

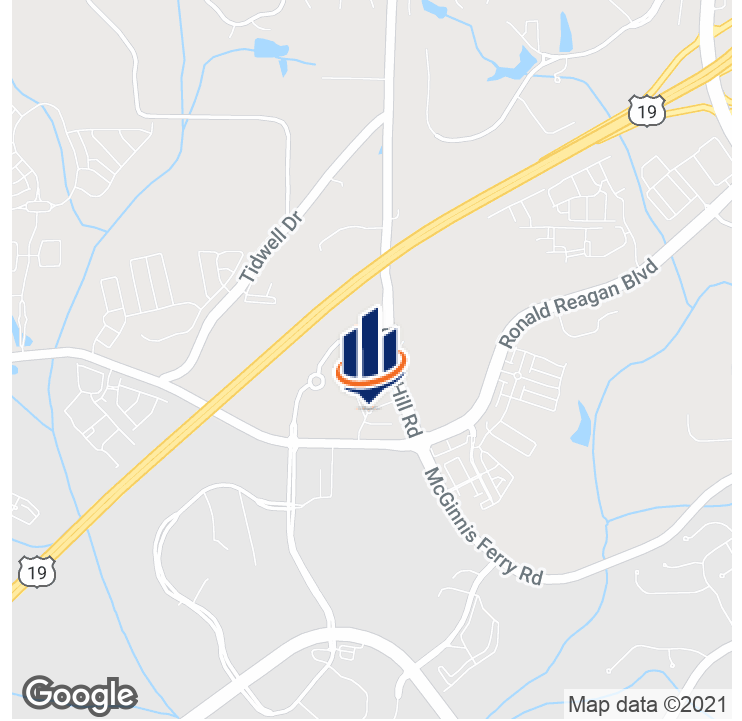


# OFFICES LEASING AS LOW AS \$600 -THE GATES AT MCGINNIS FERRY

4080 MCGINNIS FERRY ROAD UNIT 1208  
ALPHARETTA, GA 30005

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# Property Summary



## OFFERING SUMMARY

Lease Rate:	\$600.00 per month (Gross)
Building Size:	1,710 SF
Available SF:	200 SF
Year Built:	2001
Zoning:	M1
Market:	Atlanta MSA
APN:	044278

## PROPERTY OVERVIEW

SVN Creviston Realty, Inc. is pleased to present for lease The Gates at McGinnis Ferry. Said property is an upscale office condominium project in Alpharetta, GA located near the hottest projects in Forsyth County - Halcyon and Taubman. New interchange on the books for GA 400 at McGinnis Ferry Road. Exterior is brick and stone with numerous upgraded finishes throughout the building and the space.

