

FOR LEASE



1,180 SF Sugar Hill Turnkey Office Suite

Plus an 890 SF Conference/Training Room

OVERVIEW

An ideal opportunity to lease a prominent, highly visible office space on Cumming Highway in the City of Sugar Hill. The 2nd floor professional suite contains three offices, a breakroom, restroom and a lobby/reception area. The layout is conducive to any professional office user. In addition, an 890 SF conference/training room space is available on the same floor. The building features abundant parking, elevator access, fiber optics and exterior signage opportunity. The location is just three miles from I-985, and a short distance to Ridge Lake Park and Downtown Sugar Hill. The office suite is in a clean, broom-swept condition and ready for occupancy.



FOR MORE INFORMATION, PLEASE CONTACT: Todd Semrau | 404-371-4100 | tsemrau@oakrep.com

Information contained herein has been obtained from sources deemed reliable but we cannot guarantee its accuracy. No liability is assumed for errors or omissions.

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Sugar Hill Turnkey Office Space

5422 Cumming Hwy, Sugar Hill, GA 30518



PROPERTY HIGHLIGHTS

- » 2 story professional office building
- » Abundant parking
- » Fiber optics
- » Prime signage opportunity on Cumming Highway
- » Walking distance to Ridge Lake Park
- » Convenient to Hwy GA 400, I-985 and I-85
- » 890 SF conference / training space available

Within 5 Miles



125,562

Population



41,069

Total Households



\$151,552

Average
Household Income



38,000

Cars Per Day

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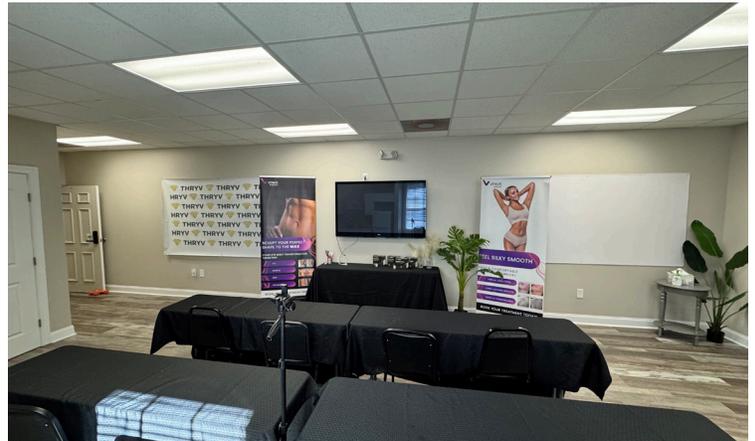
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Suite 201



Conference Room



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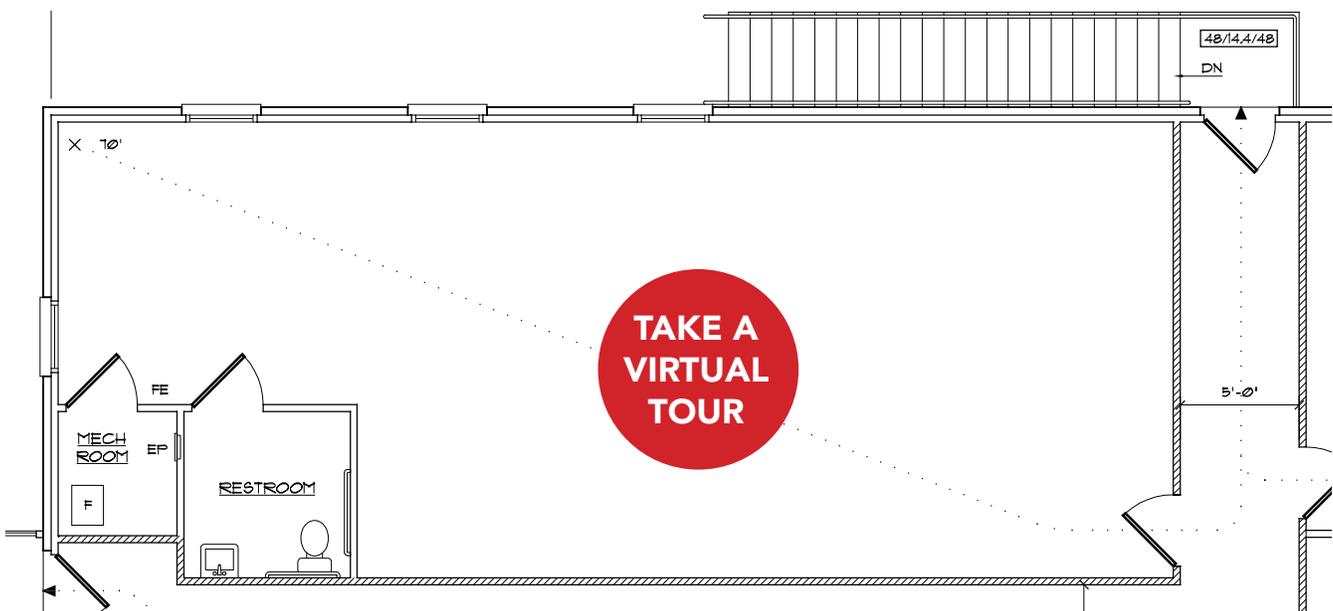


