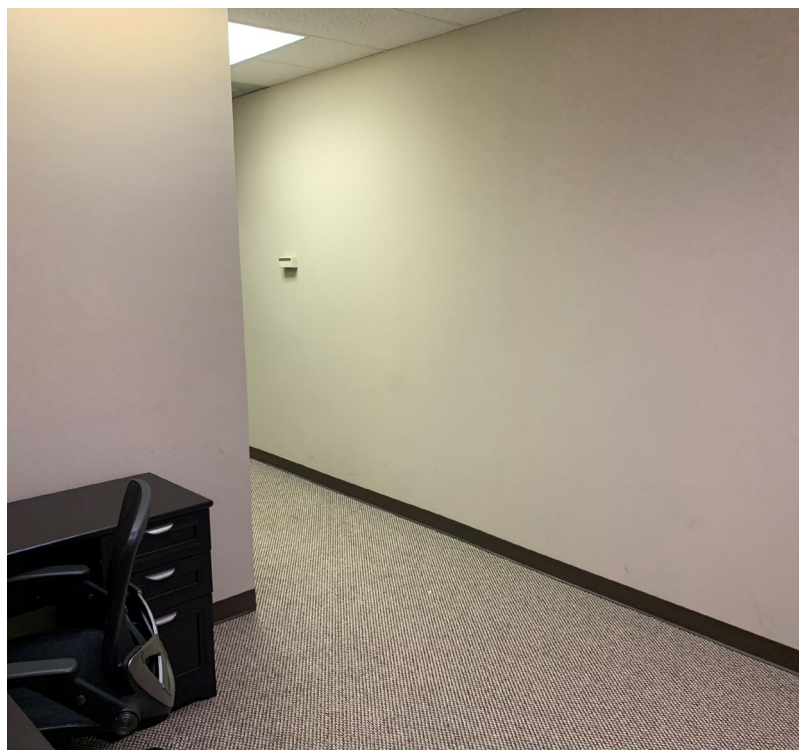
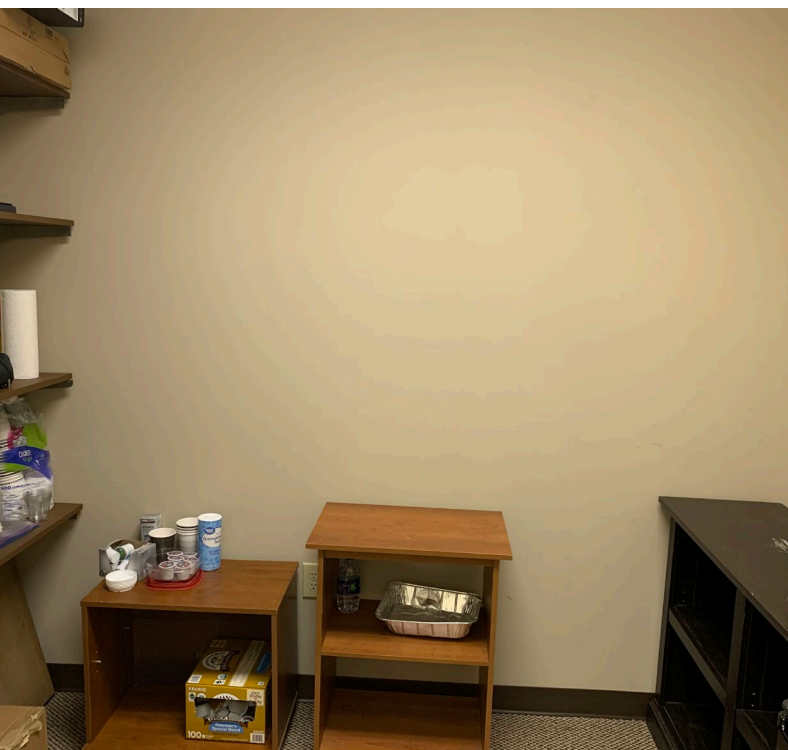
Avison Young - Gainesville | 425 Spring Street SE, Suite 200 | Gainesville, GA 30501

© 2026. Avison Young - Gainesville. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified.

