

1968 SF OFFICE FOR LEASE

THE GRASSLANDS

1855 LOCKEWAY DRIVE, BLDG. 500, SUITE 502-503 ALPHARETTA, GA 30004



1,968 SF FOR LEASE

KELLER WILLIAMS REALTY

695 Mansell Rd. Suite 120
Roswell, GA 30076



Each Office Independently Owned and Operated

PRESENTED BY:

ALAN WYATT

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395604, Georgia

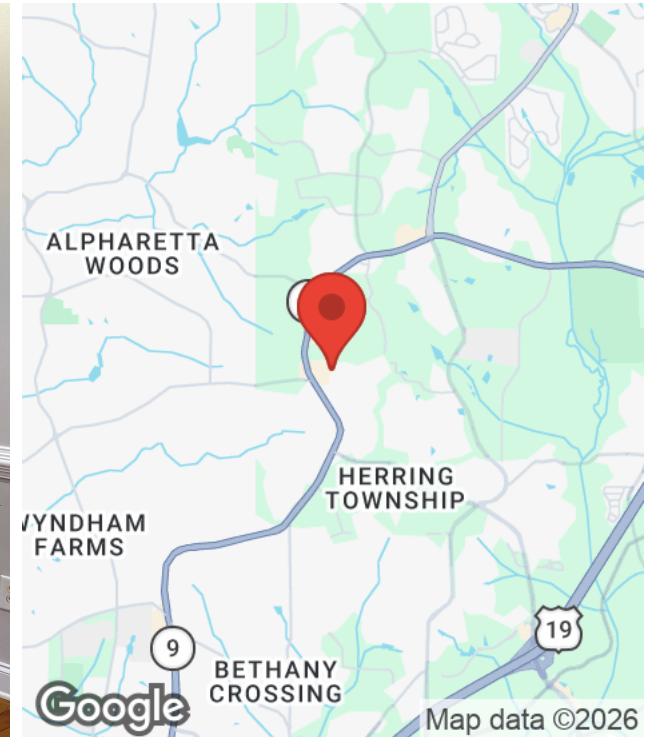
CHAD BROWN

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OFFICE DESCRIPTION

1855 LOCKEWAY DRIVE



PROPERTY OVERVIEW

Professional office building in a quiet well maintained office park with easy access to 400. The 1,968 sf suite is perfect for corporate office use with a large reception area and conference room, five offices, two restrooms, storage closet, and a large break room.

\$17/SF, plus CAM and utilities. CAM is currently \$2.74/SF

Highly desirable office park with plenty of parking

Nicely appointed with hardwood flooring and molding. Offices are carpeted

Easy access to 400 off McFarland Parkway

Entry to Hwy 9 via controlled intersection with Grassland Parkway

Plenty of nearby amenities for employees; restaurants, grocery stores, etc.