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SUITE 201 - 1,180 SF



SUITE 202 (OPTIONAL) - 890 SF

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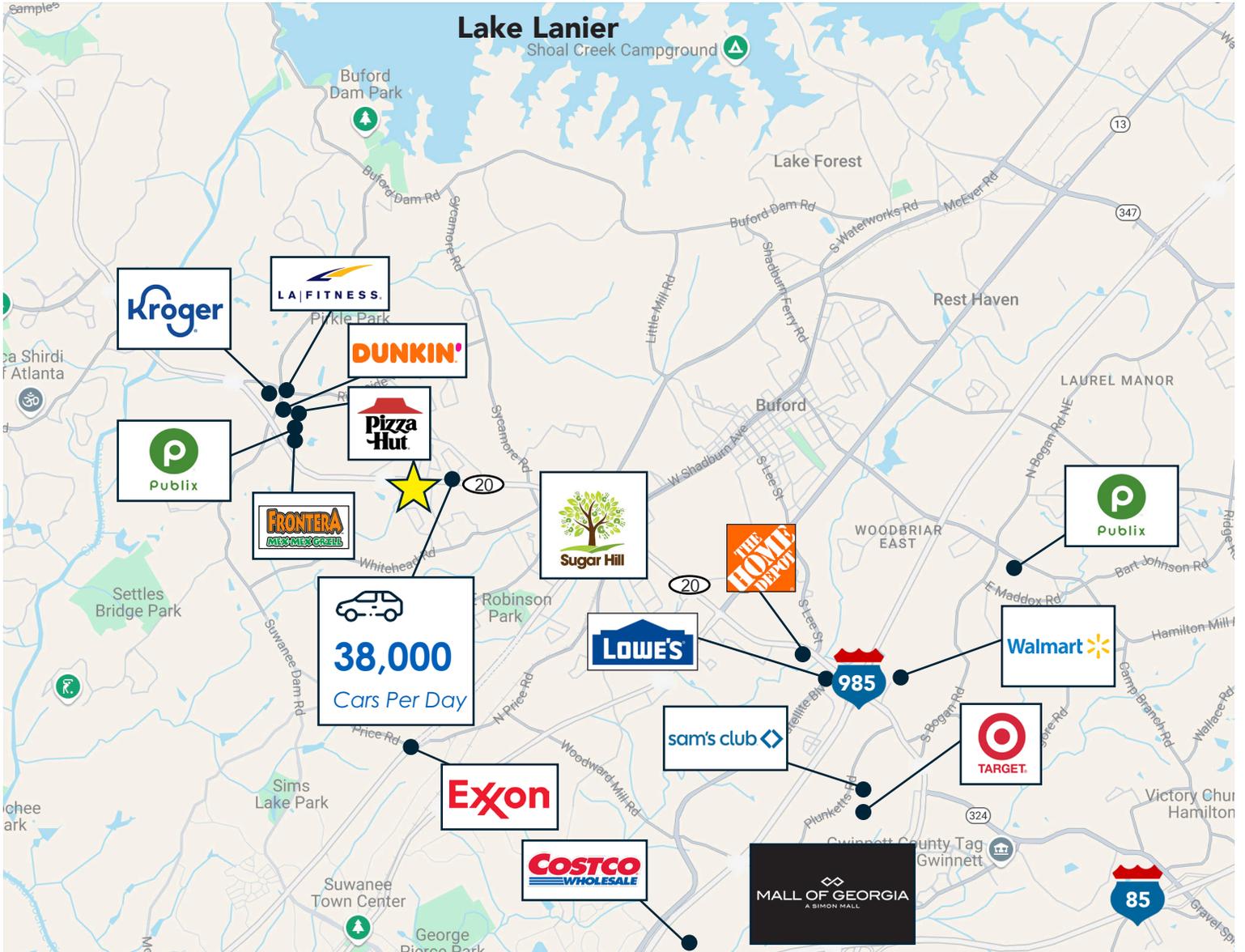
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★ Subject Property

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