



NOW LEASING AS LOW AS \$350 PER MONTH

5161 BROOK HOLLOW PARKWAY
NORCROSS, GA 30071

Jake Creviston
Associate Advisor
O: 770.992.5112
j.creviston@svn.com

Del Creviston, CCIM
Managing Director
O: 770.992.5112
del.creviston@svn.com

Property Summary



OFFERING SUMMARY

Lease Rate:	\$350 - \$6,849 per month (MG)
Building Size:	24,376 SF
Available SF:	108 - 9,132 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 5161 Brook Hollow. Said property is property located on 3.49 acres of land, consist of 1 buildings, with close proximity to I-85 and is in a busy retail corridor. We offer a wide variety of office spaces from Individual offices to large open concept floor plans.

PROPERTY HIGHLIGHTS

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

NOW LEASING AS LOW AS \$350 PER MONTH | 5161 BROOK HOLLOW PARKWAY NORCROSS, GA 30071

SVN | Creviston Realty, Inc. | Page 2

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Additional Photos



NOW LEASING AS LOW AS \$350 PER MONTH | 5161 BROOK HOLLOW PARKWAY NORCROSS, GA 30071

SVN | Creviston Realty, Inc. | Page 3

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Available Spaces

LEASE RATE: \$350 - \$6,849 PER MONTH

LEASE TYPE: MG

TOTAL SPACE: 108 - 9,132 SF

LEASE TERM: Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
5161 Brook Hollow 220 A	Office Building	\$350 per month	Modified Gross	108 SF	Negotiable	One Private office with access to common area restroom and break room.
5161 Brook Hollow 220 B	Office Building	\$350 per month	Modified Gross	108 SF	Negotiable	One Private office with access to common area restroom and break room.
5161 Brook Hollow 220 C	Office Building	\$350 per month	Modified Gross	115 SF	Negotiable	One Private office with access to common area restroom and break room.
5161 Brook Hollow 220 D	Office Building	\$400 per month	Modified Gross	215 SF	Negotiable	One Private office with access to common area restroom and break room.
5161 Brook Hollow 220 E	Office Building	\$350 per month	Modified Gross	120 SF	Negotiable	One Private office with access to common area restroom and break room.

Available Spaces

LEASE RATE: \$350 - \$6,849 PER MONTH

LEASE TYPE: MG

TOTAL SPACE: 108 - 9,132 SF

LEASE TERM: Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
5161 Brook Hollow 221	Office Building	\$1,145 per month	Modified Gross	1,250 SF	Negotiable	2 Private offices 1 Large open room Private Entrance Shared Break Room
5161 Brook Hollow 222	Office Building	\$1,285 per month	Modified Gross	1,400 SF	Negotiable	1 Large open room Private Entrance Shared Break Room
5161 Brook Hollow 220	Office Building	\$9.00 SF/yr	Modified Gross	9,132 SF	Negotiable	2 Break Rooms 2 Conference Rooms Reception Area Data Room 4 Large Rooms 7 Private Offices
5161 Brook Hollow 224	Office Building	\$780 per month	Modified Gross	850 SF	Negotiable	1 Large open room Shared Break Room

NOW LEASING AS LOW AS \$350 PER MONTH | 5161 BROOK HOLLOW PARKWAY NORCROSS, GA 30071

SVN | Creviston Realty, Inc. | Page 5

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Lease Spaces



LEASE INFORMATION

Lease Type: MG Lease Term: Negotiable
 Total Space: 108 - 9,132 SF Lease Rate: \$350.00 - \$6,849.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE [SF]	LEASE TYPE	LEASE RATE	DESCRIPTION
5161 Brook Hollow 220 A	Available	108 SF	Modified Gross	\$350 per month	One Private office with access to common area restroom and break room.
5161 Brook Hollow 220 B	Available	108 SF	Modified Gross	\$350 per month	One Private office with access to common area restroom and break room.
5161 Brook Hollow 220 C	Available	115 SF	Modified Gross	\$350 per month	One Private office with access to common area restroom and break room.
5161 Brook Hollow 220 D	Available	215 SF	Modified Gross	\$400 per month	One Private office with access to common area restroom and break room.
5161 Brook Hollow 220 E	Available	120 SF	Modified Gross	\$350 per month	One Private office with access to common area restroom and break room.

