

BROKER BONUS

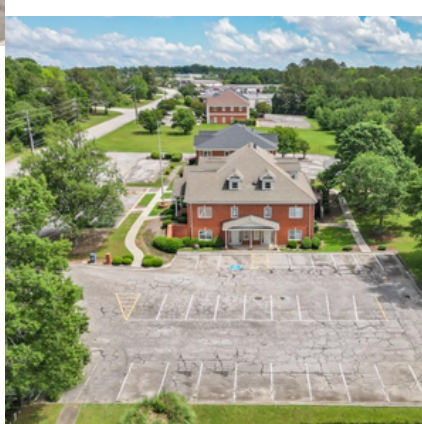
\$1000 FOR A LEASE OR \$2,500 FOR A SALE -
MUST BE COMPLETED BY 12/31/26

FOR SALE OR LEASE

889 COMMERCE DR SW
CONYERS, GA 30094



SUBURBAN 2-STAR OFFICE BUILDING FOR SALE OR LEASE



 Location: Situated in a thriving suburban area, this 3-story office building boasts convenience and accessibility, making it an ideal location for businesses seeking prime office space just outside the city of Atlanta, GA.

ASK ABOUT LEASE-TO PURCHASE OPTIONS!



WILDMOR ADVISORS
Your Business In The Right Place



(404) 467-2121



info@wildmoradvisors.com

OFFICE SPACE FOR SALE, LEASE, OR LEASE TO OWN



- **Total Space:** Approximately 11,200 square feet
- **Typical Floor Size:** 4,200 square feet
- **Lot Size:** 1.02 acres
- **Homeowners Association:** None
- **Year Built:** 1993
- **Utilities:** All spaces individually metered for electricity
- **Upgrades:** Two new kitchens and bathrooms, along with updated paint and flooring
- **Access:** Lower level features two distinct side entrances
- **Current Status:** Tenant in place with an annual lease

LISTED PRICE: \$1,265,900

LEASE RATES: \$14.00 - 18.00 / SF MODIFIED GROSS

RECENT UPGRADES

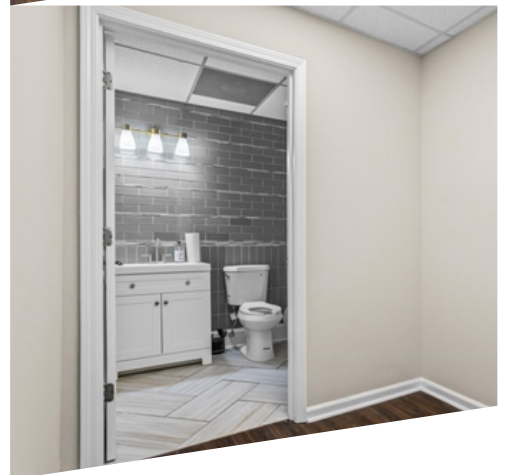


INTERIOR:

- New paint
- All new LVT flooring on the 1st and 3rd floor
- New hardware
- New CAT six cabling
- 2 new kitchens
- 2 new bathrooms

EXTERIOR:

- All mechanicals have been serviced
- The building has been newly painted
- Parking lot has been re-striped with 50 spaces
- Upgraded landscaping with outdoor seating
- GREAT LOCATION



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FLOORPLANS

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BELOW MARKET RENTAL RATES !