Avison Young - Gainesville does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

Suite 204 Photos

11030 Jones Bridge Road



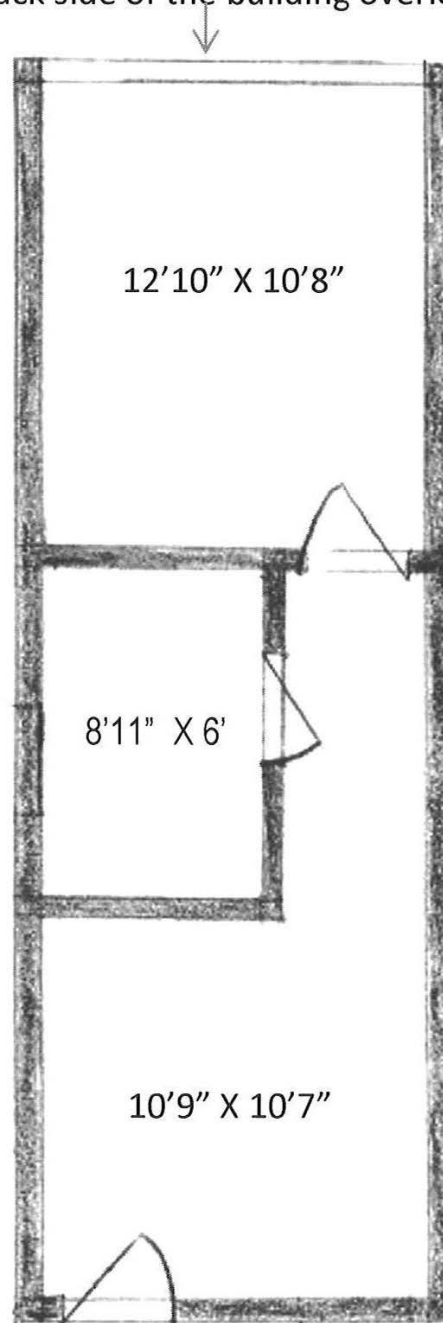
**AVISON
YOUNG**

Andrew D. Joyner, CCIM
Senior Vice President
D 770 532 9911
andrew.joyner@avisonyoung.com

Avison Young - Gainesville | 425 Spring Street SE, Suite 200 | Gainesville, GA 30501

© 2026. Avison Young - Gainesville. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young - Gainesville does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

Windows face back side of the building overlooking greenery.



Entry off hallway



Andrew D. Joyner, CCIM
Senior Vice President
D 770 532 9911
andrew.joyner@avisonyoung.com

Suite 206 Photos

11030 Jones Bridge Road



**AVISON
YOUNG**

Andrew D. Joyner, CCIM
Senior Vice President
D 770 532 9911
andrew.joyner@avisonyoung.com

Avison Young - Gainesville | 425 Spring Street SE, Suite 200 | Gainesville, GA 30501

© 2026, Avison Young - Gainesville. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young - Gainesville does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

