



NOW LEASING AS LOW AS \$850 PER MONTH

5151 BROOK HOLLOW PARKWAY
NORCROSS, GA 30071

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Property Summary



OFFERING SUMMARY

Lease Rate:	\$850 - \$3,250 per month (MG)
Building Size:	24,376 SF
Available SF:	1,059 - 3,544 SF
Lot Size:	3.49 Acres
Renovated:	1986
Zoning:	C
Market:	Atlanta MSA
APN:	R6213 054

PROPERTY OVERVIEW

SVN Creviston Realty, Inc. is pleased to present for lease 5151 Brook Hollow. Said property is property located on 3.49 acres of land, consist of 2 buildings, with close proximity to I-85 and is in a busy retail corridor. We offer a variety of office spaces, ideal for individuals or large companies.

PROPERTY HIGHLIGHTS

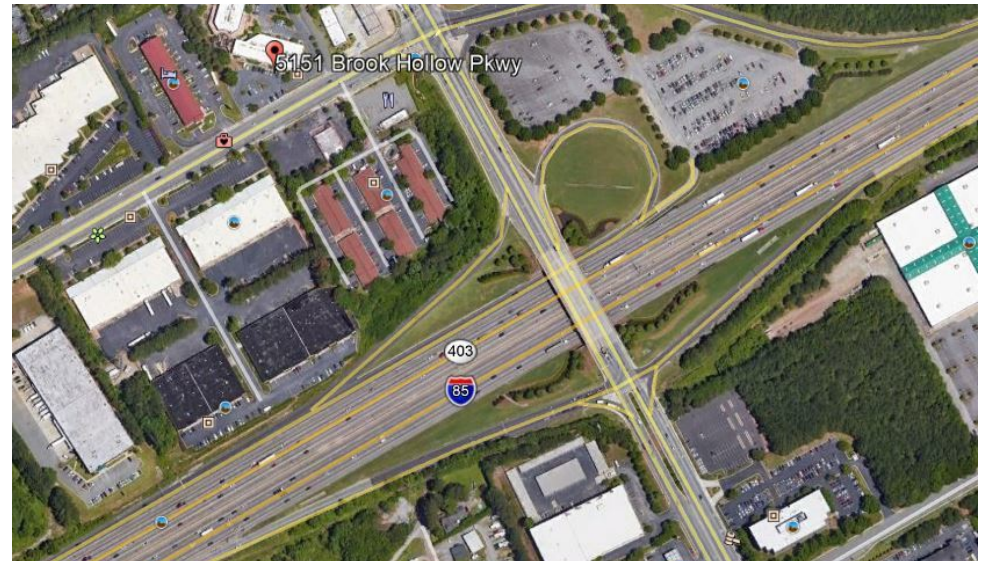
- Locally Managed
- Flexible Leasing Terms
- Aggressive Rates
- Signage
- Air Conditioning
- Move-in Ready Suites Available

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Additional Photos



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Available Spaces

LEASE RATE: \$850 - \$3,250 PER MONTH

LEASE TYPE: MG

TOTAL SPACE: 1,059 - 3,544 SF

LEASE TERM: Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
5151 Brook Hollow 110&120	Office Building	\$3,250 per month	Modified Gross	3,544 SF	Negotiable	This space has 4 Private offices and one large open floor. The space has its own private restroom.
5151 Brook Hollow 220	Office Building	\$850 per month	Modified Gross	1,342 SF	Negotiable	This space offers 5 individual offices and a reception area. This space has access to common restrooms on the floor.
5151 Brook Hollow 221	Office Building	\$850 per month	Modified Gross	1,059 SF	Negotiable	This space offers 3 individual offices and a reception area. This space has access to common restrooms on the floor.
5151 Brook Hollow 235	Office Building	\$1,965 per month	Modified Gross	2,142 SF	Negotiable	This space has 3 private offices and two open rooms .This space has access to common restrooms on the floor.

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Available Spaces

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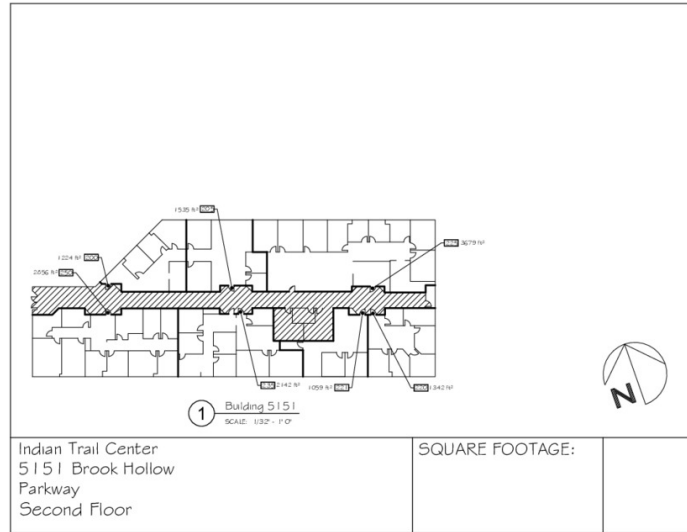
LEASE TYPE: MG