For more information call Chad Brown 678-641-8273 or Alan Wyatt 770-361-0566

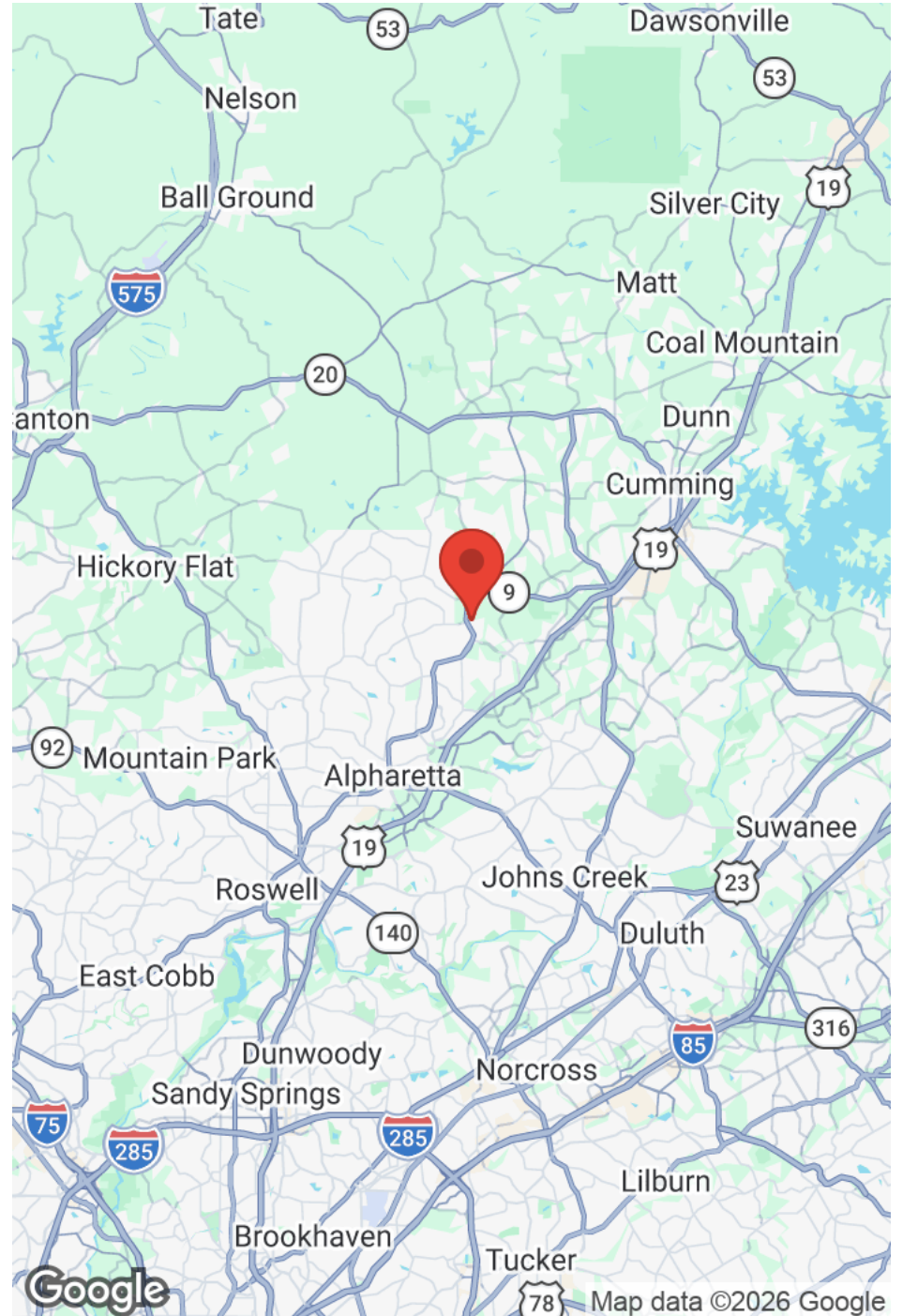
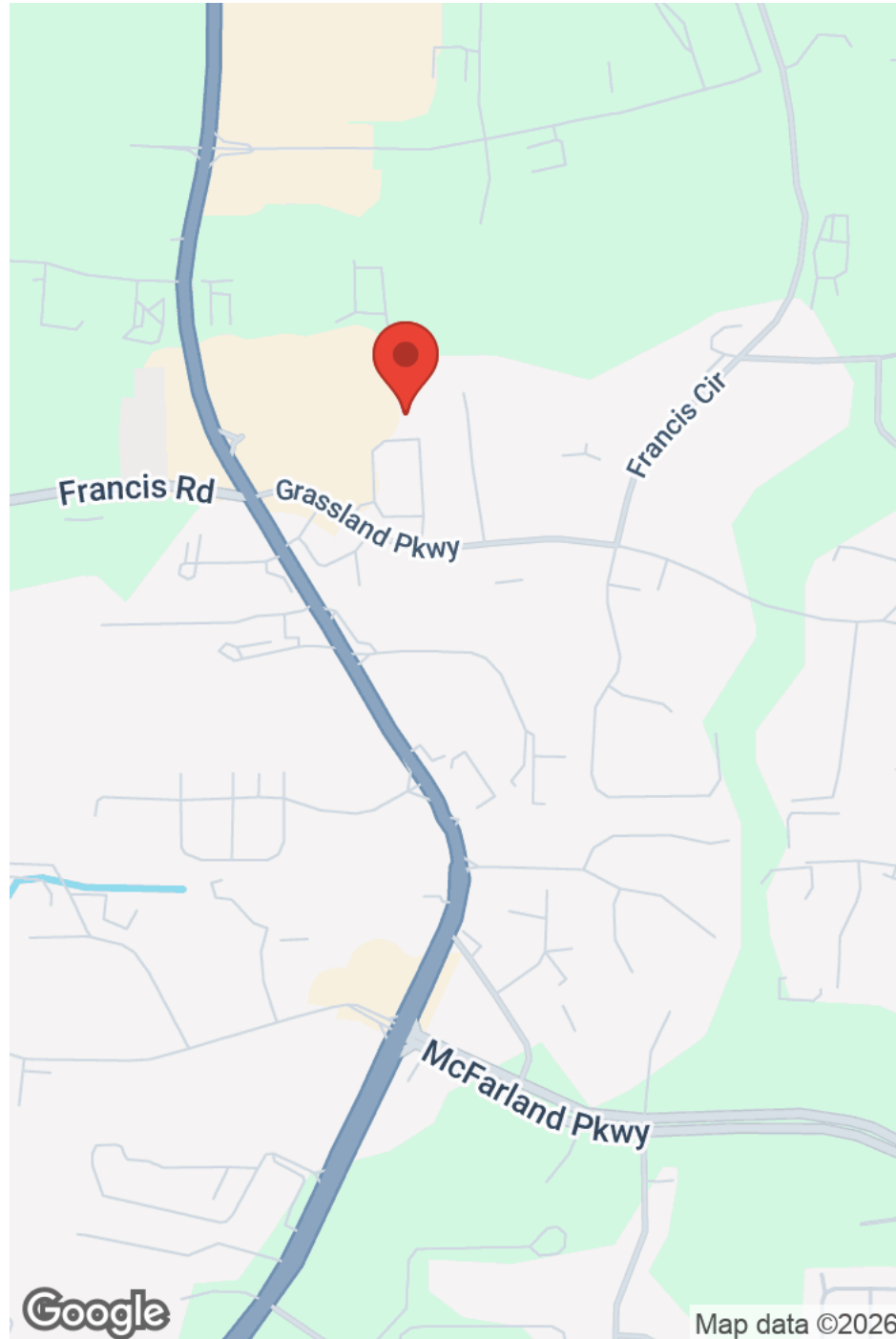
PROPERTY PHOTOS

