

FOR LEASE

PROPERTY SUMMARY

Garden style office consisting of 6,000 square feet, located on a two-building lot of 0.76 acres. Office is divided into three 2,000 square foot offices. Additional office on site is 2,500 square feet and is currently occupied by a veterinarian.

Suite A has an open floor plan with two restrooms, two offices, and a storage room. Suite B is the middle unit and has a small reception area, restroom at the entrance, five large offices, and a break area. Suite C is located on the end cap of the building and is set up with a centralized reception, five offices, and two restrooms.

BUILDING SIZE

- 6,000 ± SF

ZONING

- B-2

AVAILABLE

- Suite A: 2,000 ± SF
- Suite B: 2,000 ± SF
- Suite C: 2,000 ± SF

LEASE RATE

- \$10.00 - \$12.00 PSF Modified Gross

SERVICES

- Landlord: Taxes, CAM, building insurance, dumpster, water
- Tenant: Power, internet, phone, liability insurance, interior upkeep

TRAFFIC COUNT (ADT 2019)

- On Cottage Hill Road, west of site: 31,978

AREA BUSINESSES

- AutoZone Auto Parts
- CitiTrends
- CVS
- Ace Hardware
- Elizabeth Fonde Elementary School
- Metro by T-Mobile
- Gorgeous Beauty Supply

DIRECTIONS

- Property on Cottage Hill Road, west of Azalea Road, on the left past Wendy's

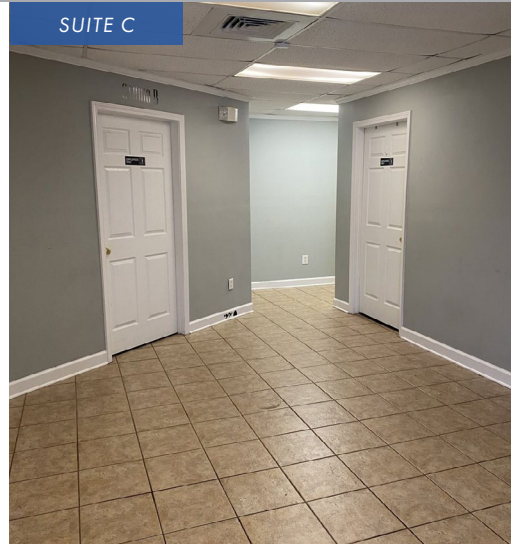




SUITE A



SUITE B



SUITE C



SIGNAGE



SUITE A



SUITE B



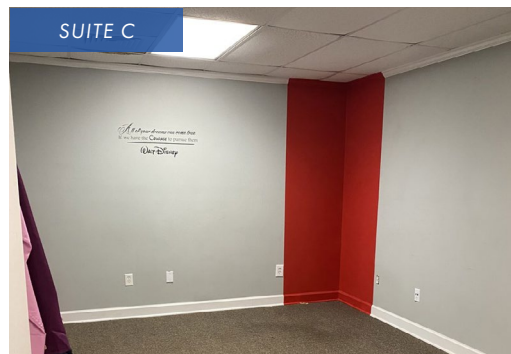
SUITE C



SUITE A



SUITE B



SUITE C



COURTYARD