

Your Sandy Springs Office



**6085 Lake Forrest Drive
Sandy Springs, GA 30328**

***Your New
Sandy Springs Office
Building For Sale: \$4,600,000***



***6085 Lake Forrest Drive
Sandy Springs, GA 30328***

6085 Lake Forrest Drive

6085 Lake Forrest was built in the early eighties as a part of a four building condominium development known as Lake Forrest Place. Two of those buildings (including 6085) have always had single owners, and the other two a more traditional condominium form of ownership.

The 6085 building is owned by a group of attorneys who use half of the building (9,000 square feet) for operations of their law firm, and also to rent some space within the firm to friends/associates of the attorneys. The other 9,000 square feet is operated as a conventional rental office building.

The building's main entrance is on the middle floor of a three floor building. As you enter the building from the front parking area, the law firm space is to your left, and the rental space to the right. The 6,000 square feet of floors two and three are the primary space for the law firm operations. A beautiful lobby and three very attractive conference rooms are on the main floor. Up one flight of stairs is home to the attorneys' offices, each exquisitely decorated. Photos of all such space are included herein.

The lower level (3,000 square feet) of the law firm space is used for "friends" rentals as described above, plus a massive file room for legal documents and a small gym/workout facility with showers.

We assume most buyers will use the space for law firm purposes, but of course, it is possible to reconfigure some of the "attorney" space and rent it to outside parties. The operating projections shown herein are calculated by applying a market rental rate to all space for valuation purposes.

***Extraordinary Legal Space
Available for Purchase
\$4,600,000***



*For further information
Contact Ross Daniel
404-275-0190
erossdaniel@icloud.com*

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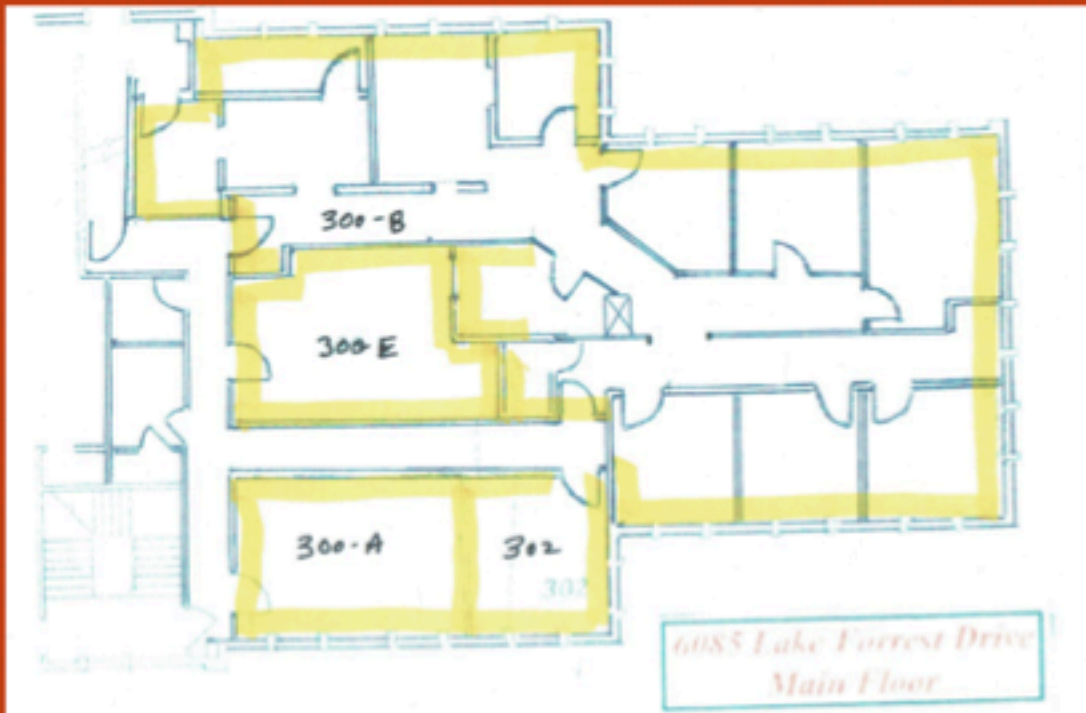


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Main Level-Fully Leased

The main level offers easiest access to the front door and the main parking lot.