1855 LOCKEWAY DRIVE



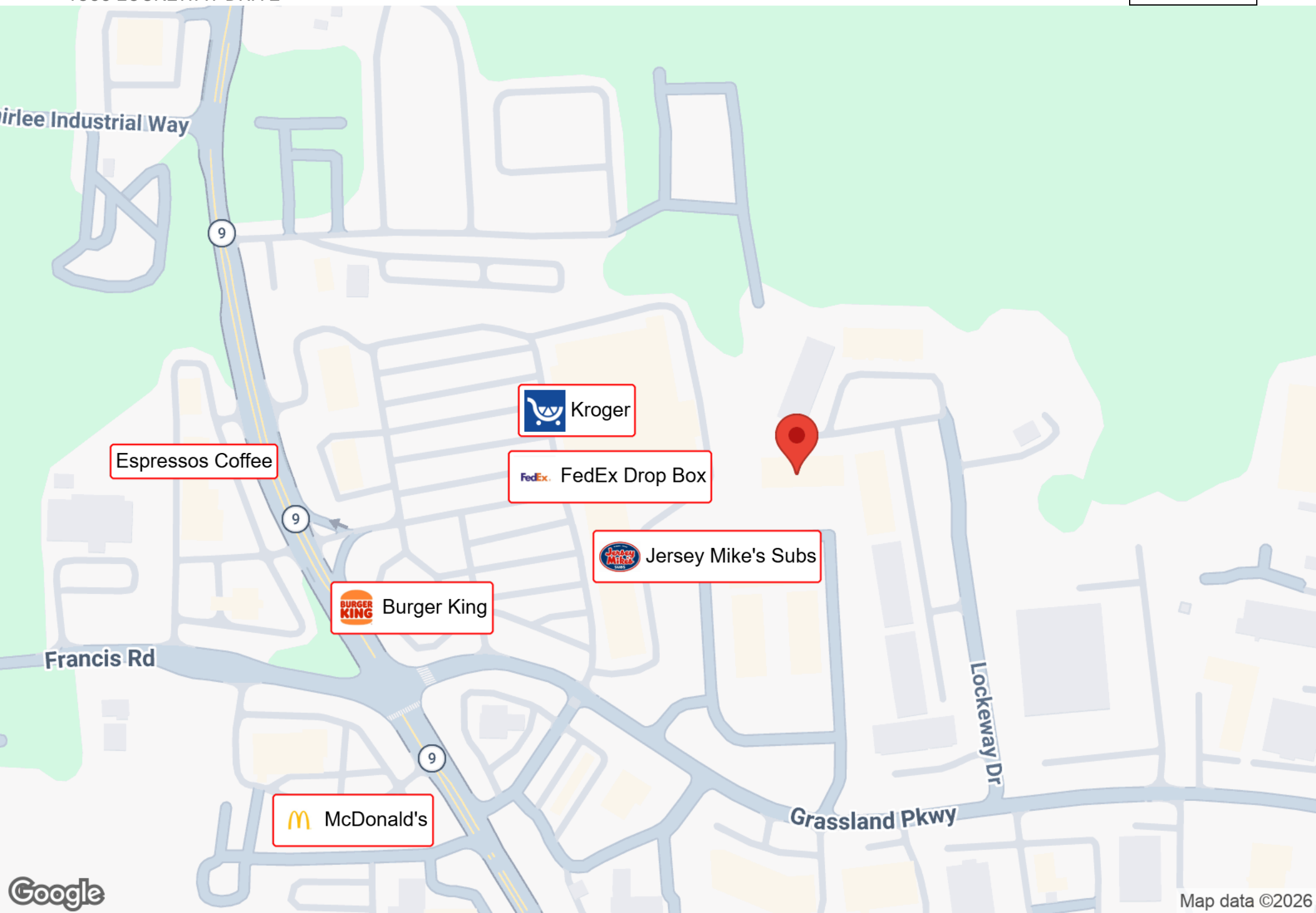
LOCATION MAPS

1855 LOCKEWAY DRIVE



BUSINESS MAP

1855 LOCKEWAY DRIVE



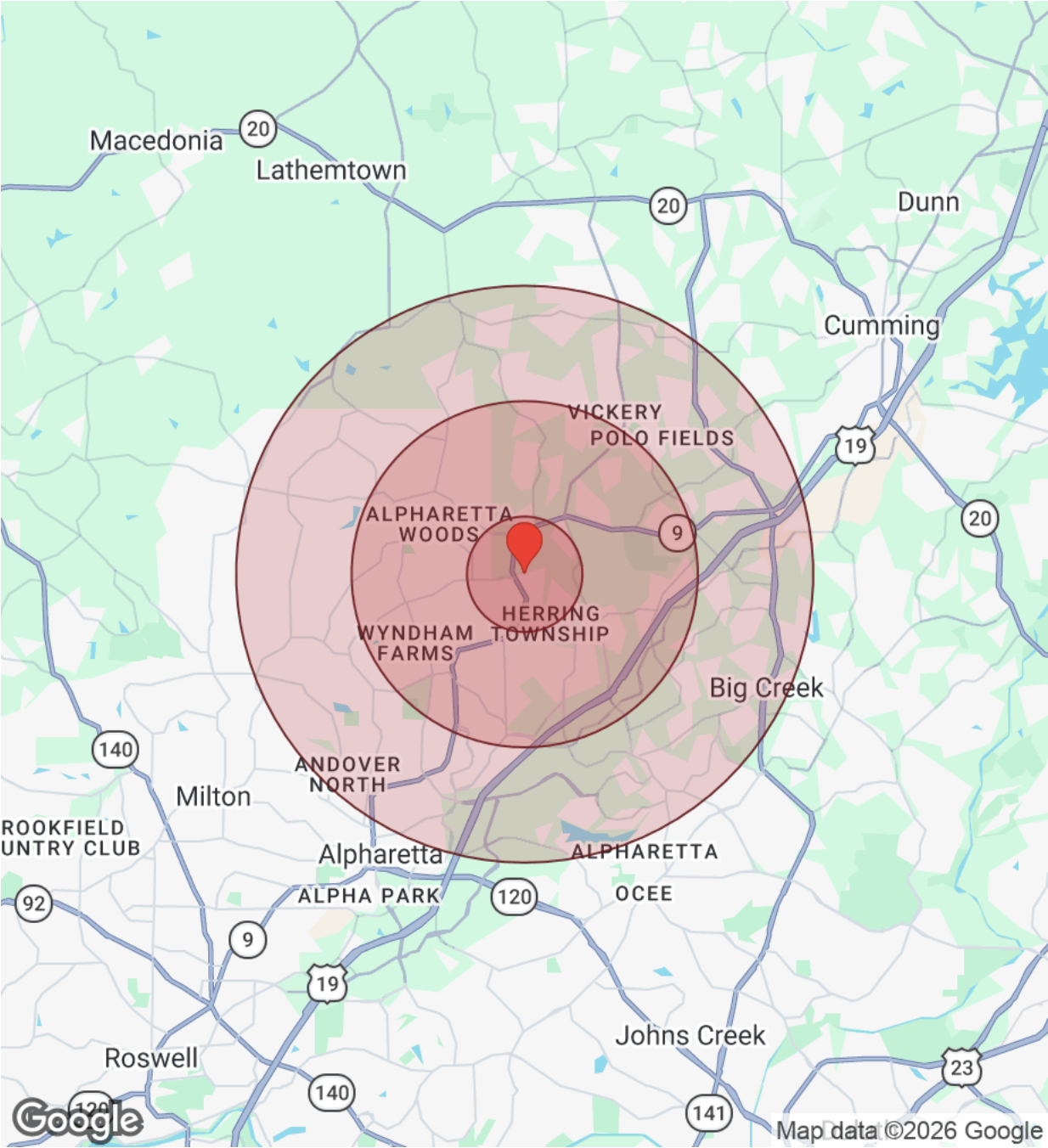
AERIAL MAP

1855 LOCKEWAY DRIVE



DEMOGRAPHICS

1855 LOCKEWAY DRIVE



Distance: 1 Mile 3 Miles 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	N/A	N/A	N/A
Female	N/A	N/A	N/A
Total Population	N/A	N/A	N/A
Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	N/A	N/A
Occupied	N/A	N/A	N/A
Owner Occupied	N/A	N/A	N/A
Renter Occupied	N/A	N/A	N/A
Vacant	N/A	N/A	N/A
Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	N/A	N/A	N/A
Ages 15 - 24	N/A	N/A	N/A
Ages 25 - 54	N/A	N/A	N/A
Ages 55 - 64	N/A	N/A	N/A
Ages 65+	N/A	N/A	N/A
Income	1 Mile	3 Miles	5 Miles
Median	N/A	N/A	N/A
Under \$15k	N/A	N/A	N/A
\$15k - \$25k	N/A	N/A	N/A
\$25k - \$35k	N/A	N/A	N/A
\$35k - \$50k	N/A	N/A	N/A
\$50k - \$75k	N/A	N/A	N/A
\$75k - \$100k	N/A	N/A	N/A
\$100k - \$150k	N/A	N/A	N/A
\$150k - \$200k	N/A	N/A	N/A
Over \$200k	N/A	N/A	N/A

FLOORPLAN

1855 LOCKEWAY DRIVE

