

FOR LEASE > OFFICE SPACE > PEACHTREE CORNERS

SPALDING WOODS 100 - 300

3850 Holcomb Bridge Road | Norcross, GA 30092



SPACES AVAILABLE FROM 750 - 33,780 SF

Property Features:

- Park-like setting
- High-end finishes
- Ample glass
- Abundant parking

Location and Accessibility:

- Convenient access to Holcomb Bridge/ Peachtree Industrial
- Excellent visibility from Holcomb Bridge Rd.



Jointly marketed by:



Kevin Brangers, CCIM
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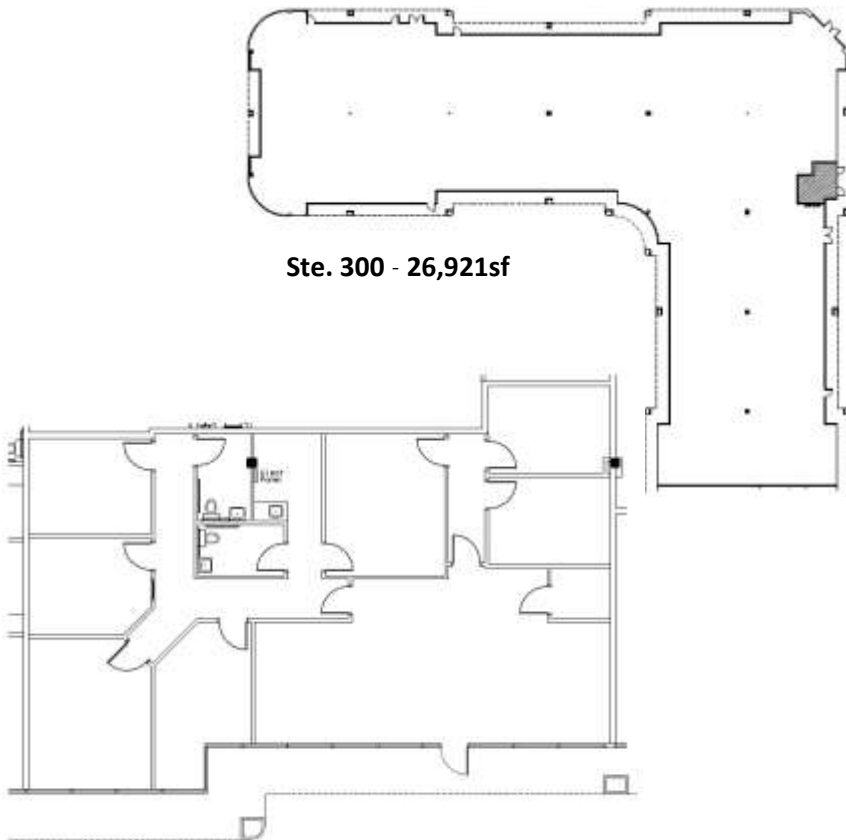
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AVAILABLE SPACE

Suite	SF Available	Max. Contig.	Min. Div.	Rate
BLDG. 100				
106	2,000	2,000	2,000	\$10.50 MG
140	1,401	2,579	1,401	\$10.50 MG
155	1,631	1,631	1,631	\$10.50 MG
160	10,608	10,608	2,000	\$10.50 MG
BLDG. 200				
215	2,722	2,722	2,722	\$10.50 MG
245	3,284	5,368	3,284	\$10.50 MG
255	3,556	4,974	1,415	\$10.50 MG
BLDG. 300				
300	33,780	33,780	750	NEG.



Click suite for floor plan



Ste. 215 - 2,722sf

No warranty or representation, express or implied, is made as to the information contained herein, and same is submitted subject to errors, omissions, change of price, rental, or other conditions, withdrawal without notice, and to any special listing conditions.

