



Jimmy Byars -- Hardy Realty (o) 706-291-4321 (c) 706-506-9051 jbyars@hardyrealty.com
Heath Rogers -- Hardy Realty (o) 706-291-4321 (c) 678-378-1050 heath.rogers@hardyrealty.com

EXECUTIVE SUMMARY

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Hardy Realty is proud to offer a rare opportunity to own an office building in the heart of Historic Downtown Rome, Georgia.

701 Broad Street is a 4 story 41,000+/- square foot building located at the entrance to thriving downtown. This is a Class A well maintained office building with excellent visibility and parking.

Rome and Floyd County is nestled among the mountains of Northwest Georgia. The area is filled with creative thinkers and a bustling business community. In Forbes top 100 as places to live, the community offers world class health care, education and recreation. Bordered by three rivers and the foothills of the mountains, Rome boasts rivers to float, paddle and fish, and Greenways for walking, hiking and biking. Health care is a regional draw anchored by two hospitals and a large multi-specialty clinic. Educational opportunities are served by three colleges and award-winning public and private secondary educational institutions.

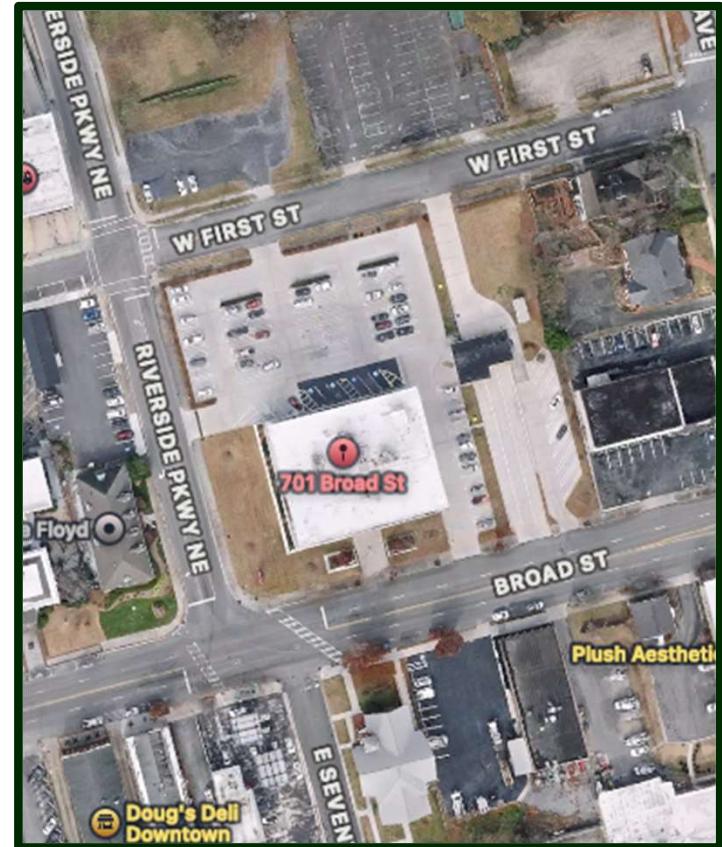
Floyd County employment is made up by successful small business and thriving manufactures.

Manufacturing is diversified with automotive, food processing, textiles, and technology. Rome's Historic Downtown is host to thriving restaurants, retail, and multifamily developments.

PROPERTY OVERVIEW

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- Location: Historic Downtown Rome, GA
- Building Size: 41,141sqft
- Number of Floors: 4 (*floor plans attached*)
- Square Footage Break Down: 1st Floor -9,294 sq ft
2nd Floor- 9,324 sq ft
3rd Floor- 9,345 sq ft
4th Floor- 13,178 sq ft
- 90% Leased
- Synovus 1st Floor Anchor Tenant
- Elevators: 2
- Fire safety: Fire Alarm in place but Building is not Sprinklered
- Structural: Reinforced concrete
- Roof: Flat Membrane
- Year Built: 1974
- Zoning: O&I
- Parking: 79 spaces with 4 drive thru lanes
- Land Size: 2.22 acres
- Price: \$4,750,000
- Current monthly Rental Income = \$37,681.25 for 2026 & \$42,201 for 2027

