



For more information on this opportunity, please contact:

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## DESCRIPTION:

Available Now - 4,000 sq ft of pristine Class B Professional Office Space conveniently located halfway between Roswell and I-575 just off Hwy 92 in Woodstock, GA. The location is 3 miles east of I-575, 1.5 miles to downtown Woodstock and 9 miles from Roswell. Recently renovated and ready to occupy. Easy to view. Call for keypad code.

## HIGHLIGHTS:

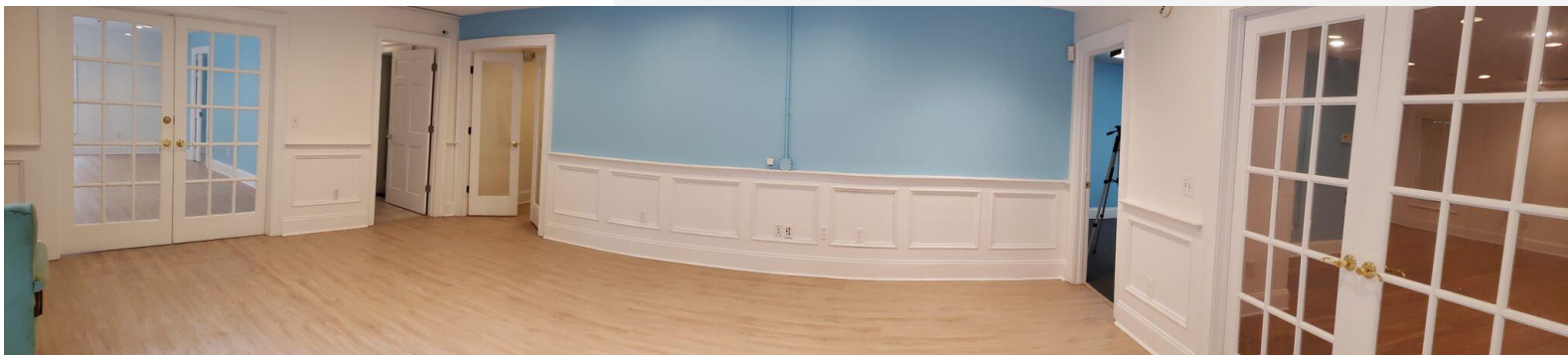
- Located off a private road but close to major thoroughfares
- Close to shopping, dining & business services
- Recently renovated with new paint
- Well-appointed Reception area, Conference Rooms, Kitchen, Bathrooms (one with a shower)
- Hardwood Floors on the first floor
- Lots of storage
- Ample parking with 20+ parking spaces
- 2-sided monument signage available
- Multiple offices of various sizes
- Building owners work onsite daily
- Lease rate includes all utilities except phone & Wifi

▪ **Space Available:** 4,000 Sq Ft.

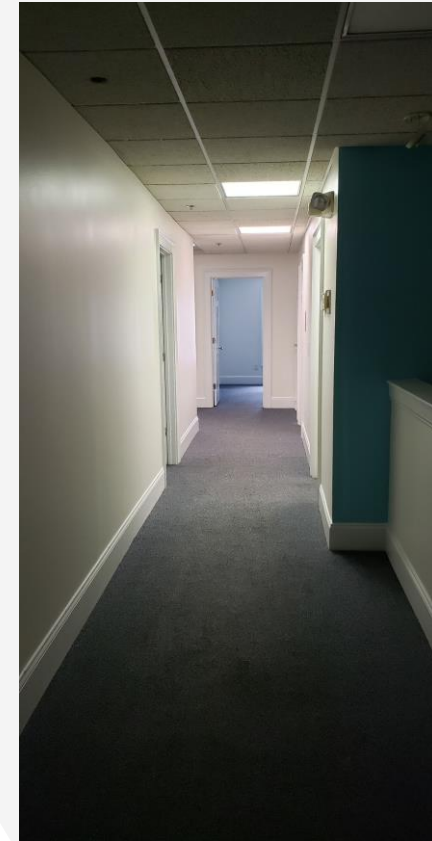
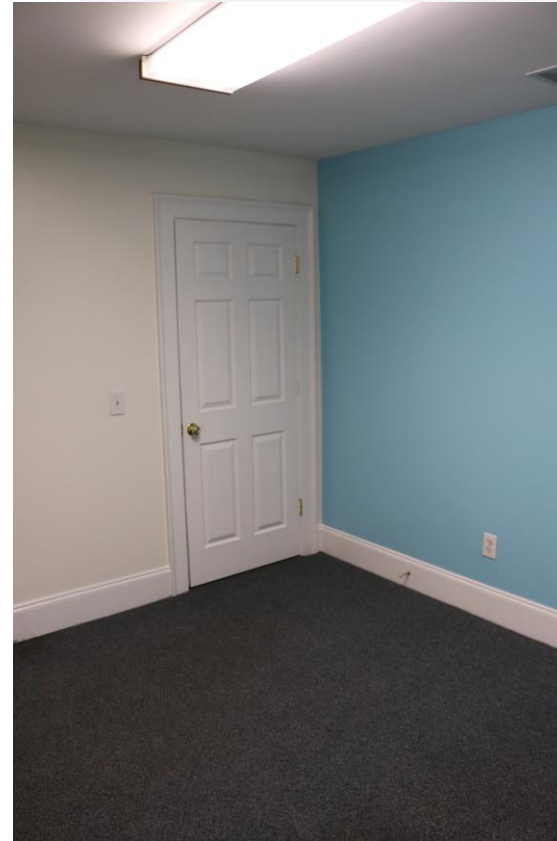
**Lease Rate:** \$5,000/mo - includes utilities except phone & wifi