Suite 206 Photos

11030 Jones Bridge Road

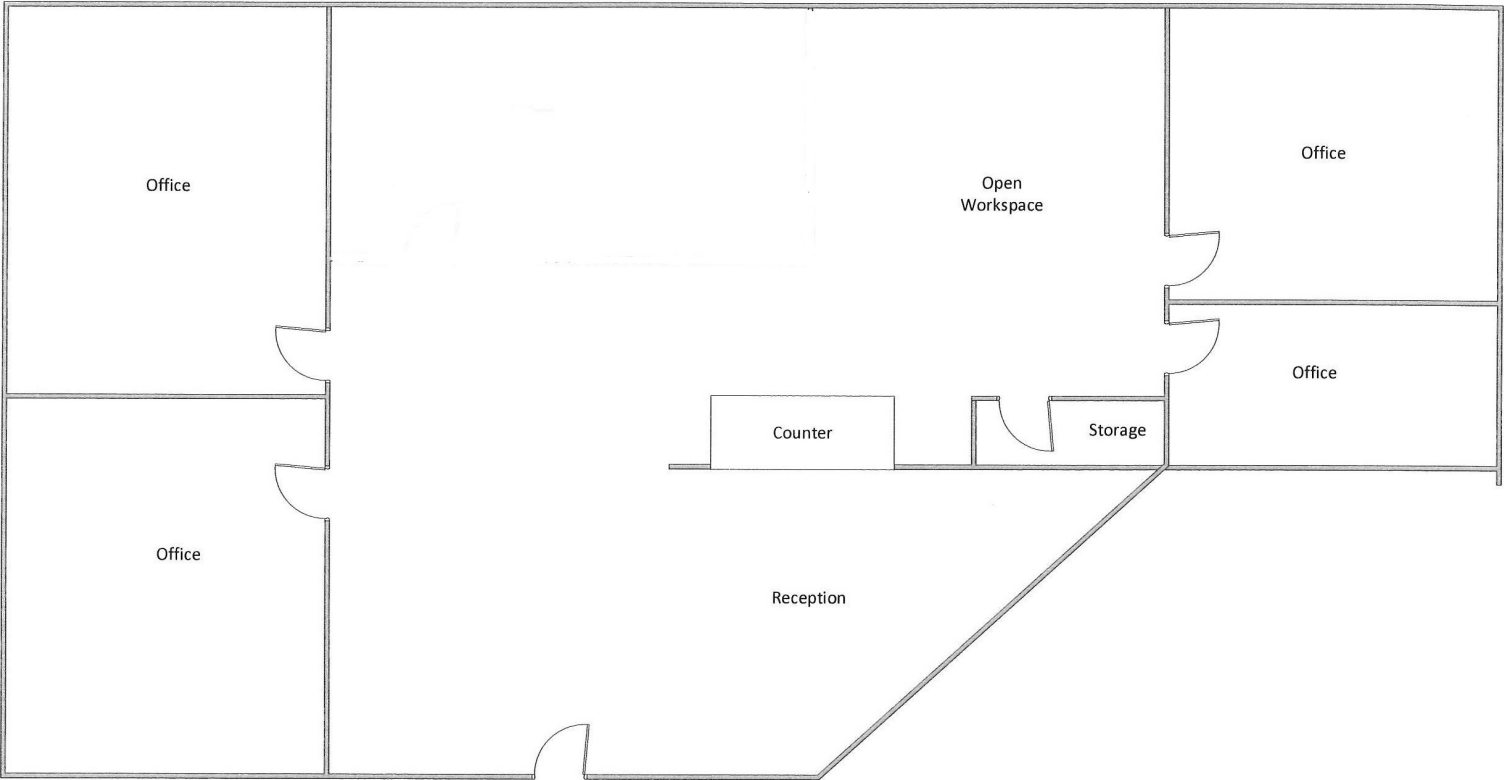


**AVISON
YOUNG**

Andrew D. Joyner, CCIM
Senior Vice President
D 770 532 9911
andrew.joyner@avisonyoung.com

Avison Young - Gainesville | 425 Spring Street SE, Suite 200 | Gainesville, GA 30501

© 2026, Avison Young - Gainesville. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young - Gainesville does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.