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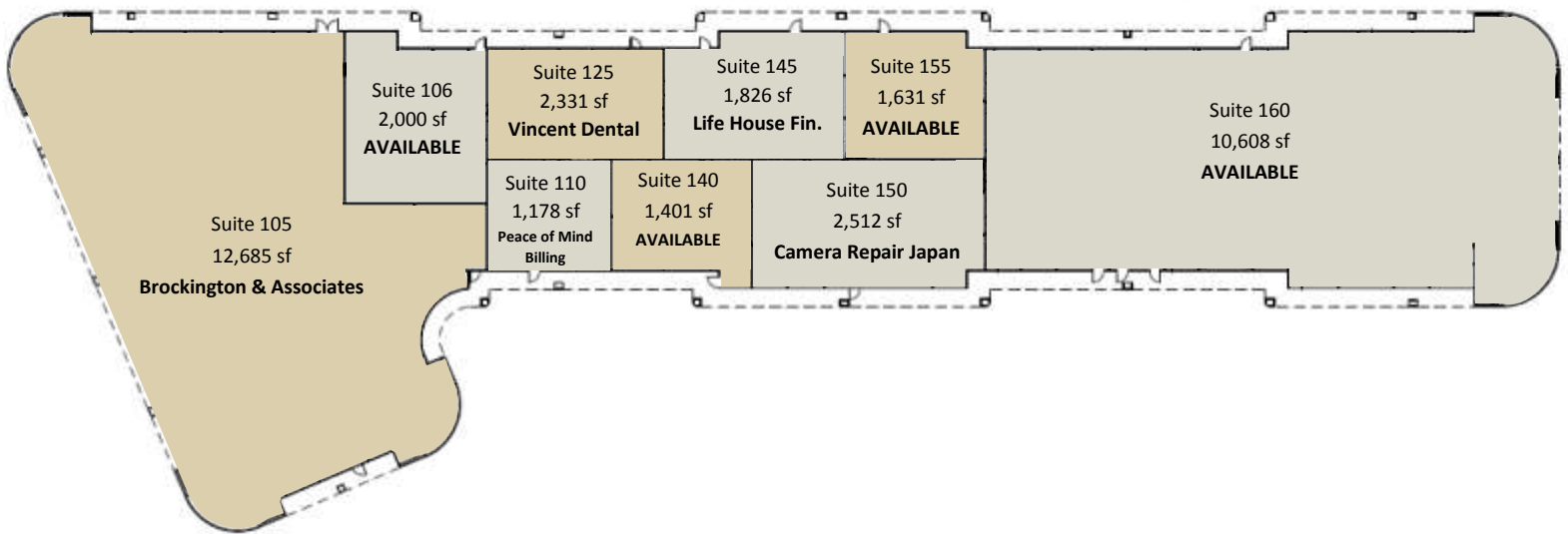
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BUILDING 100



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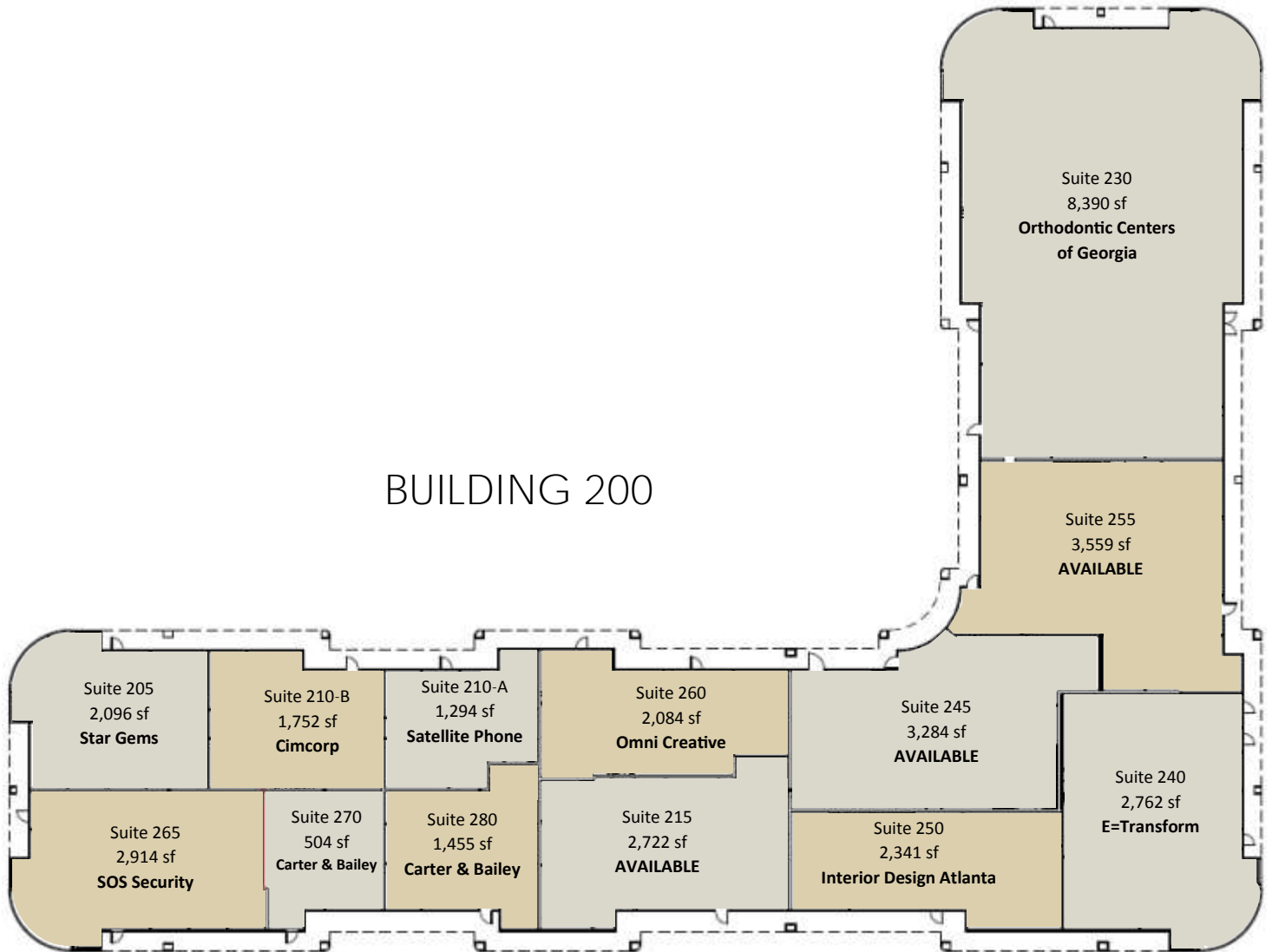


