

FOR LEASE

Class A Office



Unit	Size SF	Base Rate SF	Monthly Base Rent	CAM Rate SF	Monthly CAM	Monthly Total (Sales Tax Included)
400	8,000	\$22.00	\$14,666.67	\$7.50	\$5,000	\$19,666.67*

*Available 10/1/24

- Elegant Class A Office Building
- Well maintained building
- Security system with controlled 24-hour access
- Close proximity to I-75 (less than 1 mile)
- Waterfront
- Covered parking garage and surface parking available
- Location is close to many amenities
- Located in an area with diverse demographics and rapid population growth

PROPERTY	DETAILS
Building Size	32,000
Parking Ratio	Ratio of 3.5/1,000 SF
Zoning	18 - Office Building
Year Built	2002
Parcel #	80670160002



For more information, please contact:

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