Andrew D. Joyner, CCIM
Senior Vice President
D 770 532 9911
andrew.joyner@avisonyoung.com

Suite 208 Photos

11030 Jones Bridge Road



**AVISON
YOUNG**

Andrew D. Joyner, CCIM
Senior Vice President
D 770 532 9911
andrew.joyner@avisonyoung.com

Avison Young - Gainesville | 425 Spring Street SE, Suite 200 | Gainesville, GA 30501

© 2026. Avison Young - Gainesville. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young - Gainesville does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

Suite 208 Photos

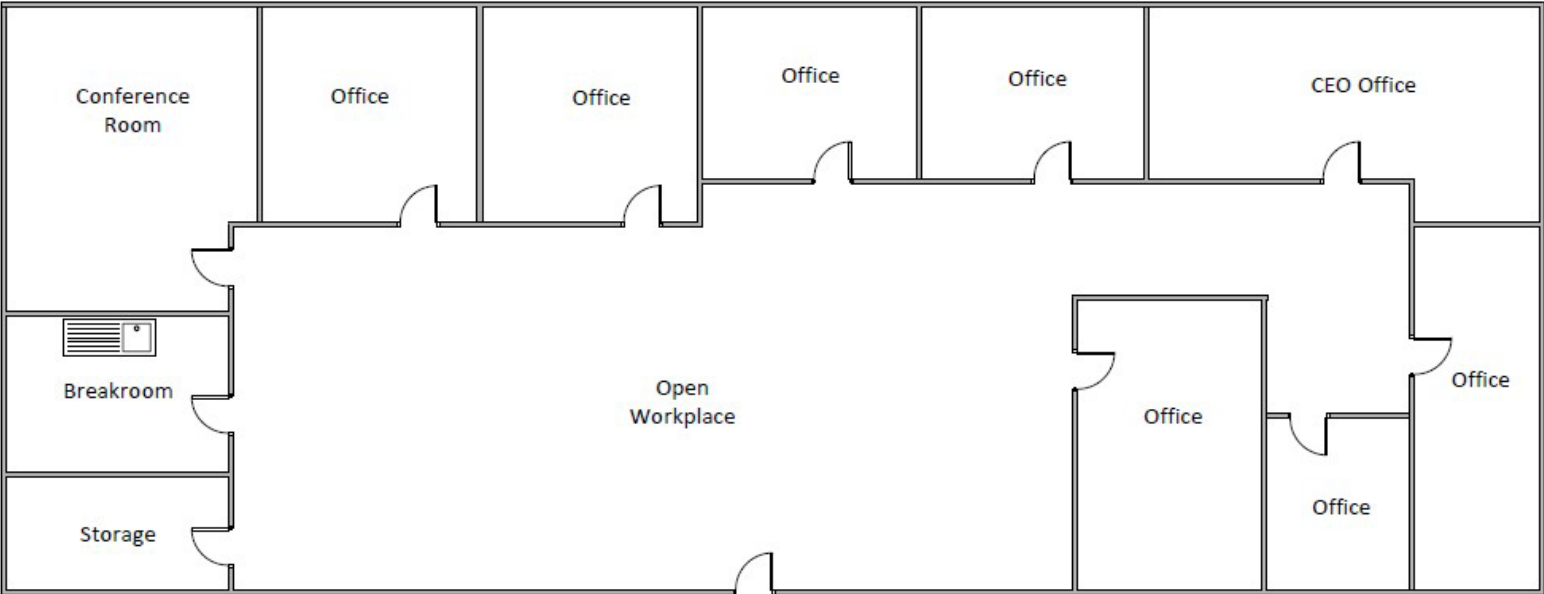
11030 Jones Bridge Road



Andrew D. Joyner, CCIM
Senior Vice President
D 770 532 9911
andrew.joyner@avisonyoung.com

Avison Young - Gainesville | 425 Spring Street SE, Suite 200 | Gainesville, GA 30501