NOW LEASING AS LOW AS \$350 PER MONTH | 5161 BROOK HOLLOW PARKWAY NORCROSS, GA 30071

SVN | Creviston Realty, Inc. | Page 6

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Lease Spaces



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
5161 Brook Hollow 221	Available	1,250 SF	Modified Gross	\$1,145 per month	2 Private offices 1 Large open room Private Entrance Shared Break Room
5161 Brook Hollow 222	Available	1,400 SF	Modified Gross	\$1,285 per month	1 Large open room Private Entrance Shared Break Room
5161 Brook Hollow 220	Available	9,132 SF	Modified Gross	\$9.00 SF/yr	2 Break Rooms 2 Conference Rooms Reception Area Data Room 4 Large Rooms 7 Private Offices

NOW LEASING AS LOW AS \$350 PER MONTH | 5161 BROOK HOLLOW PARKWAY NORCROSS, GA 30071

SVN | Creviston Realty, Inc. | Page 7

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Lease Spaces



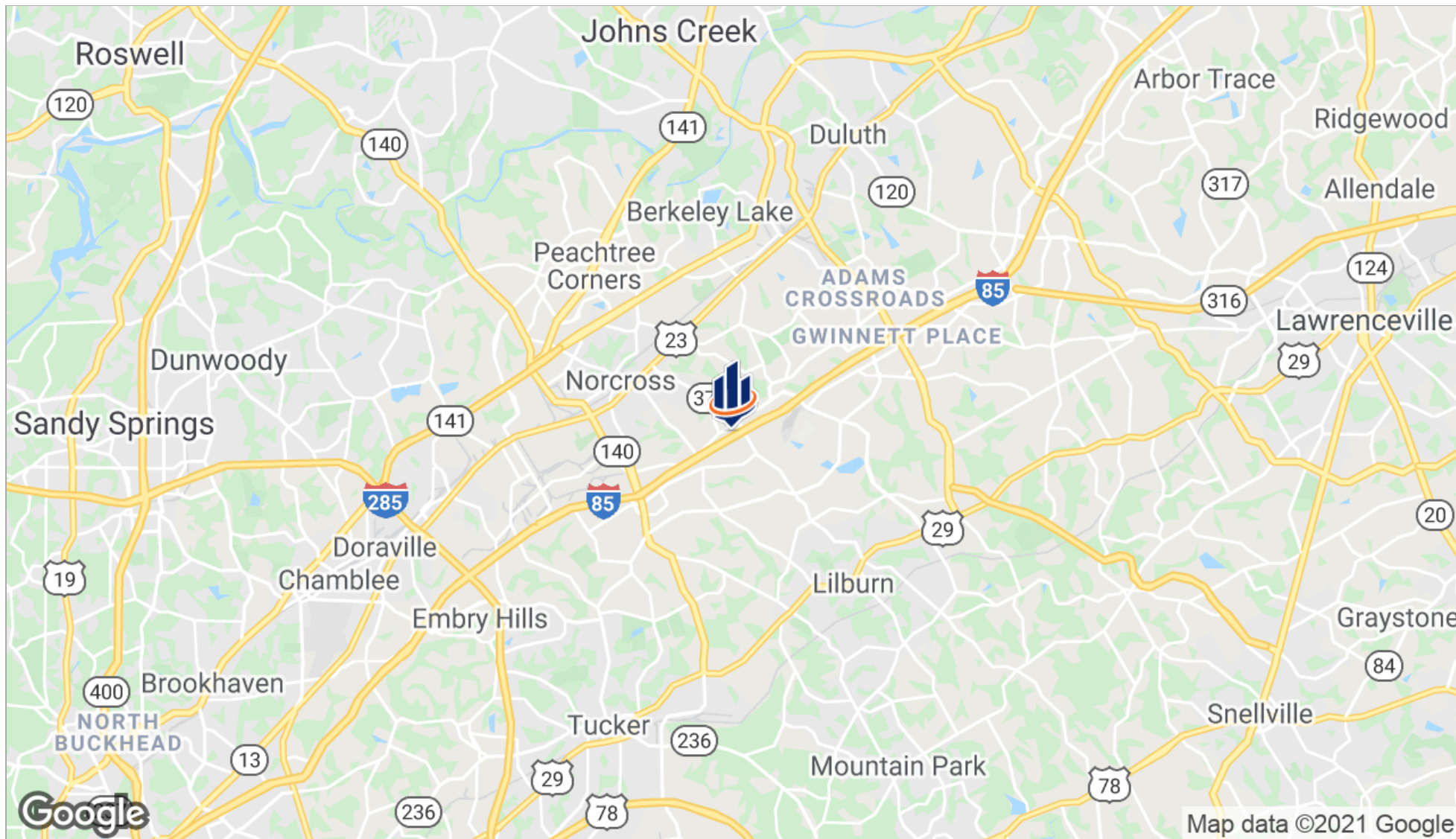
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
5161 Brook Hollow 223	-	670 SF	Modified Gross	\$615 per month	1 Large open room Private Entrance Shared Break Room
5161 Brook Hollow 224	Available	850 SF	Modified Gross	\$780 per month	1 Large open room Shared Break Room