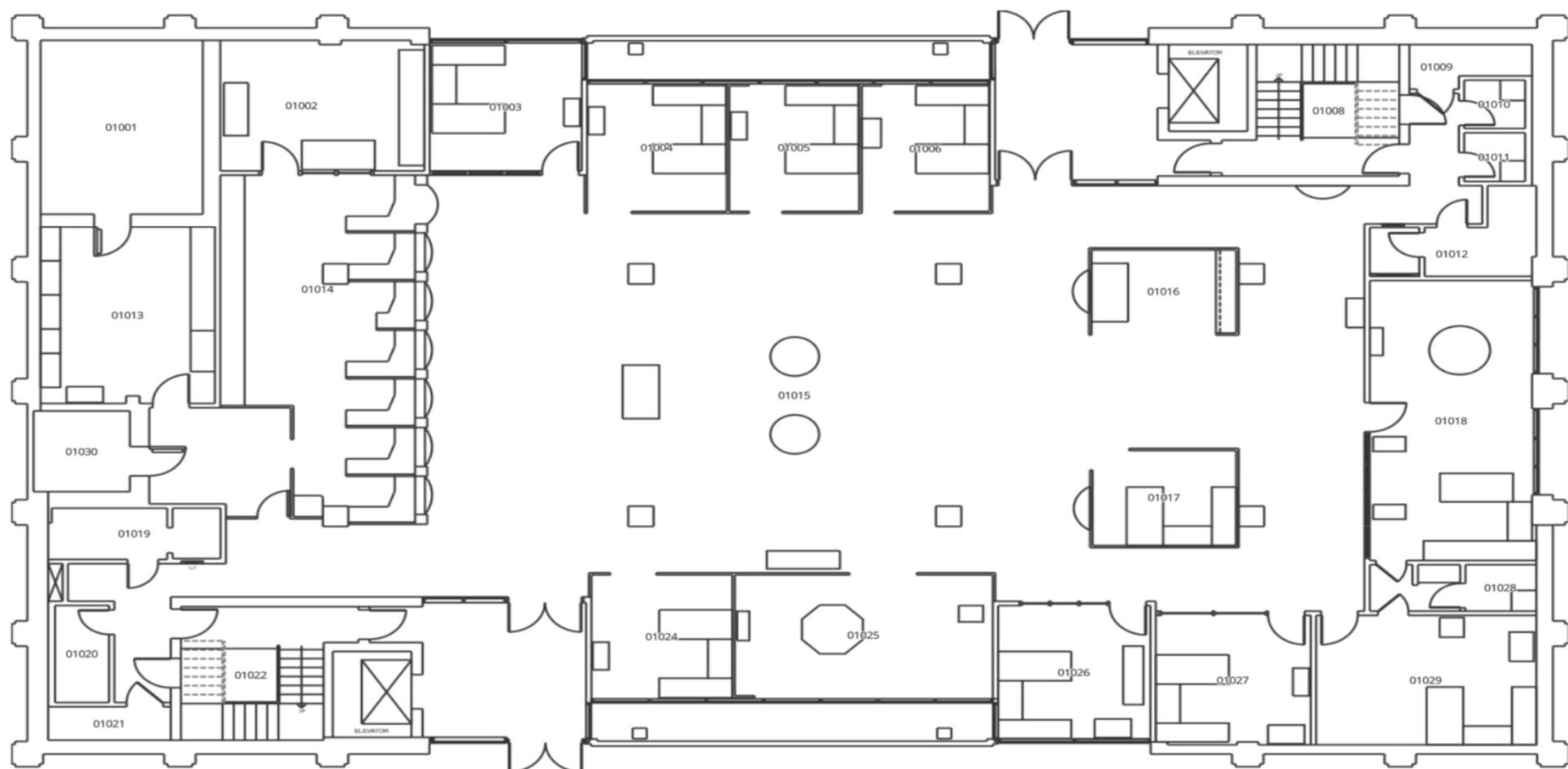


For more information or to schedule a showing,
call Jimmy Byars 706-506-9051 or Heath Rogers 678-378-1050