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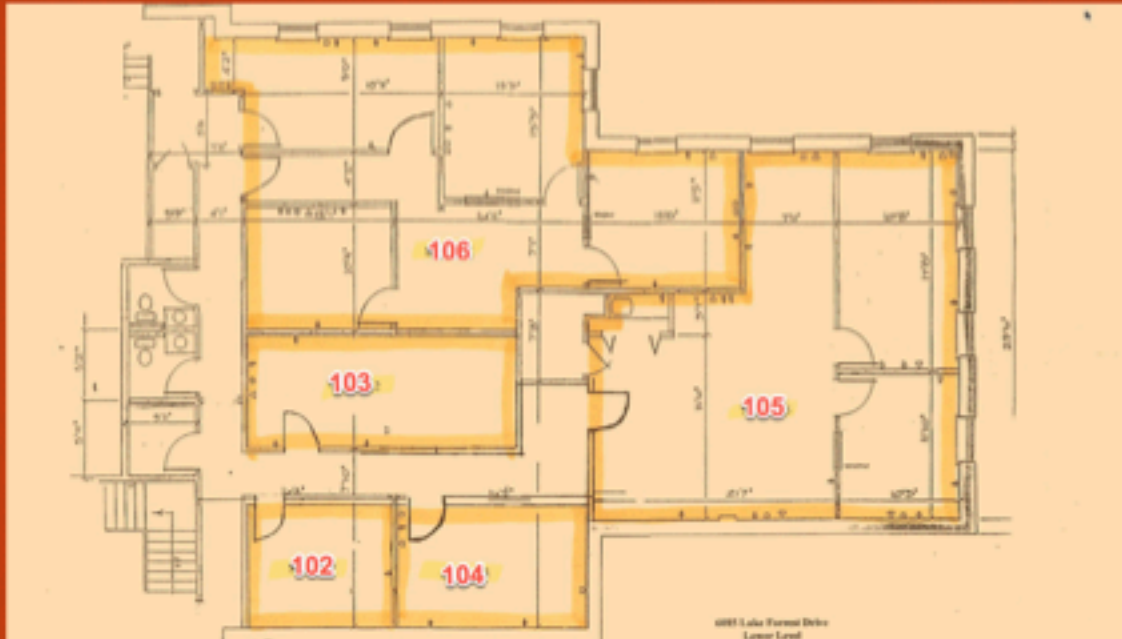


LOWER LEVEL

*Down one flight from the front entrance
or convenient access from a second
parking area in the rear of the building.....*

*The lower level offers reasonably priced single
offices (\$450 to \$750 monthly). This floor has easy
access from the rear of the building (more parking) as well
as via stairway from the front entrance.*

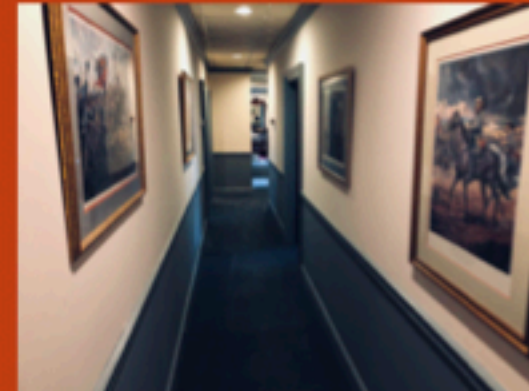
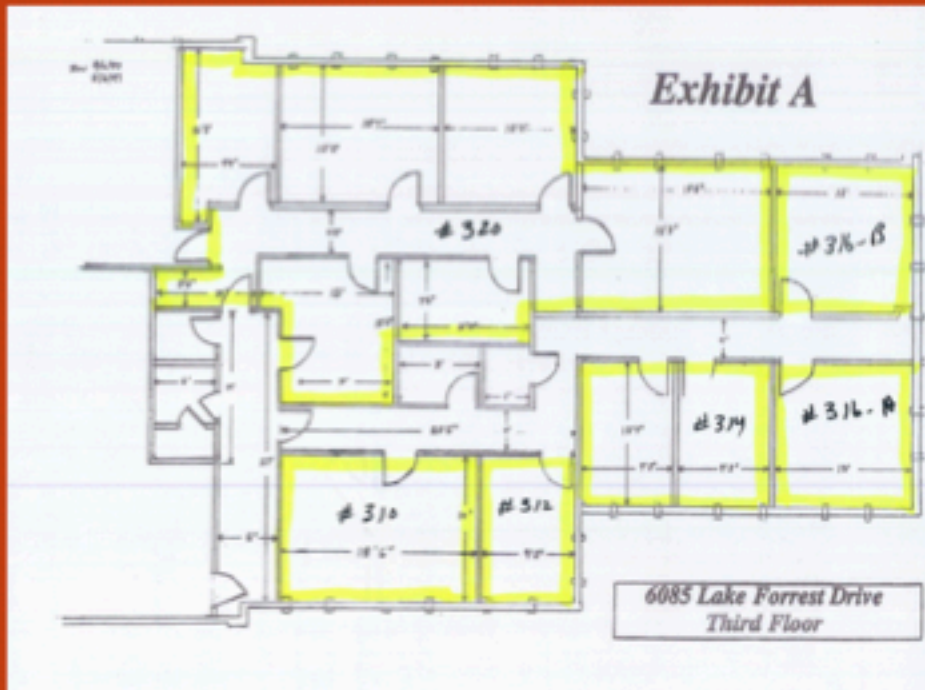
**We have single offices on this floor
and throughout the building.**



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Upper Level

*Up one flight from the front entrance
of the building.....*

Suites 320 and 316 are available.

We have single offices on this floor and throughout the building.

**We have single offices on this floor
and throughout the building.**

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Partner Offices



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Main Conference Room



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