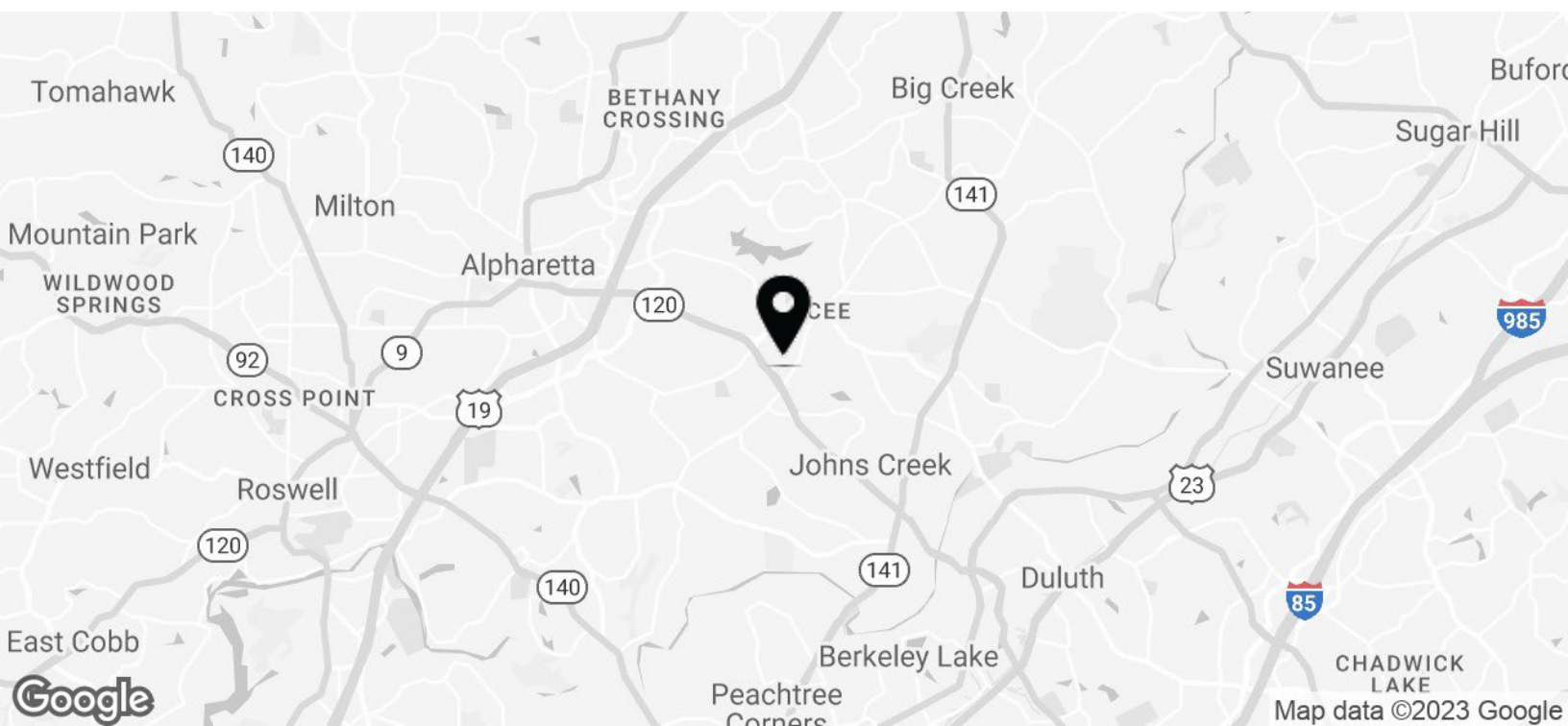
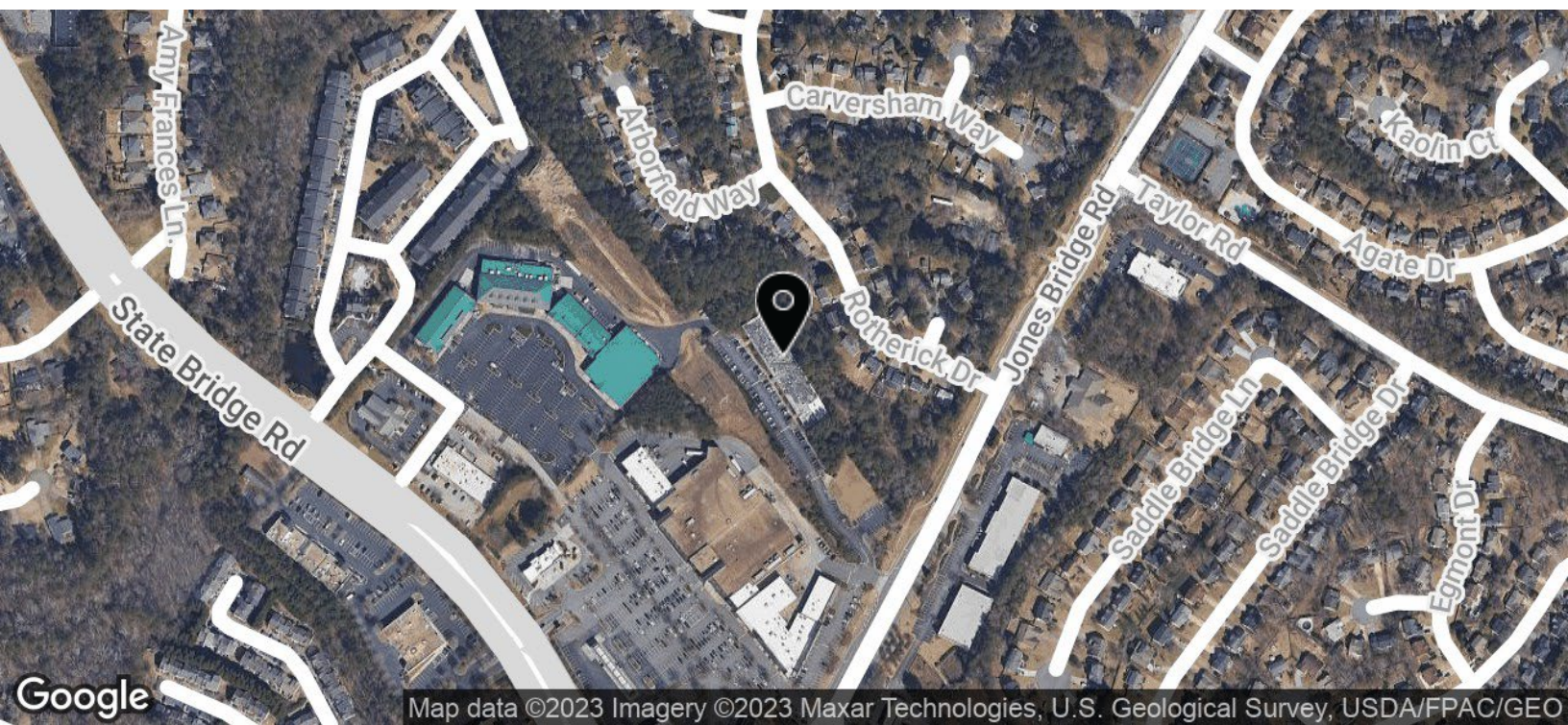
© 2026, Avison Young - Gainesville. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young - Gainesville does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.



Andrew D. Joyner, CCIM
Senior Vice President
D 770 532 9911
andrew.joyner@avisonyoung.com

Office Building For Lease

11030 Jones Bridge Road



**AVISON
YOUNG**

Andrew D. Joyner, CCIM
Senior Vice President
D 770 532 9911
andrew.joyner@avisonyoung.com

Avison Young - Gainesville | 425 Spring Street SE, Suite 200 | Gainesville, GA 30501

© 2026, Avison Young - Gainesville. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young - Gainesville does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.



Let's talk.

Andrew D. Joyner, CCIM

Senior Vice President

D 770 532 9911

andrew.joyner@avisonyoung.com

Avison Young - Gainesville
425 Spring Street SE, Suite 200 | Gainesville, GA 30501

© 2026. Avison Young - Gainesville. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young - Gainesville does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

**AVISON
YOUNG**