NOW LEASING AS LOW AS \$350 PER MONTH | 5161 BROOK HOLLOW PARKWAY NORCROSS, GA 30071

SVN | Creviston Realty, Inc. | Page 8

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Location Maps

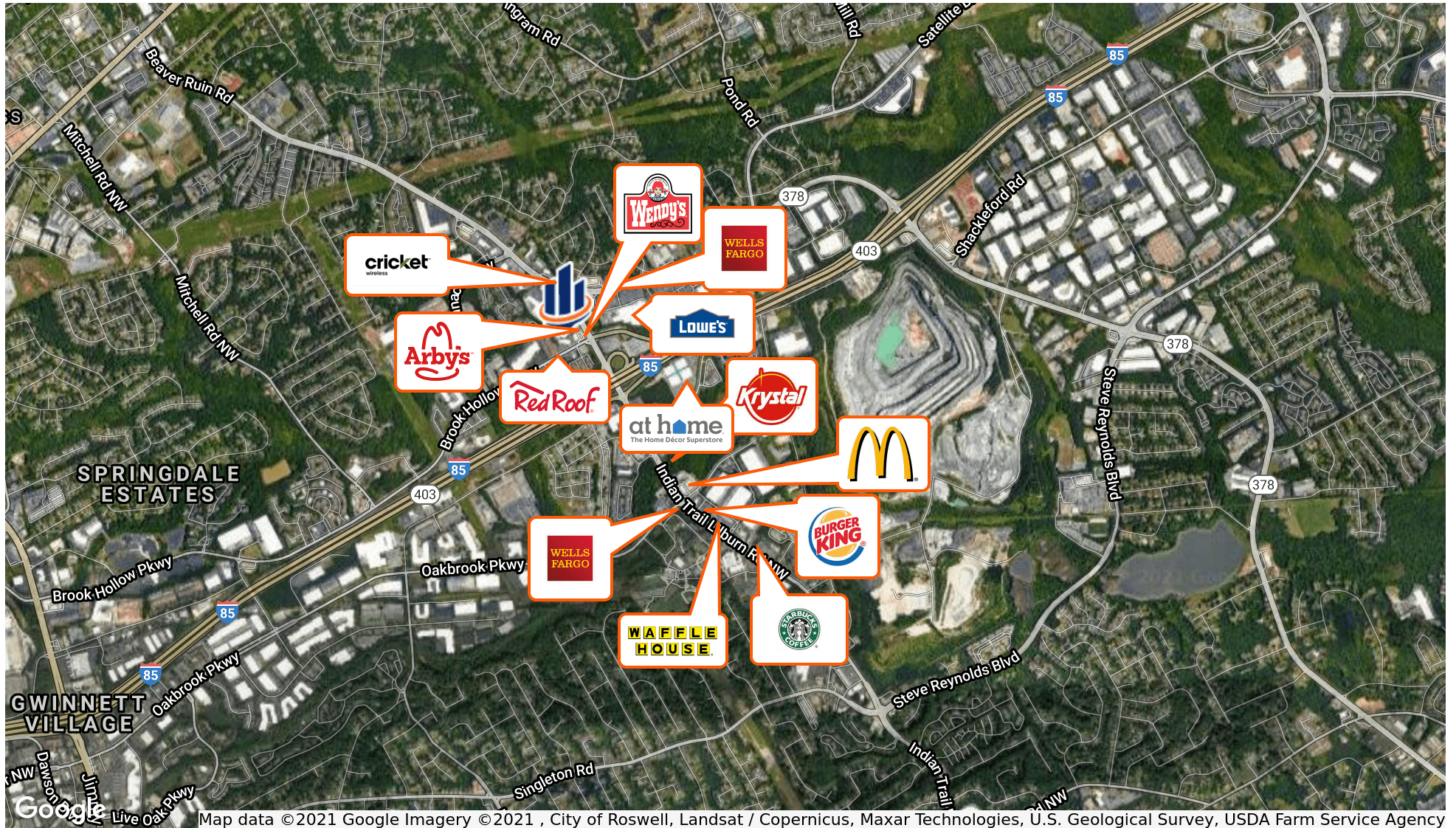


NOW LEASING AS LOW AS \$350 PER MONTH | 5161 BROOK HOLLOW PARKWAY NORCROSS, GA 30071

SVN | Creviston Realty, Inc. | Page 9

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Retailer Map