Top floor - Suites C-D 3,200 sqft \$14.00 PSF Modified Gross

Street level - Suite A-B 1,500 sqft \$18.00 PSF Modified Gross

Lower level - Suite E-F 2,000-4,000 sqft \$18.00 PSF Modified Gross



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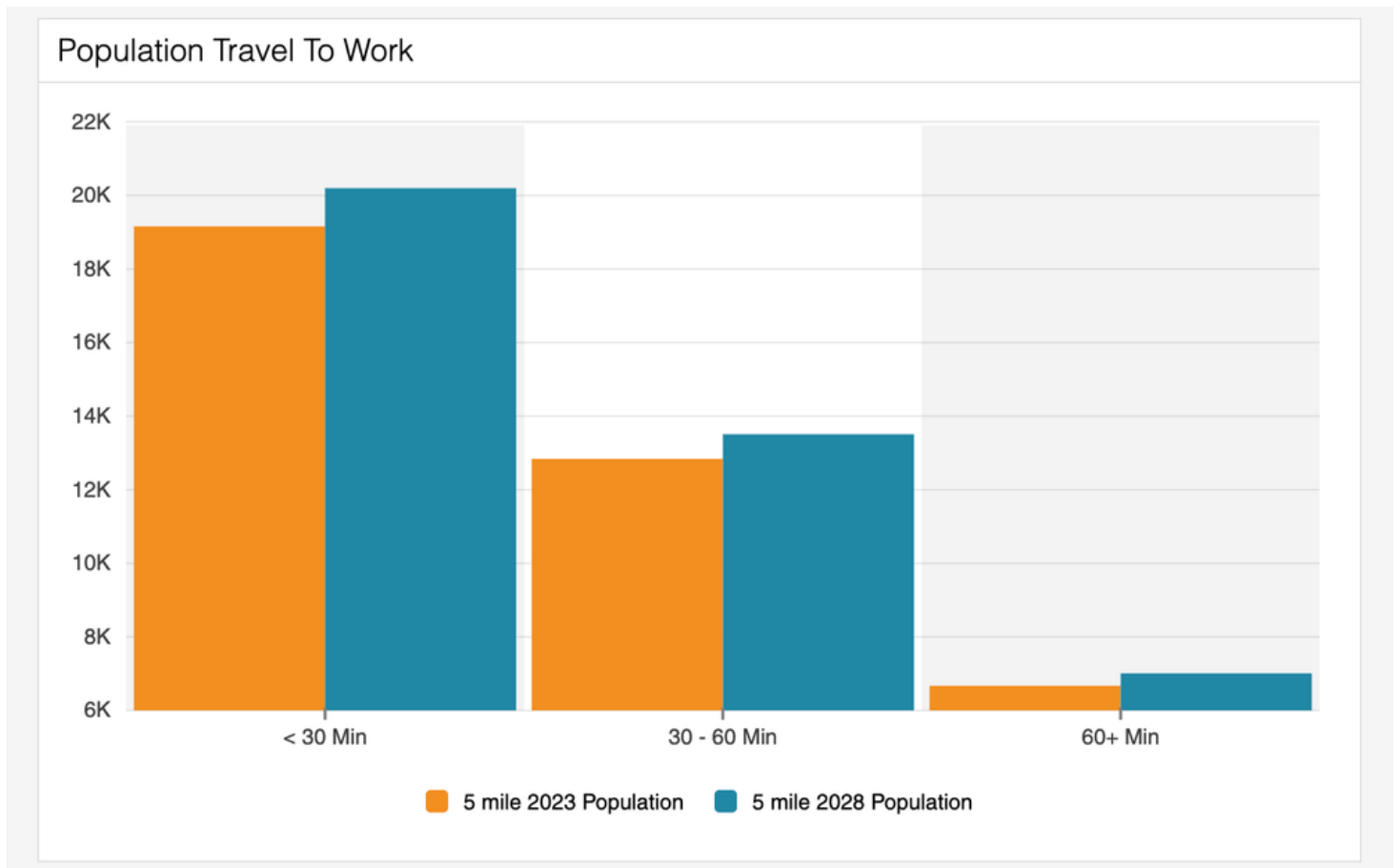
3565 Piedmont Rd NE
Bldg 3, Suite 715
Atlanta, GA 30305



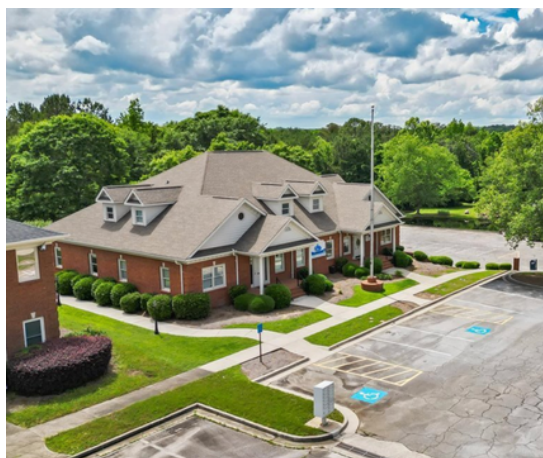
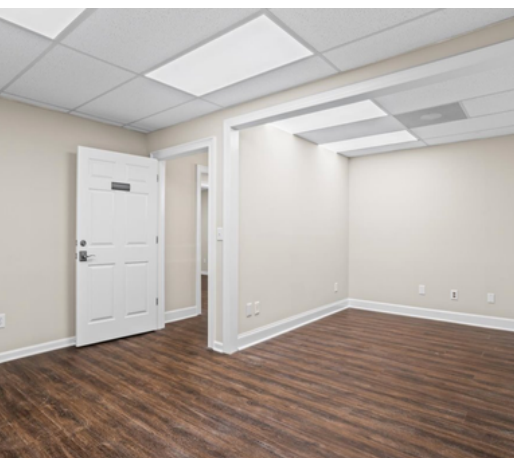
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THE CONYERS ADVANTAGE

889 COMMERCE DR SW CONYERS, GA 30094



The population of Conyers, Georgia has increased by 6.81% since the 2020 census.



