

FOR LEASE

VILLAGE OVERLOOK I & II
7444 & 7454 HANNOVER PARKWAY
STOCKBRIDGE, GA 30281


AMERICAN CAPITAL PROPERTIES



OVERVIEW

- » Two 2-story professional office buildings, built in 1993
- » Parking ratio of 4.54, sufficient for medical office tenants
- » Professional lobbies feature lofted ceilings and natural light
- » Attractive brick facades and mature landscaping

LOCATION

- » Conveniently located on SR 138 between two major interchanges (I-675 and I-75)
- » High traffic count of 33,000 vehicles per day on SR 138
- » Walking distance to grocery store, banks and restaurants
- » Short drive to regional amenities: hospitals, airport, hotels, retail shopping

ASKING RATE

- » Contact agent

LEASE TYPE

- » Full service

SPACE AVAILABLE

- » 1 unit available
- » 1,976 RSF

FOR LEASING INFORMATION, PLEASE CONTACT:

KENT WALKER | 770.530.0896
KENTWALKER@AMERICANCAPITALPROPERTIESLLC.COM

FOR OTHER AVAILABILITY, VISIT US AT WWW.ACP-SE.COM

AVAILABLE FLOOR PLANS

7444 - VILLAGE I

UNIT SQ FT

**NO CURRENT
AVAILABILITY**



FOR LEASING INFORMATION, PLEASE CONTACT:

KENT WALKER | 770.530.0896

KENTWALKER@AMERICANCAPITALPROPERTIESLLC.COM

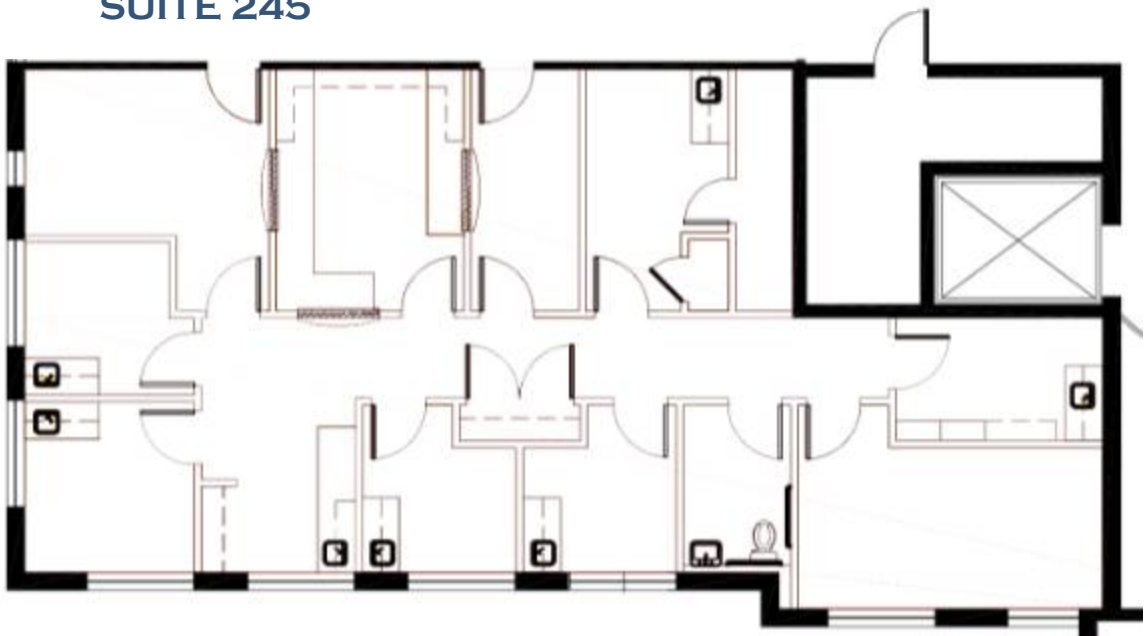
FOR OTHER AVAILABILITY, VISIT US AT WWW.ACP-SE.COM

AVAILABLE FLOOR PLANS

7454 - VILLAGE II

UNIT	SQ FT
245	1,976

SUITE 245



FOR LEASING INFORMATION, PLEASE CONTACT:

