

1261

COMMERCIAL DR SW

CONYERS, GA 30094

DESIGN YOUR SPACE.
LANDLORD WILL INVEST
IN YOUR BUILD-OUT.

FLEXIBLE 2,650 SF OFFICE / MEDICAL SUITE
WITH SUBSTANTIAL BUILD-OUT ALLOWANCE



2,650 SF
AVAILABLE
FIRST FLOOR



\$18.50/SF
BASE RENT



\$6.64/SF
ESTIMATED OPERATING
EXPENSES*
Includes Taxes, Insurance,
HOA Fees & Water



AMPLE PARKING
Abundant surface parking
for employees & visitors



ELECTRICITY
TO BE DETERMINED
BASED ON USAGE

SUBSTANTIAL LANDLORD BUILD-OUT ALLOWANCE AVAILABLE!

Level of landlord investment based primarily on lease term. Longer terms may qualify for greater landlord contribution.

EXISTING SPACE PHOTOS



CONCEPTUAL PLAN FOR ILLUSTRATIVE PURPOSES ONLY



IDEAL FOR

- ✓ Medical / Healthcare
- ✓ Therapy / Counseling
- ✓ Professional Office
- ✓ Legal / Accounting
- ✓ Insurance
- ✓ Training / Education
- ✓ Nonprofit / Administrative

PROPERTY HIGHLIGHTS

- 2,650 SF flexible suite
- Customize the space to fit your exact needs
- Substantial landlord build-out allowance available
- Ample surface parking
- Established professional office environment
- Convenient access to I-20 & major corridors
- Tenant improvement options available

FLEXIBLE LAYOUT OPTIONS – DESIGNED FOR YOUR BUSINESS

MEDICAL / CLINICAL LAYOUT



PROFESSIONAL OFFICE LAYOUT



TRAINING / EDUCATION LAYOUT



**SCHEDULE
A TOUR TODAY!**

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**COLDWELL BANKER
COMMERCIAL**
METRO BROKERS

BRING YOUR VISION.
WE'LL HELP BUILD THE SPACE.

*Operating expenses are an estimate
and subject to annual reconciliation.

All information deemed reliable but
not guaranteed.