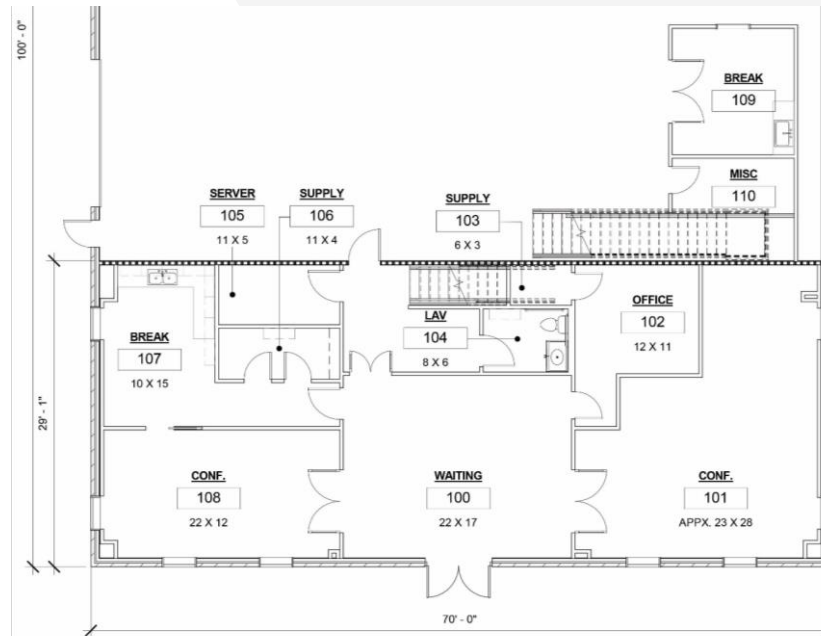
**PHOTOGRAPHS – 1<sup>st</sup> Floor**



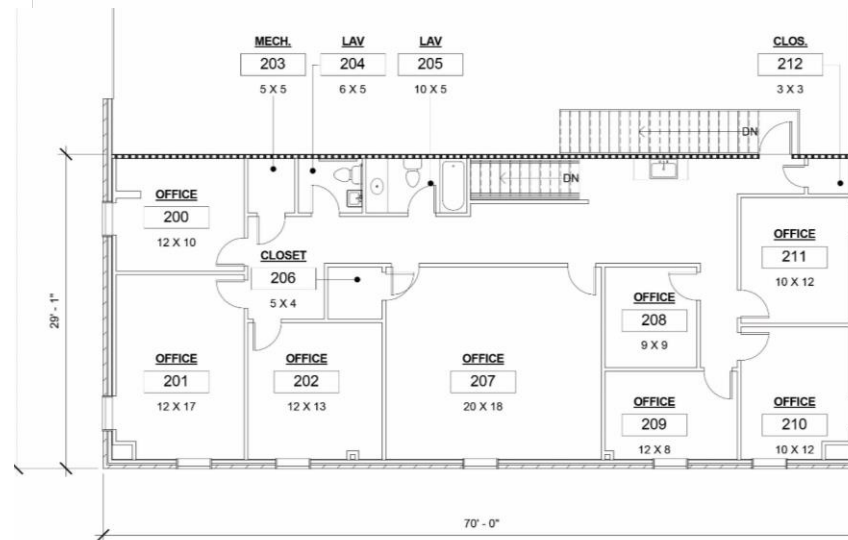
## PHOTOGRAPHS – 2nd Floor



**FLOOR PLAN**



1 LOWER LEVEL  
1/8" = 1'-0"



2 UPPER LEVEL  
1/8" = 1'-0"



**AERIAL MAP**

