

STATE BRIDGE EXCHANGE

11138 State Bridge Rd, Alpharetta, GA 30022



11138 State Bridge Road, First Floor, Alpharetta, GA 30022

PRICE PER UNIT:	-
AVAILABLE SF:	4,000 SF
LEASE RATE:	Negotiable
LOT SIZE:	3.0 Acres
BUILDING SIZE:	30,000 SF
BUILDING CLASS:	B
YEAR BUILT:	1990
RENOVATED:	2010
ZONING:	OI
MARKET:	Atlanta
SUB MARKET:	North Fulton
CROSS STREETS:	State Bridge (Hwy 120) And Kimball Bridge Rd

PROPERTY OVERVIEW

Quality Office Space available at an economic rental rate. On site owner/management, Recent renovation of common areas; Landlord will build-to-suit for 5-year lease, 10' ceilings, quality interior construction, Tenant Conference Room available to tenants on reservation basis at no charge. First and second generation space available.

PROPERTY FEATURES

- Quality office space available at economical rental rates
- Tenant conference room available free of charge to tenants on reservation basis
- Signage available on Front building pylon
- Convenient to area amenities, North Point Mall, executive neighborhoods, and GA 400.
- Traffic light protected ingress and egress

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

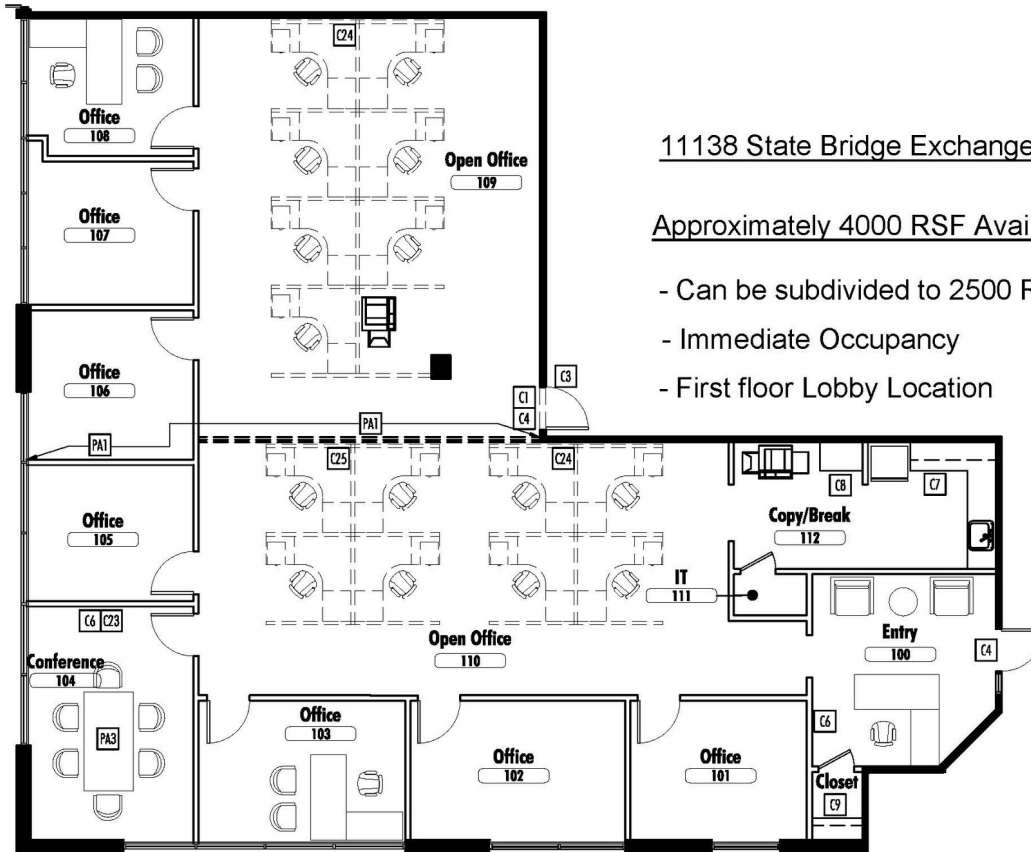
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OFFICE FOR LEASE

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11138 State Bridge Exchange

Approximately 4000 RSF Available

- Can be subdivided to 2500 RSF
- Immediate Occupancy
- First floor Lobby Location

SPACE	SPACE USE	LEASE TYPE	SIZE (SF)	AVAILABILITY
First Floor Lobby	Office Building	Full Service	4,000 SF	VACANT

