

FOR SALE & LEASE

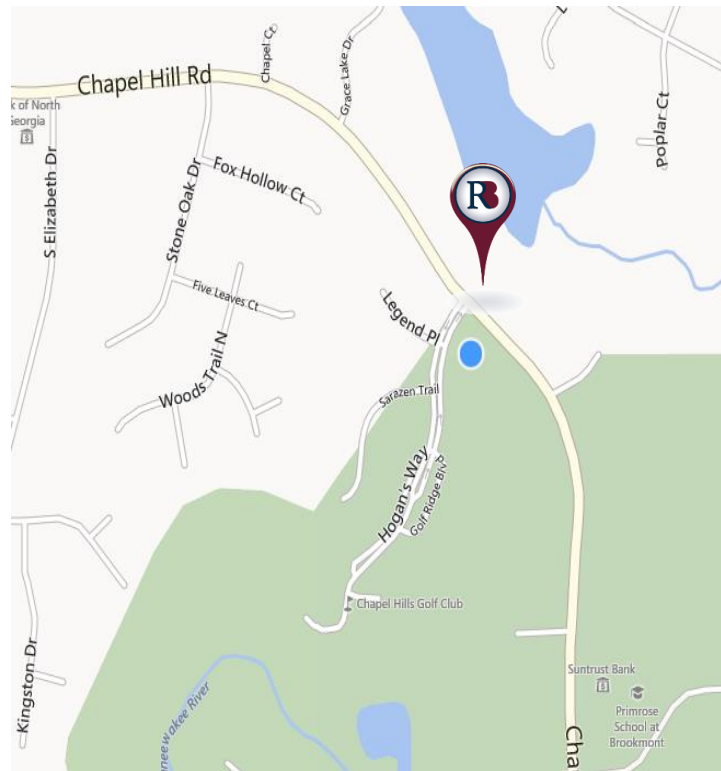
± 20,000 SF Office Building

3130 Golf Ridge Boulevard
Douglasville, GA 30135



Property Highlights

- Professional office building available for sale & lease
- Price: \$3,000,000.00/\$150.00 PSF
- Rental Rate: \$13.00 - \$13.50 PSF, MG
- Ground floor is currently 100% leased to multiple tenants
- 2nd Floor entirely vacant with 25 windowed offices (10,000 SF)
- Efficient office layouts with a balanced combination of private offices (majority of the offices located on glass) and open areas with existing workstations in place
- Ample parking with convenient accessibility to building
- 24/7 building access
- Tenant controlled HVAC
- Existing furniture possibly available
- Quick access to I-20 via Chapel Hill Road



The information contained herein has been received from sources deemed reliable, but no liability is assumed by Richard Bowers & Co. or its agents for errors or omissions.



Richard Bowers & Co.
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For More Information contact:

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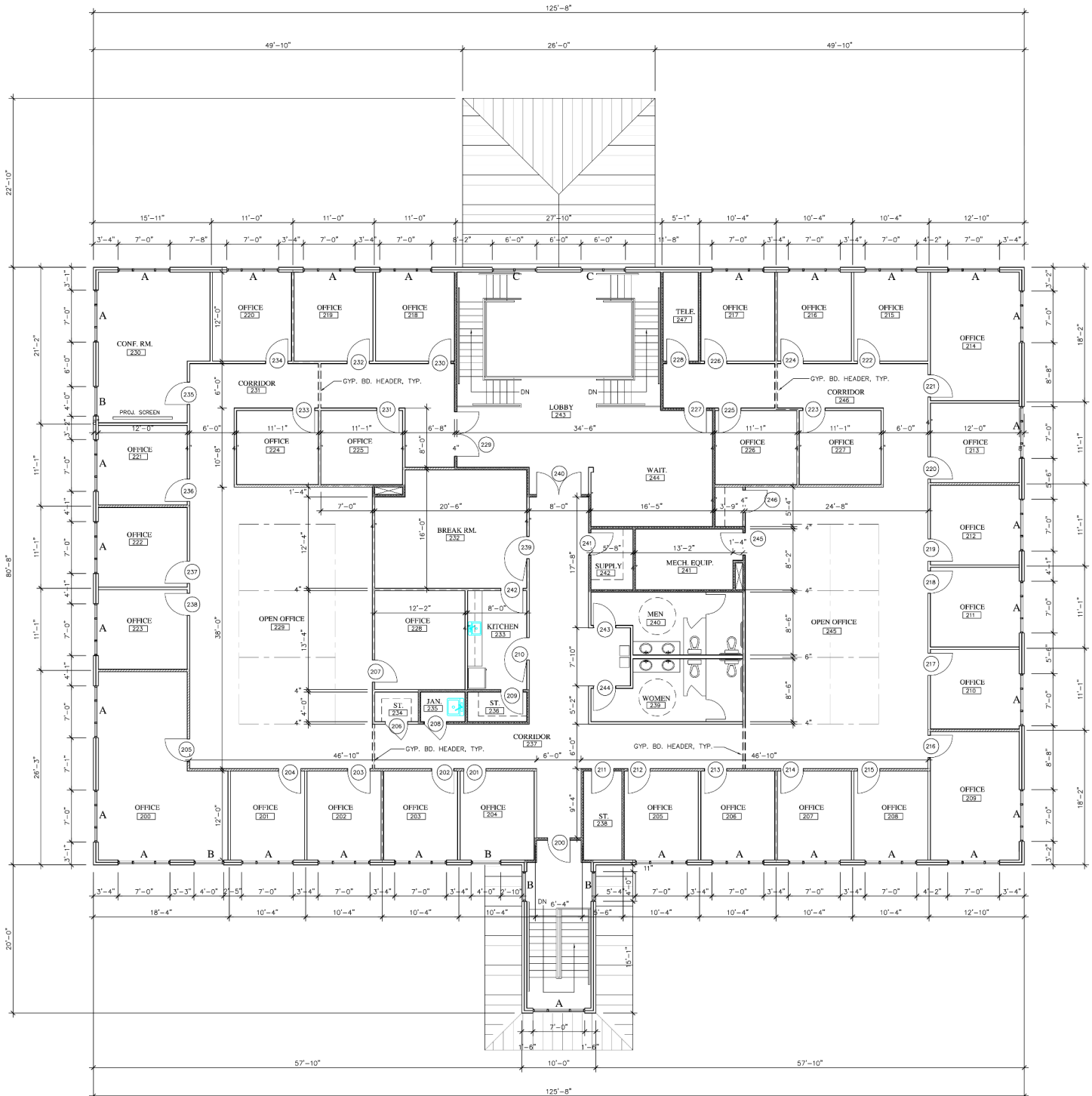
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2nd Floor - 10,000 RSF Available



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