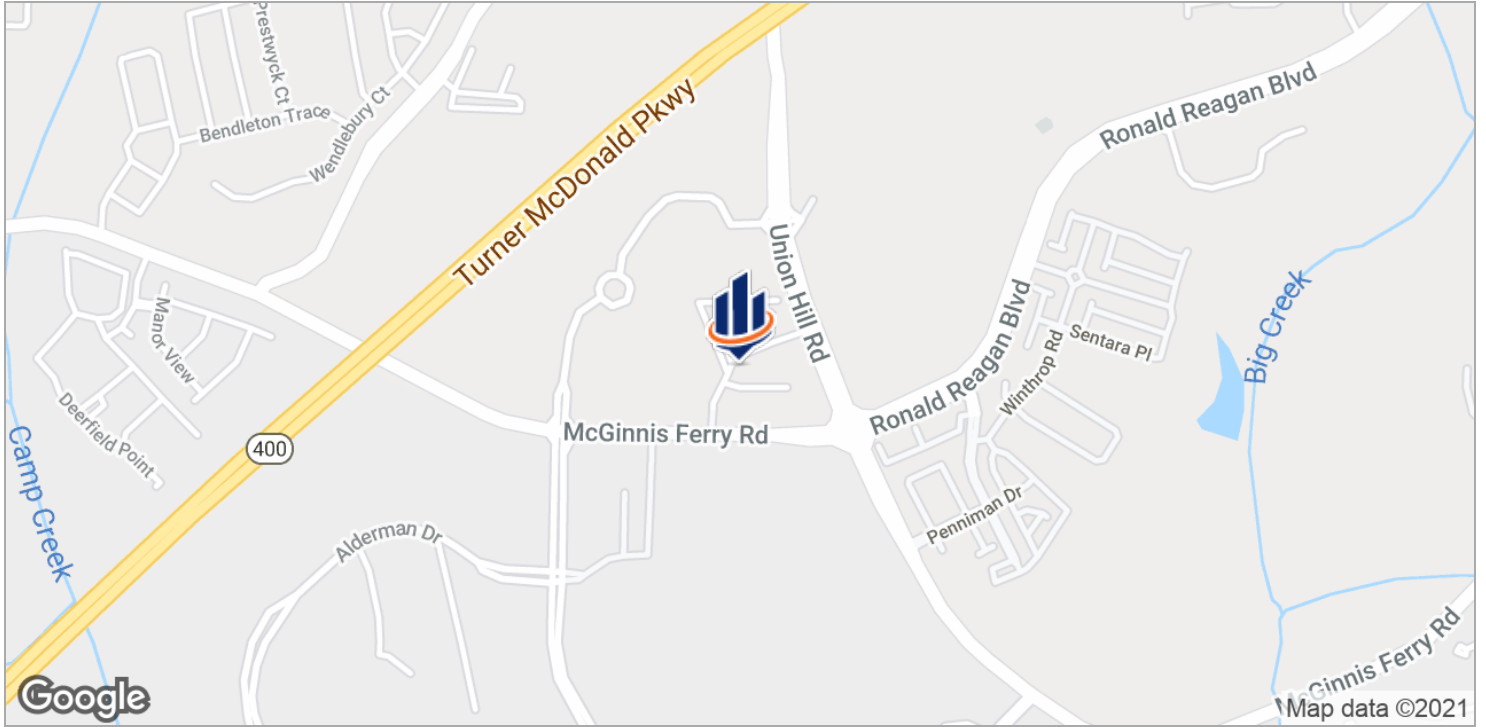
## PROPERTY HIGHLIGHTS

- Stand Alone
- Multi Tenant
- Income Opportunity

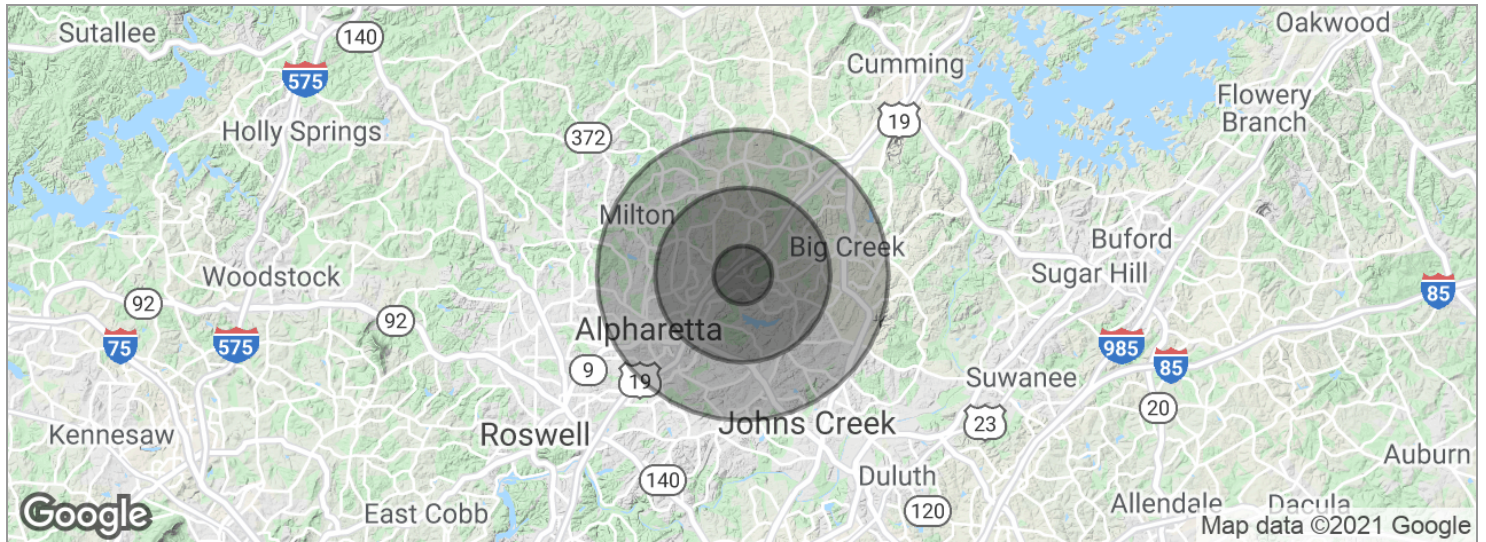
# Additional Photos



# Location Maps



# Demographics Map



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	4,419	47,242	128,288
Median age	33.3	33.9	35.3
Median age (Male)	32.4	33.1	34.9
Median age (Female)	34.0	34.7	35.7
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	1,579	17,750	45,684
# of persons per HH	2.8	2.7	2.8
Average HH income	\$125,968	\$113,325	\$119,991
Average house value	\$399,450	\$387,978	\$391,831

\* Demographic data derived from 2010 US Census



## DEREK CREVISTON

Advisor

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### PROFESSIONAL BACKGROUND

Derek Creviston serves as advisor for SVN/Creviston Realty, Inc. specializing in the sale and lease of retail, industrial, office, and multi-family properties in the Metro Atlanta area. With over 5 years of experience in the real estate and property management industry, Creviston has worked on a variety of projects, including commercial, industrial, medical retail, and office design. Derek is currently providing brokerage services for several commercial clients.

Derek has an ownership interest in SVN/Creviston Realty and started with the company managing and maintaining all types of commercial assets.

Prior to joining SVN/Creviston Realty full time, Creviston worked with a durable medical equipment company managing the sale and distribution of equipment. Creviston also served as a functional trainer for Neurosport Physical Therapy in The City of Marietta, GA. Creviston played division 1 soccer at Indiana University as a two time captain and was part of the 2012 national championship team.

Bachelor's of Exercise Science from Indiana University  
Psychology minor from Indiana University

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