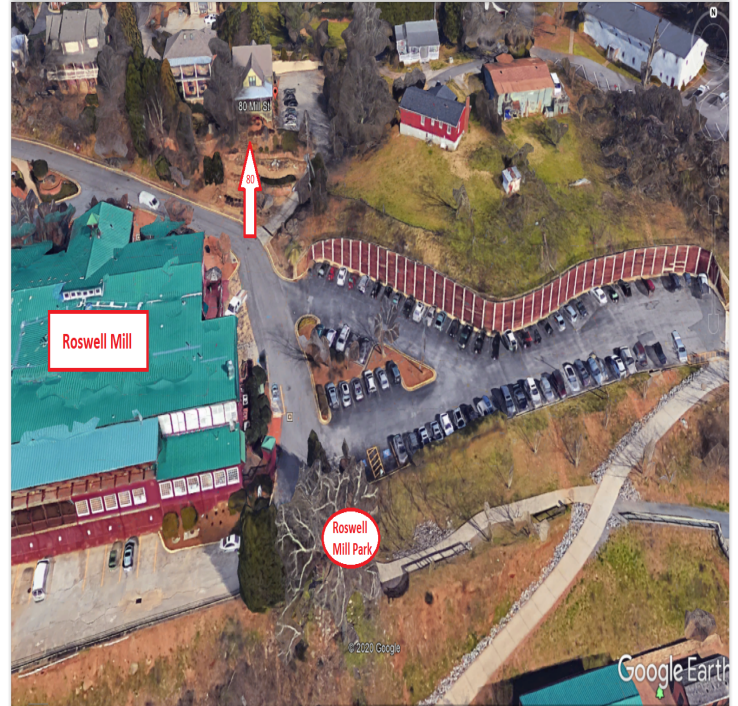


OFFICE FOR LEASE

BEAUTIFUL MILL STREET OFFICE BUILDING

80 Mill St. , ROSWELL, GA 30075



OFFERING SUMMARY

NUMBER OF UNITS:	2
AVAILABLE SF:	1,066 - 2,134 SF
LEASE RATE:	\$26.50 SF/yr (NN)
BUILDING SIZE:	3,200 SF
ZONING:	Office
MARKET:	Roswell
SUBMARKET:	Mill St

PROPERTY OVERVIEW

Can accommodate up to 2 tenants

PROPERTY HIGHLIGHTS

- Beautiful Private Office building with Character
- 3200 TTL sq ft stand alone building with character at the Mill in Roswell
- Take First Floor (4 offices, Restroom, and break room-1066 ft)
- OR
- Take top 2 floors with (8 offices, Conference room, Restroom-2134 ft)
- OR
- Take the whole 3200 sq ft building (16 offices, etc,-3200 ft)
- Fantastic location
- High end finishes-turnkey ready
- Sprinklered
- Lots of private parking
- Fantastic overlook view of the Roswell Mill
- Across from the Mill Park