TOTAL SPACE: 1,059 - 3,544 SF

LEASE TERM: Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
5151 Brook Hollow 250	Office Building	\$2,618 per month	Modified Gross	2,856 SF	Negotiable	This space offers 11 individual offices and a reception area. Interior is raw , will need carpet and paint. This space has access to common restrooms on the floor.

Lease Spaces



LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,059 - 3,544 SF	Lease Rate:	\$850 - \$3,250 per month

AVAILABLE SPACES

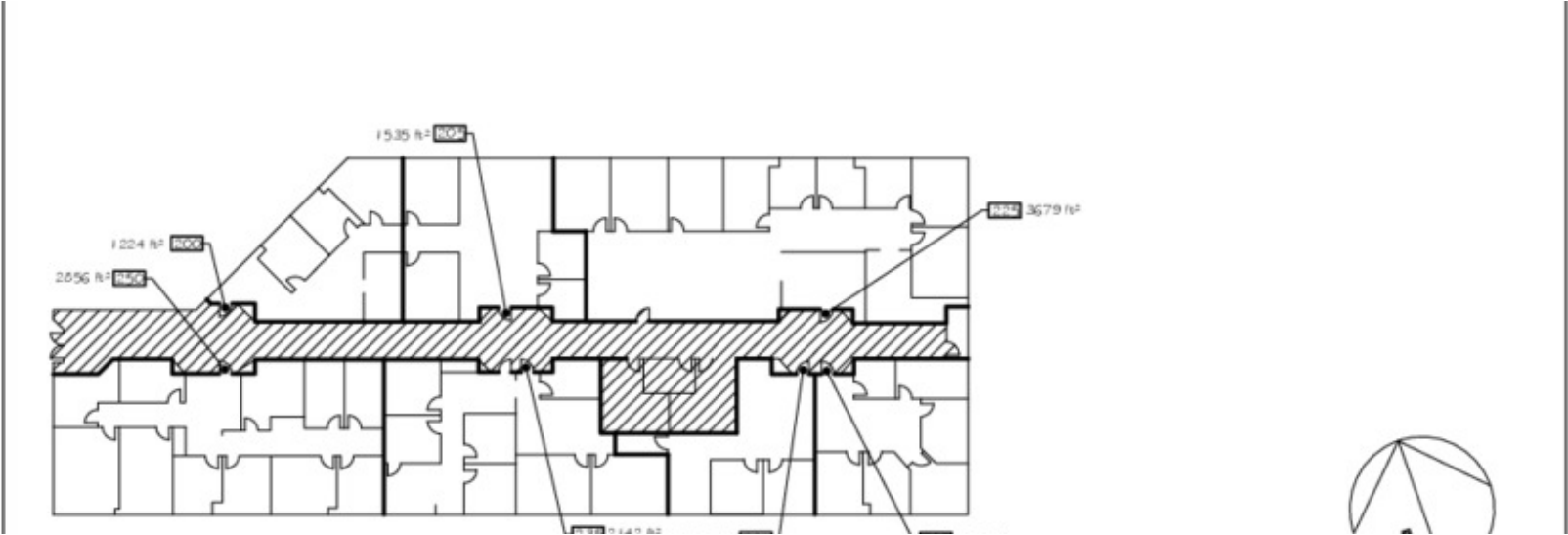
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
5151 Brook Hollow 110&120	Available	3,544 SF	Modified Gross	\$3,250 per month	This space has 4 Private offices and one large open floor. The space has its own private restroom.
5151 Brook Hollow 220	Available	1,342 SF	Modified Gross	\$850 per month	This space offers 5 individual offices and a reception area. This space has access to common restrooms on the floor.
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Lease Spaces