KENT WALKER | 770.530.0896

KENTWALKER@AMERICANCAPITALPROPERTIESLLC.COM

FOR OTHER AVAILABILITY, VISIT US AT WWW.ACP-SE.COM

AERIAL MAP

ADJACENT TO RETAIL AMENITIES

- Adjacent to Kroger-anchored Stockbridge Village and close to Publix, Lowe's and Office Depot
- Surrounded by many national and popular restaurants and tenants, including Taco Mac, Applebee's, IHOP, Chick-fil-A, Subway, HoneyBaked Ham, O'Charleys, Piccadilly and Chase Bank



FOR LEASING INFORMATION, PLEASE CONTACT:

KENT WALKER | 770.530.0896

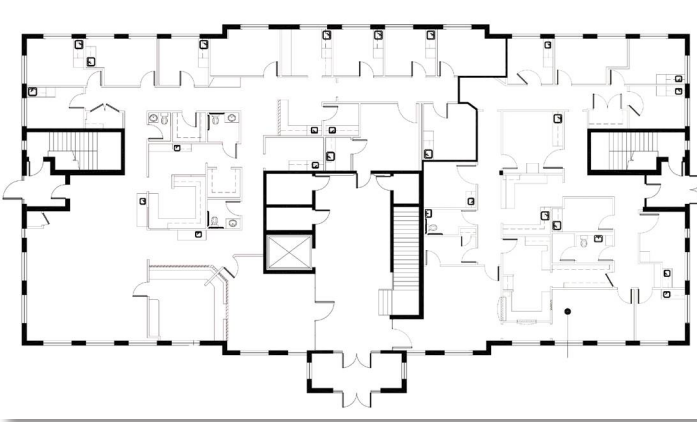
KENTWALKER@AMERICANCAPITALPROPERTIESLLC.COM

FOR OTHER AVAILABILITY, VISIT US AT WWW.ACP-SE.COM

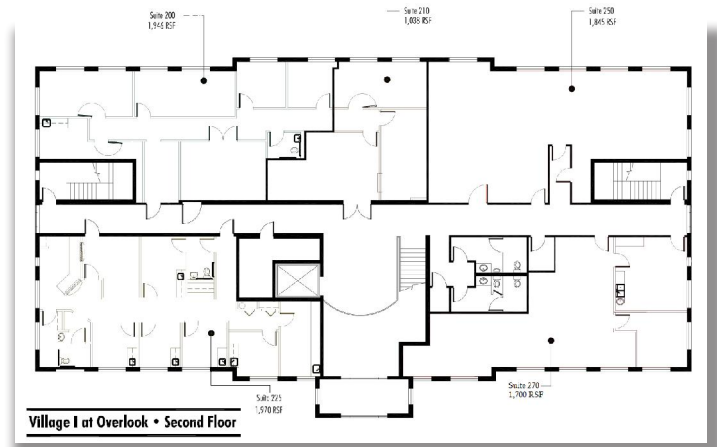
BUILDING FLOOR PLANS

VILLAGE I - 7444

1ST FLOOR

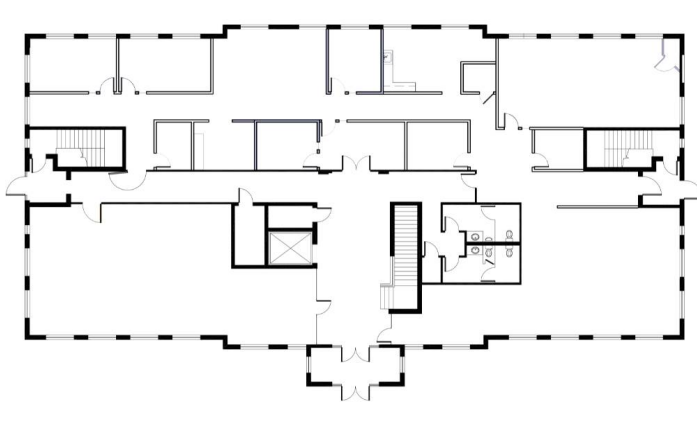


2ND FLOOR



VILLAGE II - 7454

1ST FLOOR



2ND FLOOR



FOR LEASING INFORMATION, PLEASE CONTACT:

KENT WALKER | 770.530.0896

KENTWALKER@AMERICANCAPITALPROPERTIESLLC.COM

FOR OTHER AVAILABILITY, VISIT US AT WWW.ACP-SE.COM