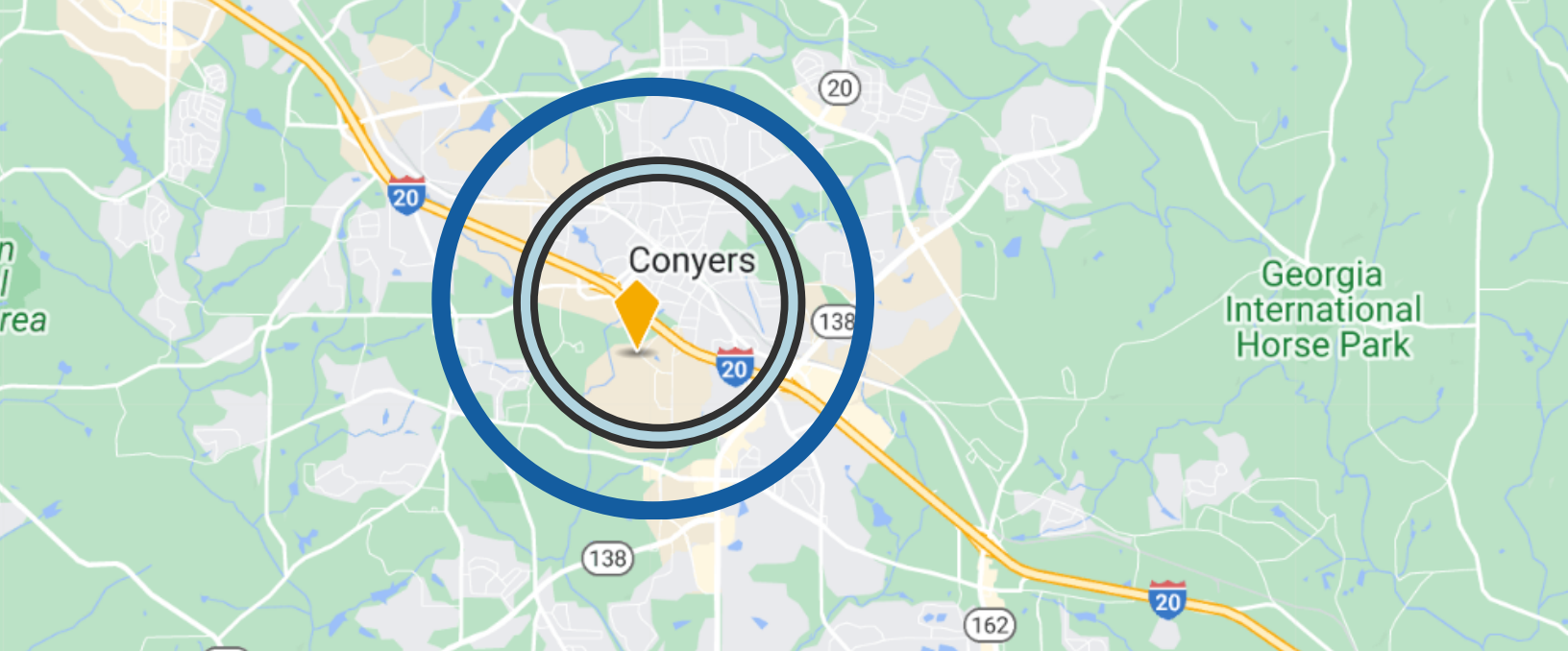
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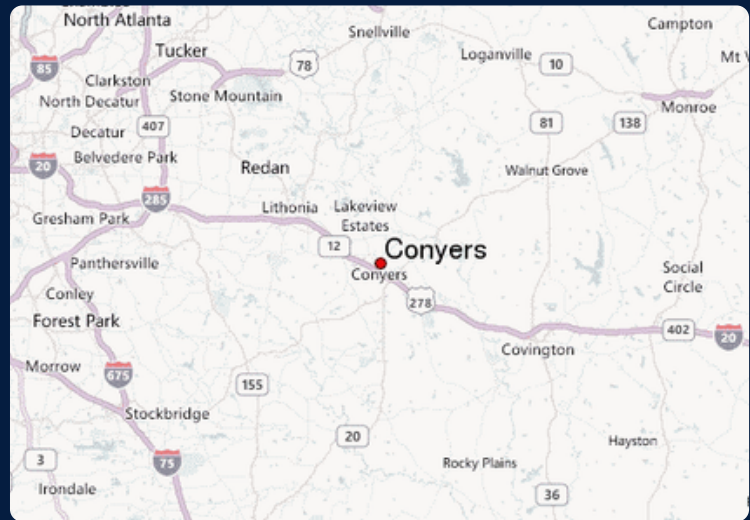
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DEMOGRAPHICS

	<u>1 MILE</u>	<u>5 MILE</u>
2025 Total Population	16,443	85,205
Median Household Inc	\$65,378	\$78,163

100+ restaurants, retail, and
banks within
5 miles



CONTACT US TO SCHEDULE A TOUR



SHAN MORRIS
Principal
(404) 467-2174
Shan@wildmor.com



JENNY O'DONNELL
Executive Director
(706) 631-2988
Jenny@wildmor.com



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Atlanta, GA 30305

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