KW COMMERCIAL
115 Perimeter Center Place,
Suite 100
Atlanta, GA 30346

SCOTT MORCHOWER
Director, Associate Broker
O: 678.495.1852
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smorchower@kw.com
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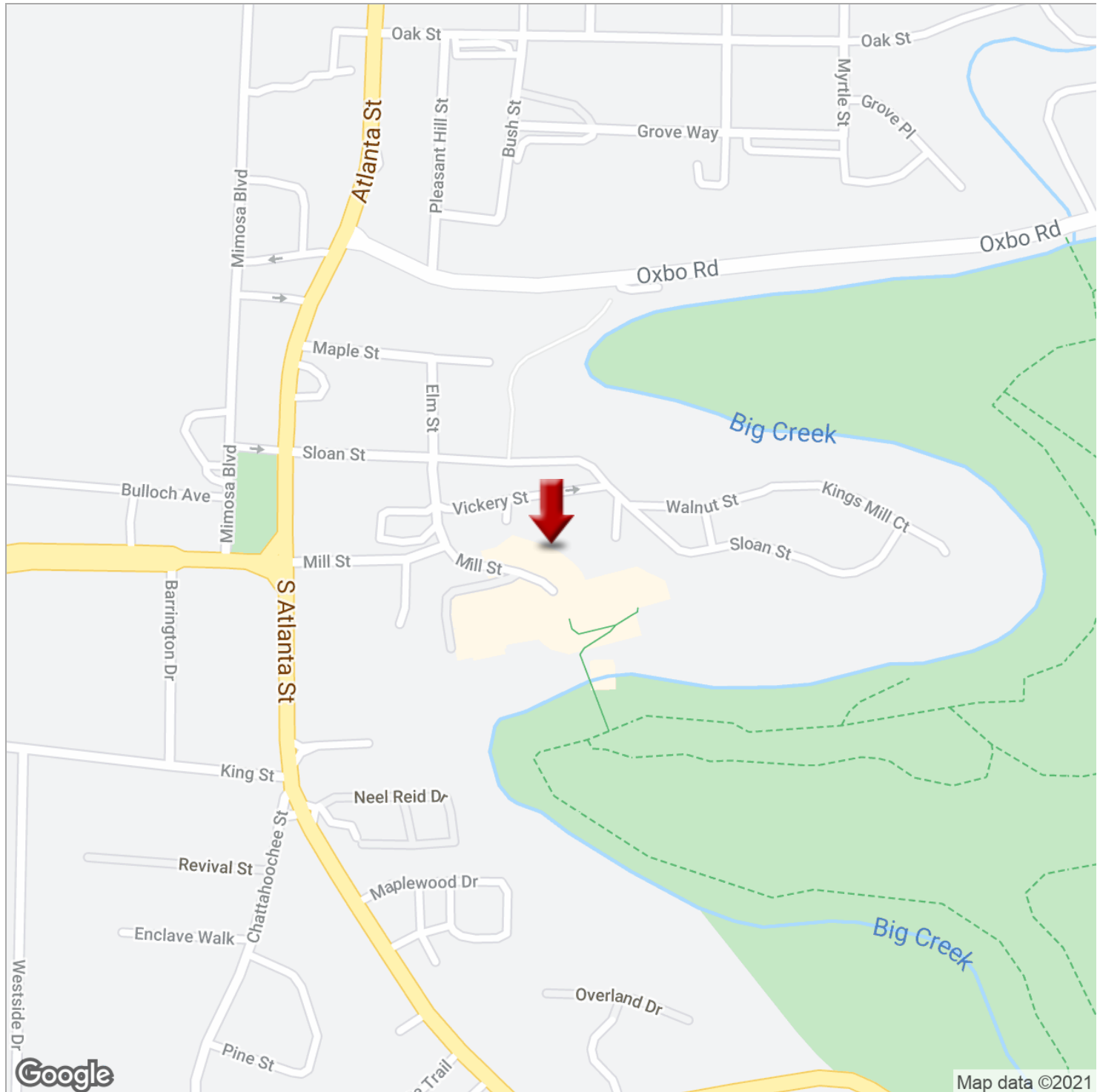
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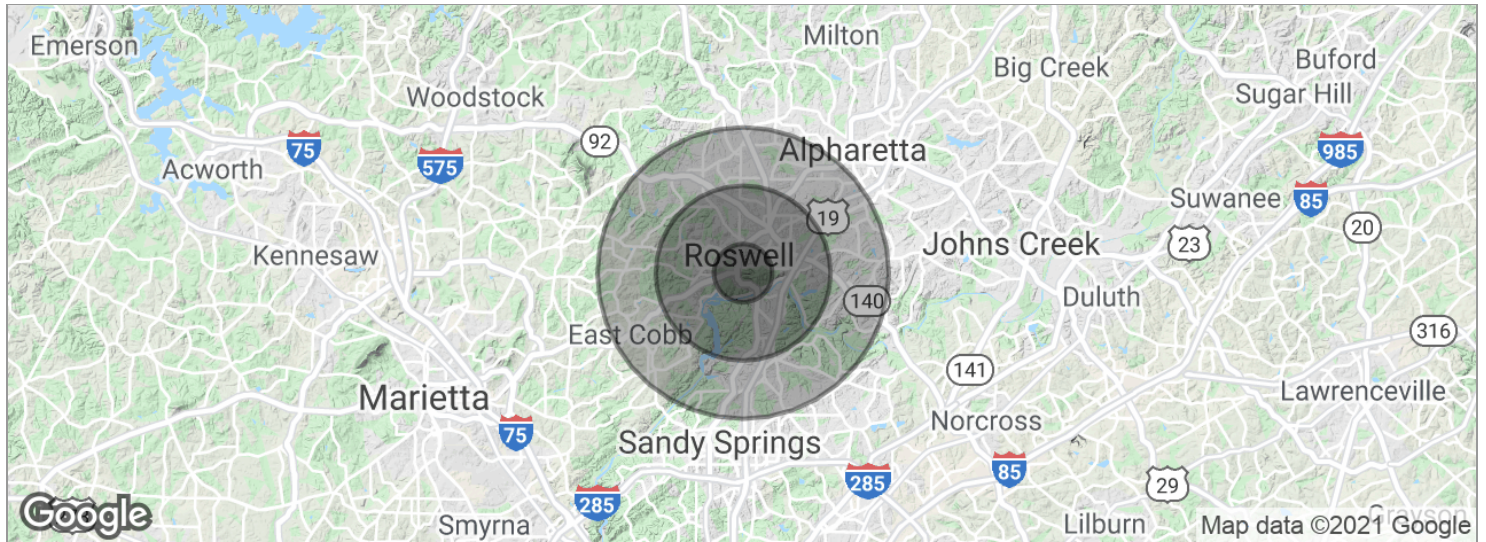
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,945	68,992	179,576
Median age	35.2	35.7	37.9
Median age (male)	33.9	34.7	37.0
Median age (Female)	37.2	36.5	38.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,752	27,792	70,930
# of persons per HH	2.5	2.5	2.5
Average HH income	\$88,585	\$88,228	\$106,061
Average house value	\$301,331	\$328,360	\$367,883

** Demographic data derived from 2010 US Census*

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