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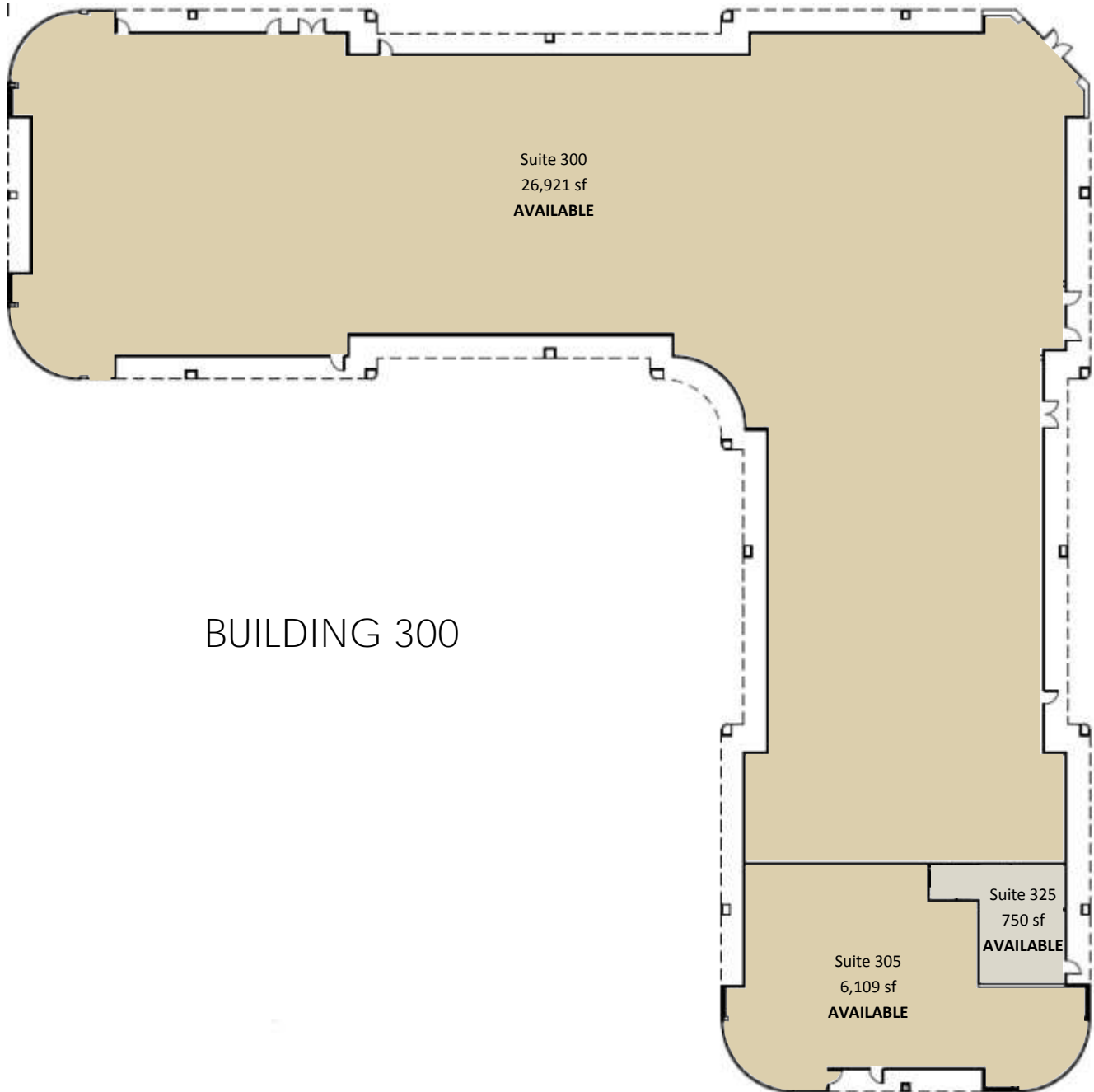
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FACT SHEET:

Location:	3850 Holcomb Bridge Road Norcross, GA 30092
Submarket:	Peachtree Corners/South Gwinnett County
Year Built:	1986
Building Size:	3 individual buildings approximately 30,000 SF each
Landlord:	Institutional Ownership - VIII FS Norcross
Landlord Rep:	Kairos Realty Advisors & Pollock Commercial
No. of Floors:	1 story brick
Floor Size:	30,000 RSF
Escalations:	3% Annually
Internet:	Comcast/AT&T
OPEX Estimate:	\$5.65/RSF
Parking:	4/1,000
TI Allowance:	Negotiable
Term:	Negotiable
Amenities:	Numerous restaurants nearby Close proximity to the Forum Public transportation LA Fitness US Postal Office & onsite FedEx/UPS drop box

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