PROPERTY OVERVIEW, *continued*

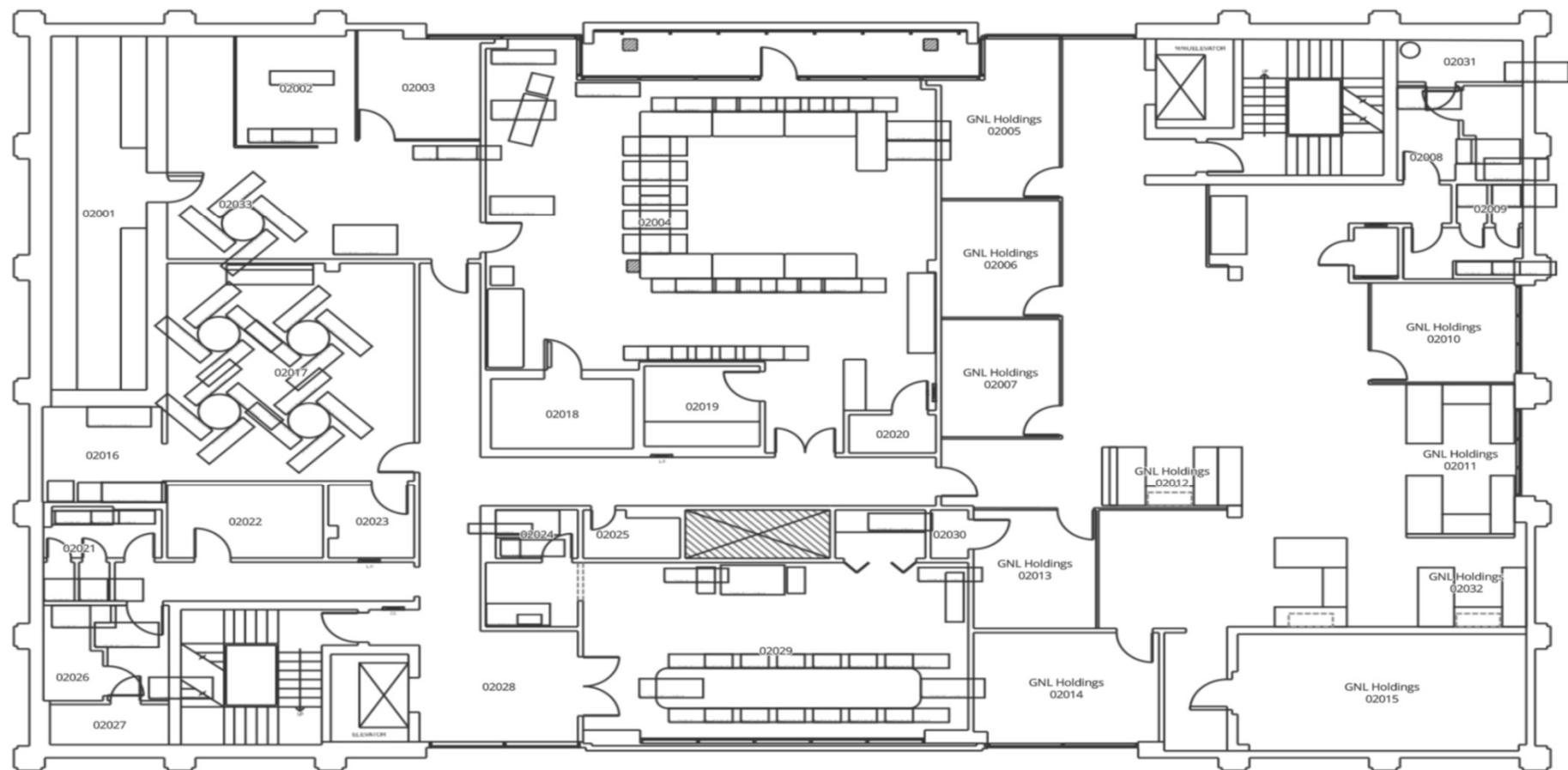


1st FLOOR



