



PROPERTY HIGHLIGHTS

- ± 16,000 SF office building located in Roswell, GA (North Atlanta MSA)
- ± 1,000 SF ground-level office condo, Suite 130, available for immediate lease at a rate of \$1,300/month plus gas, electricity and pass through expenses for water, sewer & trash
- Suite 130 has six offices, reception area, kitchenette & restroom
- Monument signage available
- Off-Street, surface parking available
- Property is conveniently located just off Holcomb Bridge Road, near GA-400

OFFERING SUMMARY

| | |
|--------------------|---------------------------------------|
| Property Address: | 200 Market Place Roswell, GA 30075 |
| County: | Fulton |
| Building Size: | ± 16,000 SF |
| Available SF: | ± 1,000 SF |
| Lease Rate: | \$1,300/Month |
| Lease Type: | Modified Gross |
| Parking Type: | Off-Street, Surface |
| Available Signage: | Monument |



LEASE RATE: \$1,300/Month



AVAILABLE SPACE: ± 1,000 SF



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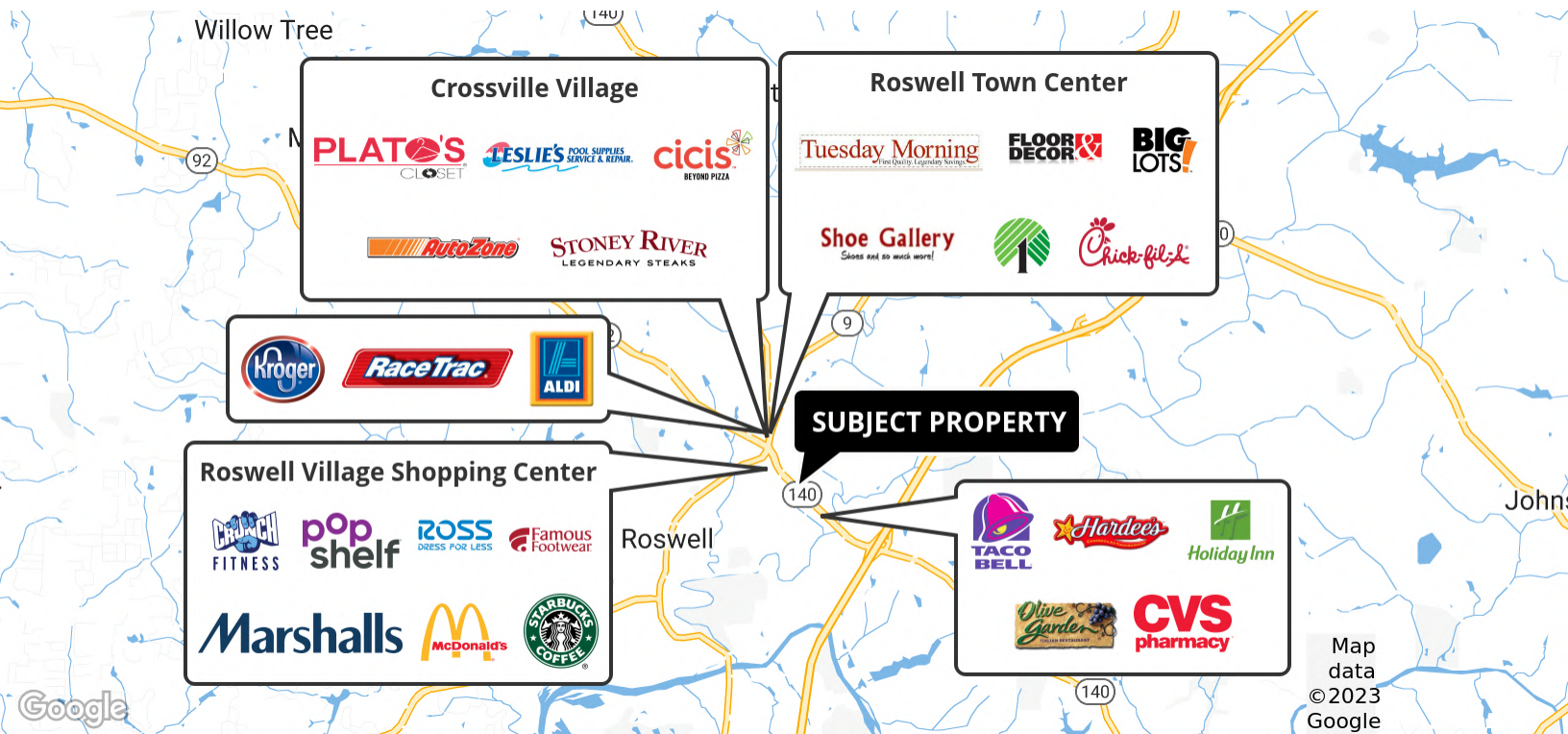
LOCATION OVERVIEW

This office condo is located in Roswell just off Holcomb Bridge Road near its intersection with Grimes Bridge Road. This heavy commercial area includes Roswell Village Shopping Center, Roswell Town Center, Crossville Village, Holiday Inn, CVS, Olive Garden, Kroger and a significant number of medical offices.

