

Available July 1, 2026-745 Atlanta Road-2 Offices, 12-foot roll-up door, fully temperature controlled

2,000
SQUARE FEET

\$2,825.00
RENT

\$16.95 /yr
RENT / SF

(404) 949-3177
www.w1lease.com



PROPERTY ADDRESS

745 Atlanta Road
Suite 100
Cumming, GA 30040

COMMERCIAL TYPE: Industrial AVAILABLE: 7/1/26

DESCRIPTION

This suite is perfectly designed to meet your business needs. This space features two offices, a restroom, and a 12-foot roll-up door, all within a fully temperature-controlled workspace for control throughout.

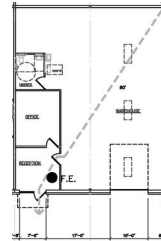
Key highlights of this suite include:

- Utilities and Internet Services: Powered entirely by electricity, utility management is straightforward. Tenants cover the monthly costs for electricity and prewired internet service through AT&T or Comcast. Water for standard office use, dumpsters, and exterior surveillance are provided by the Landlord.
- Lease Terms: A minimum lease term of three years is required, ensuring a stable foundation for your business operations.
- Liability Insurance: Tenants must provide general liability insurance in the amount of \$1,000,000 per occurrence.

This is a prime opportunity to establish your business in a modern workspace designed for efficiency and success.

RENTAL TERMS

Rent	\$2,825
Security Deposit	\$0
Application Fee	--



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