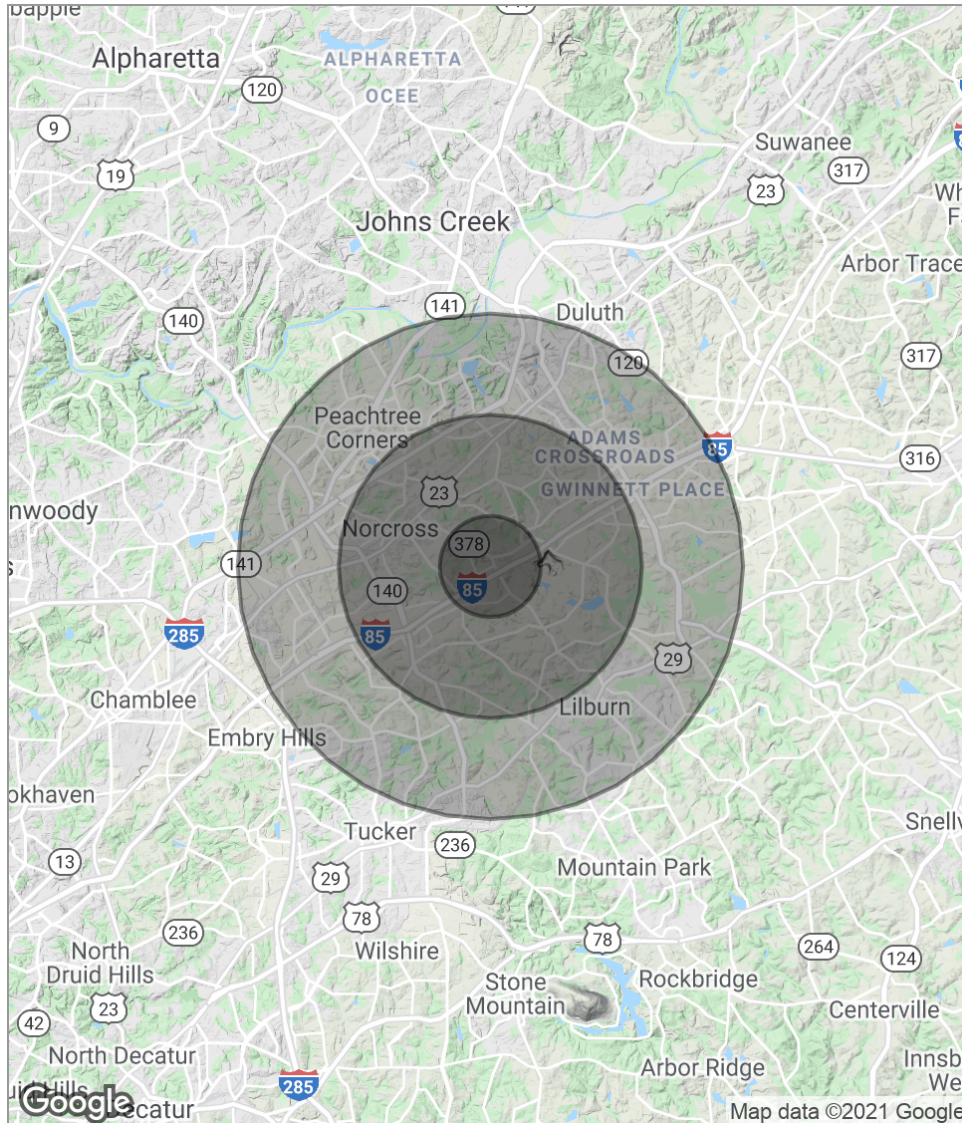


NOW LEASING AS LOW AS \$350 PER MONTH | 5161 BROOK HOLLOW PARKWAY NORCROSS, GA 30071

SVN | Creviston Realty, Inc. | Page 10

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

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.

j.creviston@svn.com
770.992.5112



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.

del.creviston@svn.com
770.992.5112