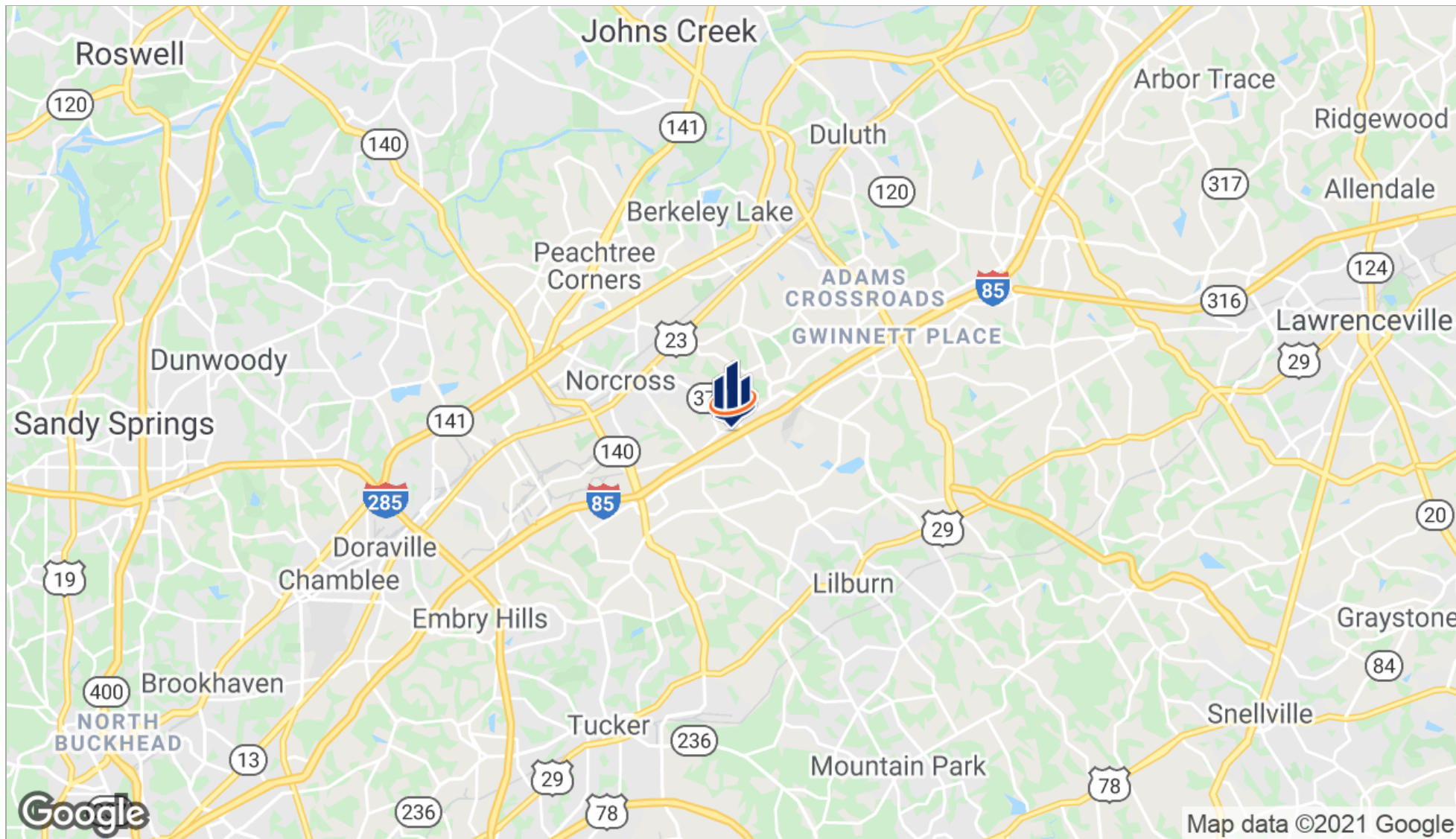
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Location Maps