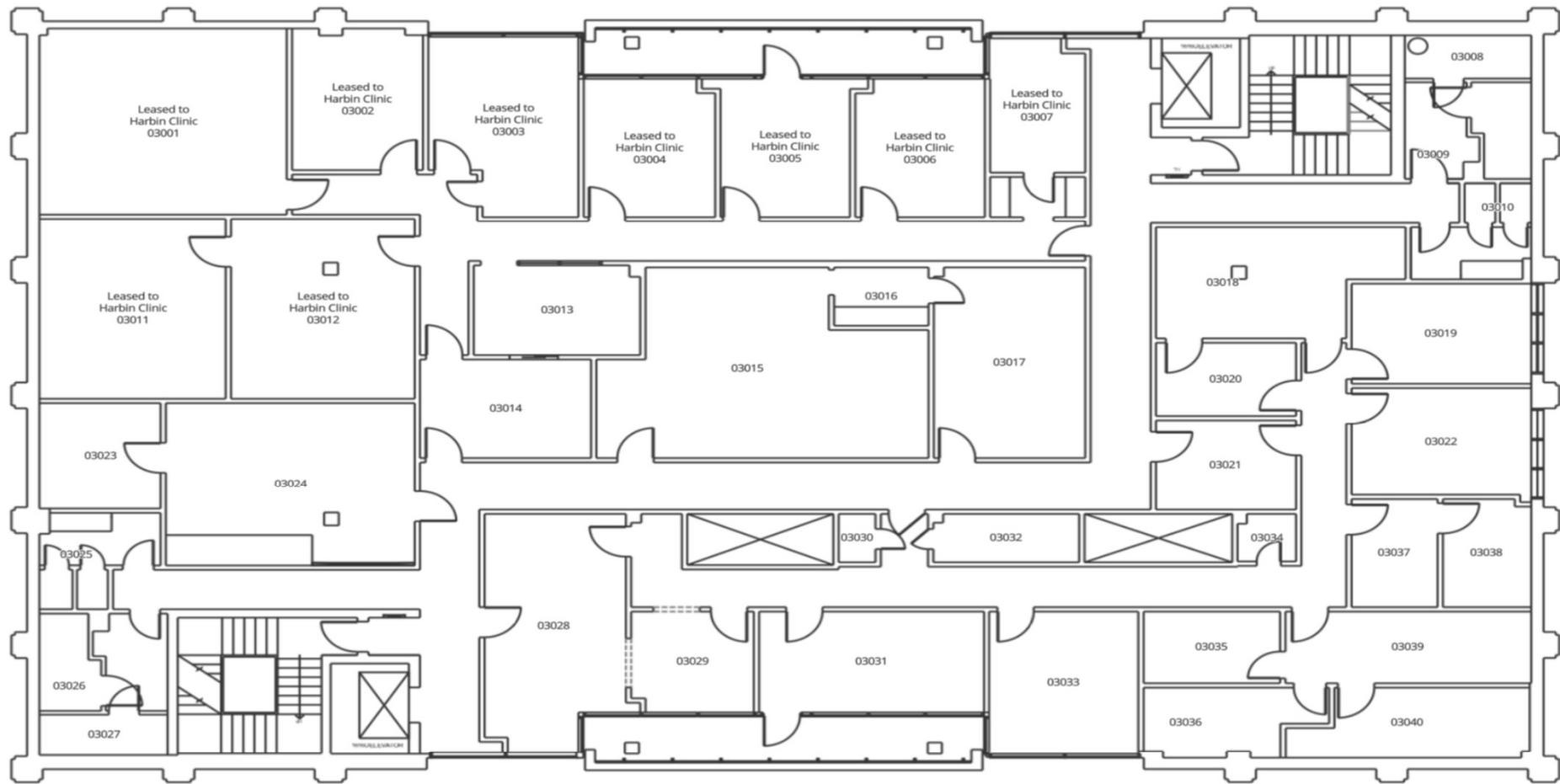
Rome - 701 North Broad Street -
1st Floor
9,294 SF