GA-400 is less than 2 miles east of the condo and Downtown Atlanta is located 22 miles south.



RETAILER MAP

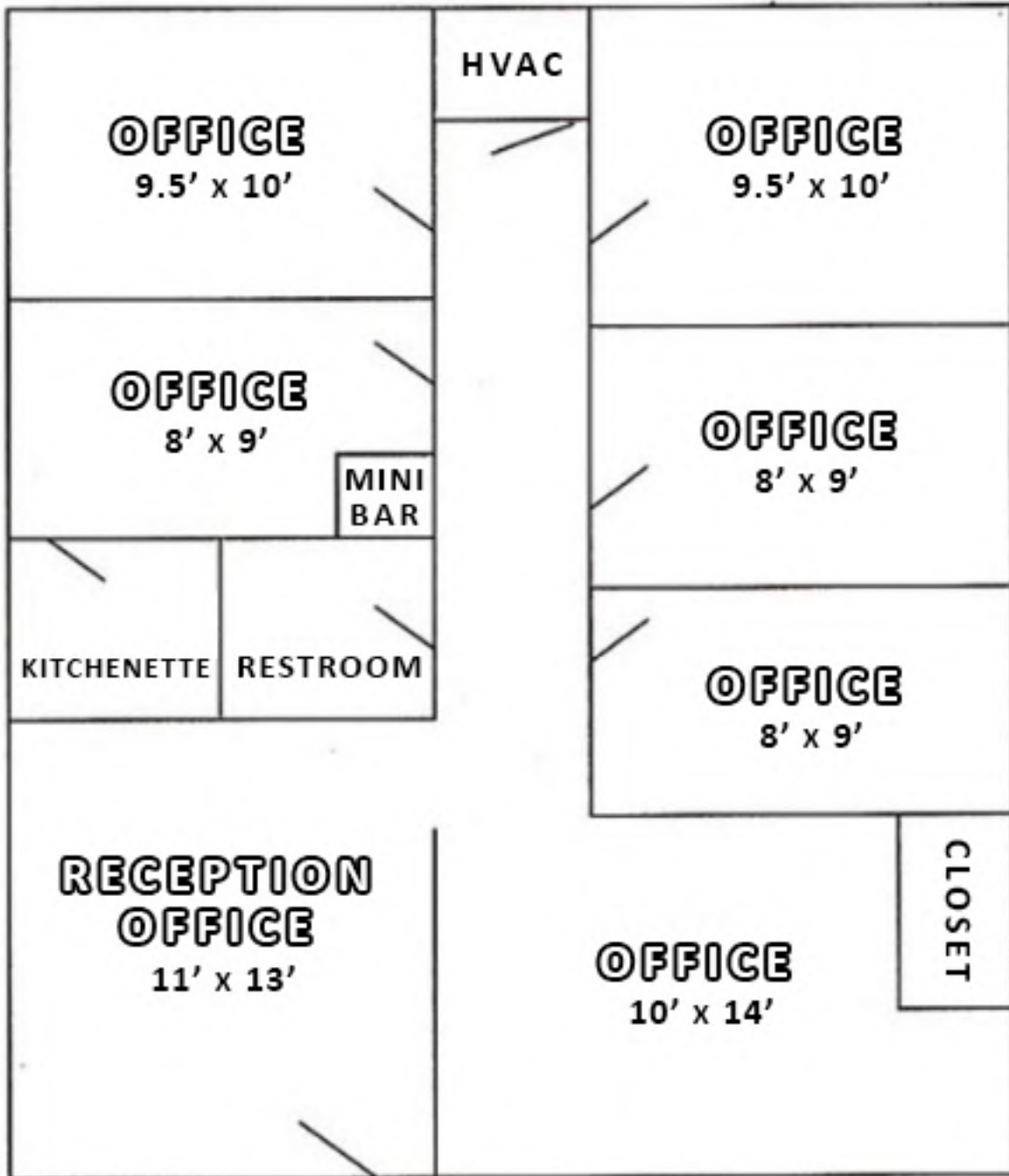


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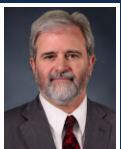
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Office Space



Office Space



Office Space



Office Space



Office Space



Closet Space



Restroom



Restroom

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