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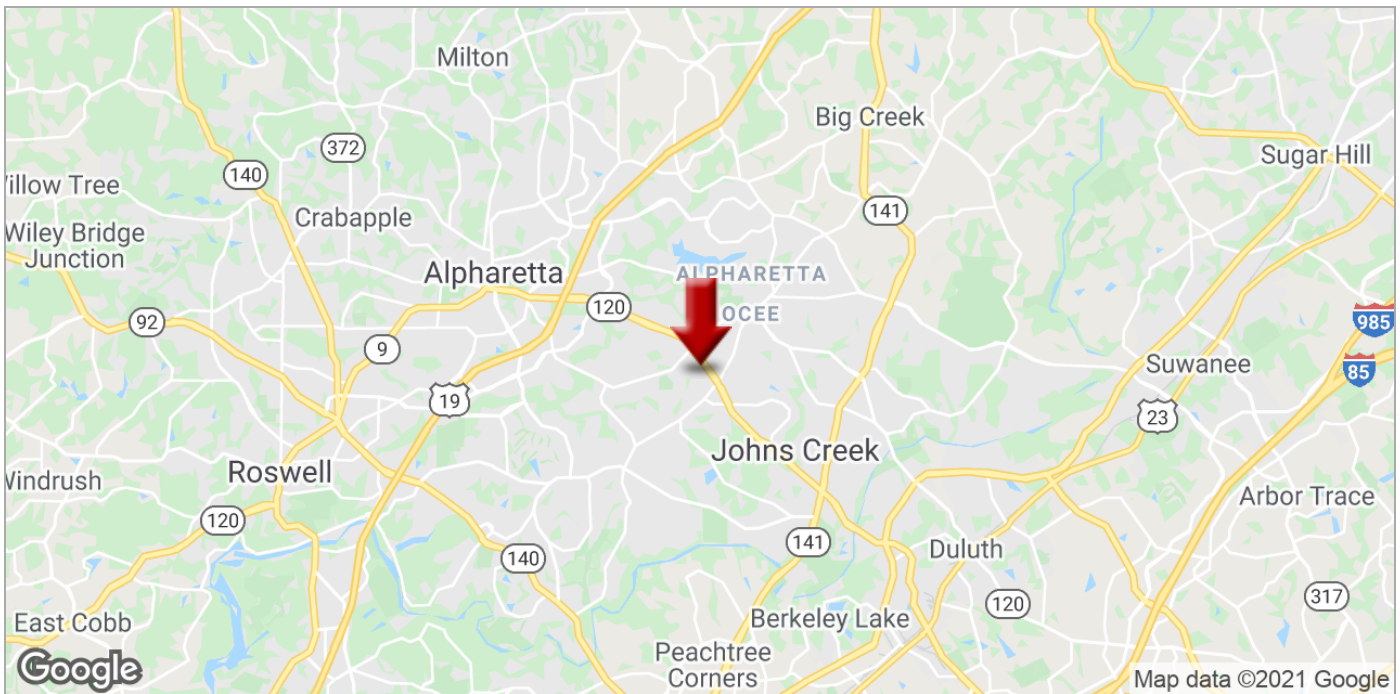
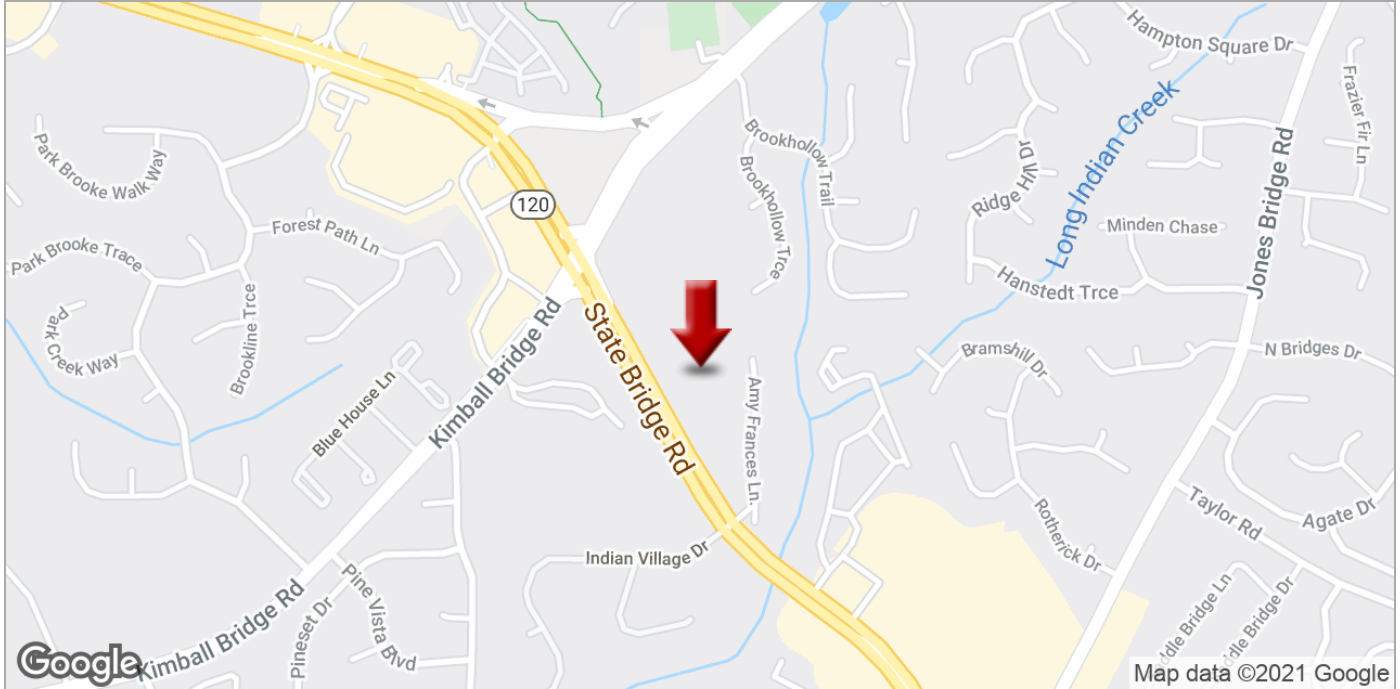
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Each Office Independently Owned and Operated kwcommercial.com

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