2nd FLOOR



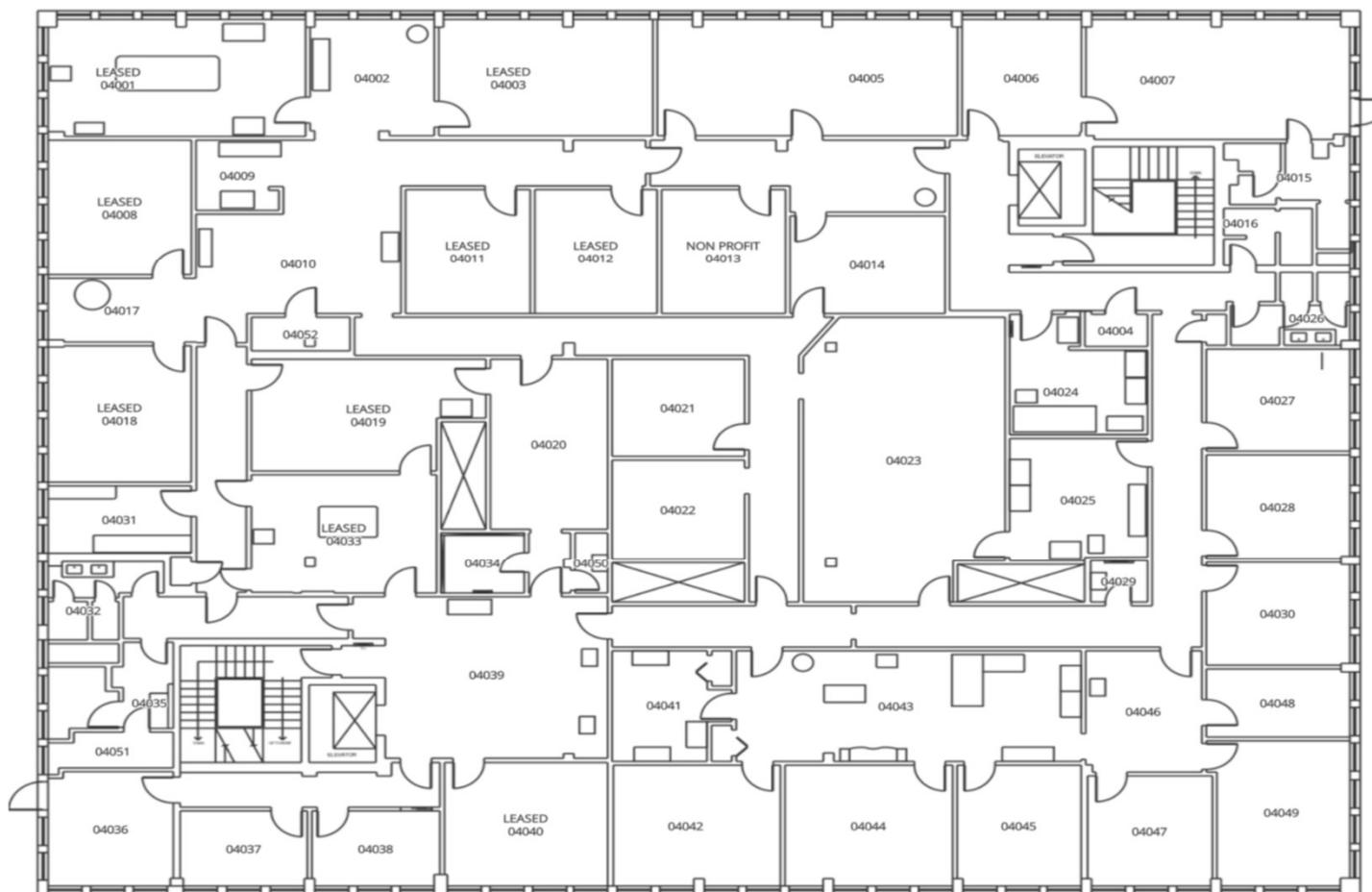
Rome - 701 North Broad Street -
2nd Floor
9,324 SF

3rd FLOOR



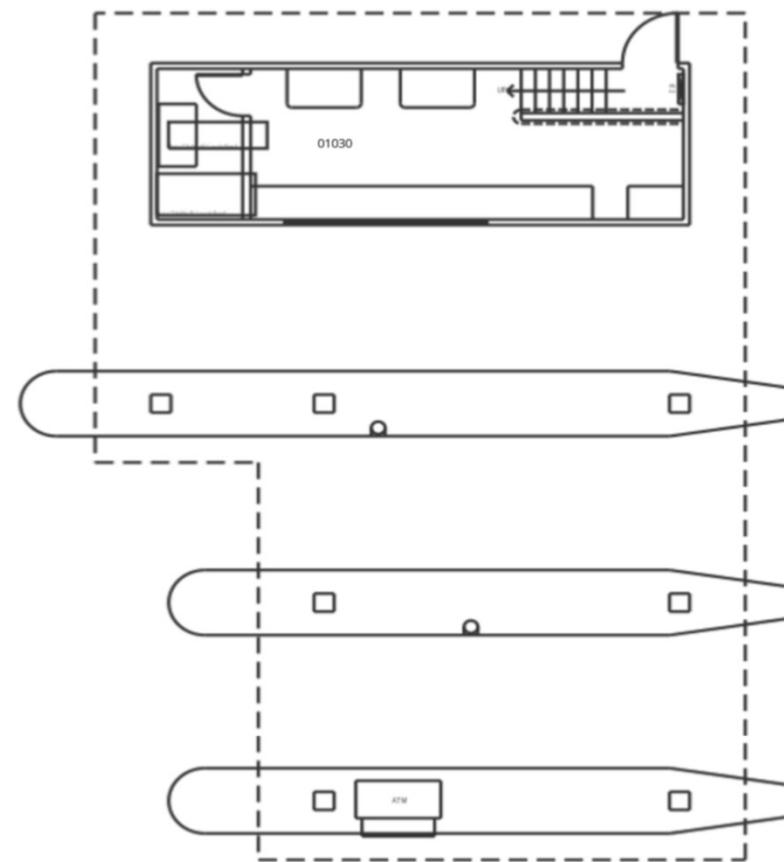
Rome - 701 North Broad Street -
3rd Floor
9,345 SF

4th FLOOR



**Rome - 701 North Broad Street -
4th Floor
13,178 SF**

DRIVE THRU



Rome - 701 North Broad Street (ATM
T165W039) - Drive-thru