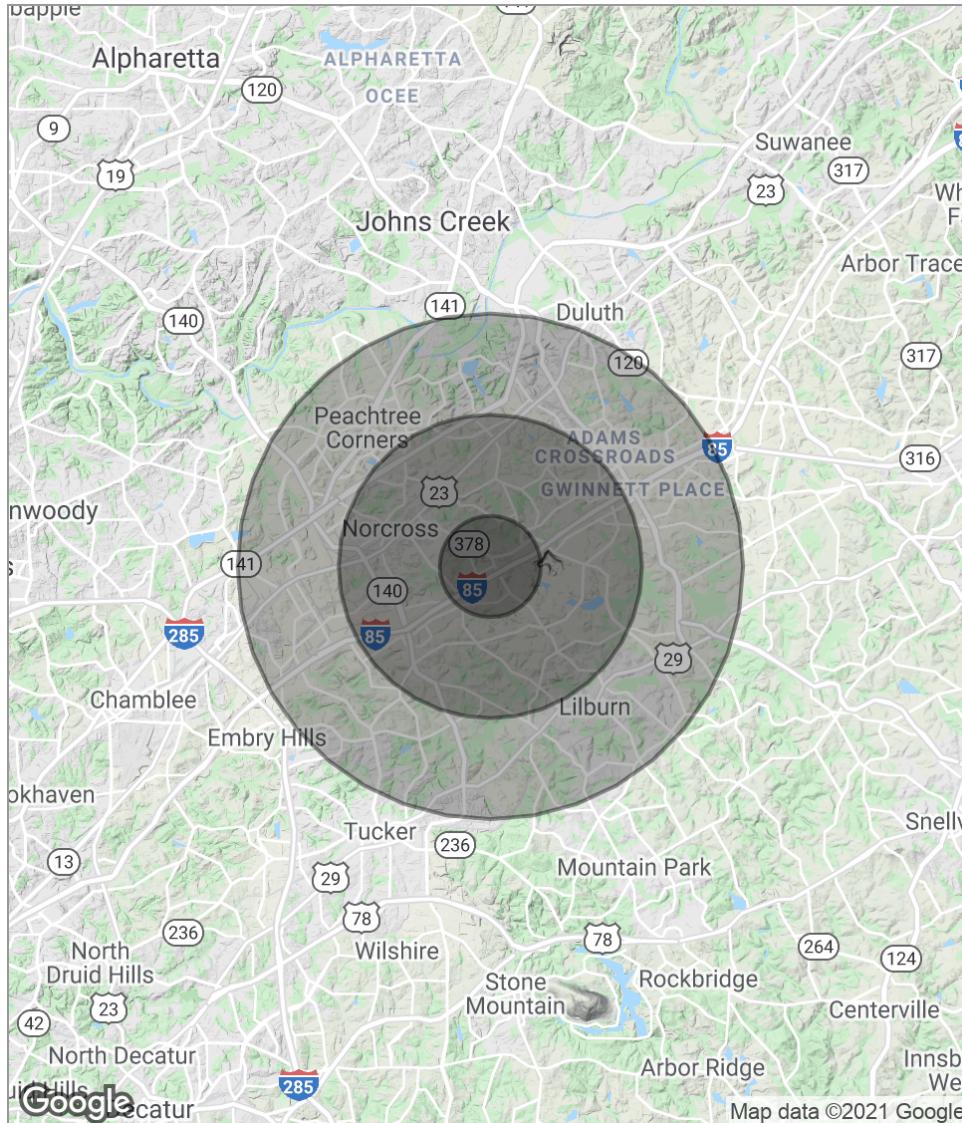


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Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,597	88,393	230,393
Median age	31.2	30.9	31.8
Median age (Male)	29.9	29.4	30.9
Median age (Female)	32.5	32.3	32.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,266	29,328	82,475
# of persons per HH	2.9	3.0	2.8
Average HH income	\$54,594	\$57,175	\$61,407
Average house value	\$190,966	\$198,281	\$207,256

* Demographic data derived from 2010 US Census

SVN Real Estate Team

MEET THE TEAM

Biography



Jake Creviston
Associate Advisor

Jake 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, retail, and office design. Jake is currently providing brokerage services for Verizon.

Jake has an ownership interest in SVN/Creviston Realty and started with the company completing management and maintenance of all types of commercial assets.

Prior to joining SVN/Creviston Realty full time, Creviston served as an officer of code enforcement at The City of Sandy Springs, GA and holds a certification in the Code Enforcement Officer Certificate Program from the Georgia Municipal Association. Creviston also received his Level 1B land disturbance certificate from the Georgia Soil and Water Conservation Commission. He is currently a member of the Atlanta Commercial Board of Realtors.

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Del Creviston, CCIM
Managing Director

Del Creviston, CCIM Broker / R.E. Trainer serves as a senior advisor for SVN/Creviston Realty, Inc., specializing in the sale of industrial, office, retail, multi-family in the Metro Atlanta area. With over 25 years of experience in the real estate and design/build industry, Creviston has worked on a variety of projects, including commercial, industrial, medical, judicial, and mixed-used design.

Prior to joining SVN, Creviston served as the director of real estate services for the Atlanta office of a national real estate developer. Creviston has provided real estate brokerage services for such notable companies as Cingular Wireless, SBC Telecom and Verizon.

Creviston holds the prestigious Certified Commercial Investment Member designation and is also a member of the North Fulton Chamber of Commerce, the Atlanta Commercial Board of Realtors, and the International Council of Shopping Centers. In addition, he is a member and Past Chairman of the Design Build Institute of America, Southeast chapter where he lead the chapter to become one of the fastest growing chapters in the nation. Creviston was also recently nominated to the Board of Directors of HomeStretch, a non-profit organization that places low income families in affordable housing.

Bachelors of Science from Purdue University
Second degree in computer science from Vincennes University.

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