

**HOLLY SPRINGS
OFFICE SUITES
±100 SF - ±4,125 SF
FOR LEASE**



Property Address:
310 Paper Trail Way
Holly Springs, GA
30115

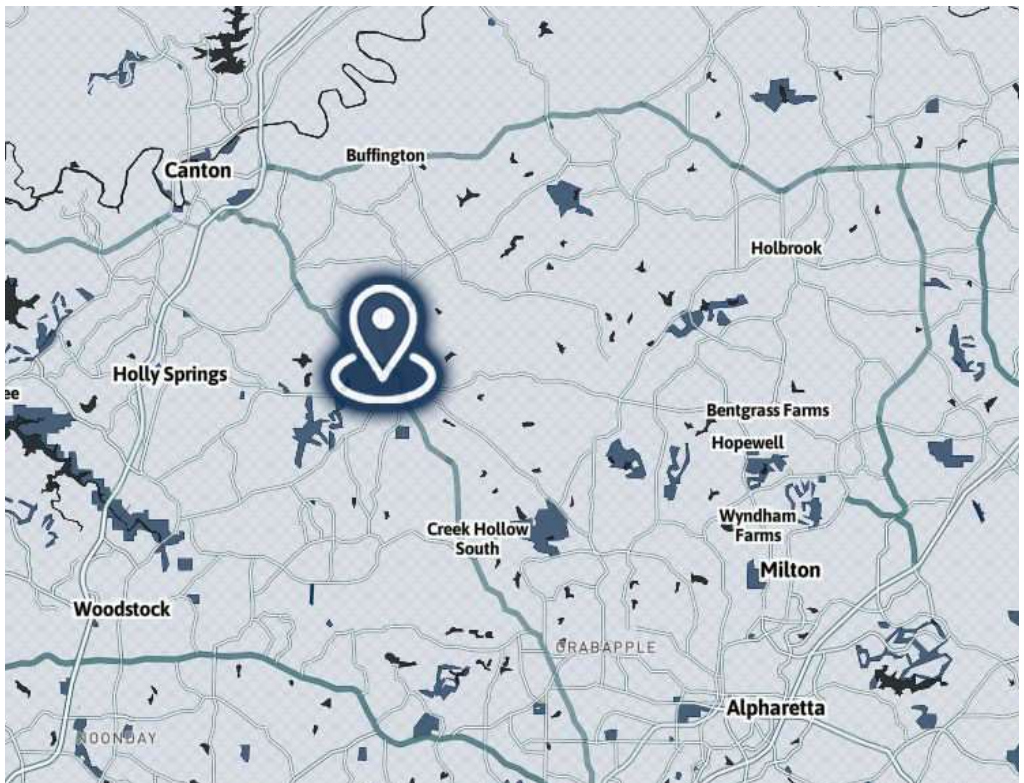
PROPERTY OVERVIEW

Office suite available for lease in Holly Commons Professional Center located in Holly Springs, GA.

Holly Commons Professional Center is located off Hickory Flat Highway in Cherokee County. It is approximately 5 miles east of Downtown Holly Springs, 5 miles south of Downtown Canton and 36 miles north of Downtown Atlanta. With great access to Canton and Downtown Holly Springs, the property is in close proximity to major retailers such as Walmart, Publix, Target, Lowe's and more.

PROPERTY HIGHLIGHTS

- ±9,166 SF office building in Holly Springs
- Suite 97: ±120 SF available for \$550.00 per month full service
- Suite 98: ±100 SF available for \$550.00 per month full service
- Suite 99: ±100 SF available for \$550.00 per month full service
- Suite 105: ±1,200 SF available on February 1st for \$20.50 SF/YR/MG
- Suite 202: ±1,262 SF suite available for \$20.50 SF/YR/MG
- Suite 303: ±1,343 SF suite available for \$20.50 SF/YR/MG
- Lease rate includes CAM, water & sewer, trash/dumpster and landscaping
- Tenant is responsible for electricity, phone, internet, janitorial services and pest control



CONTACT



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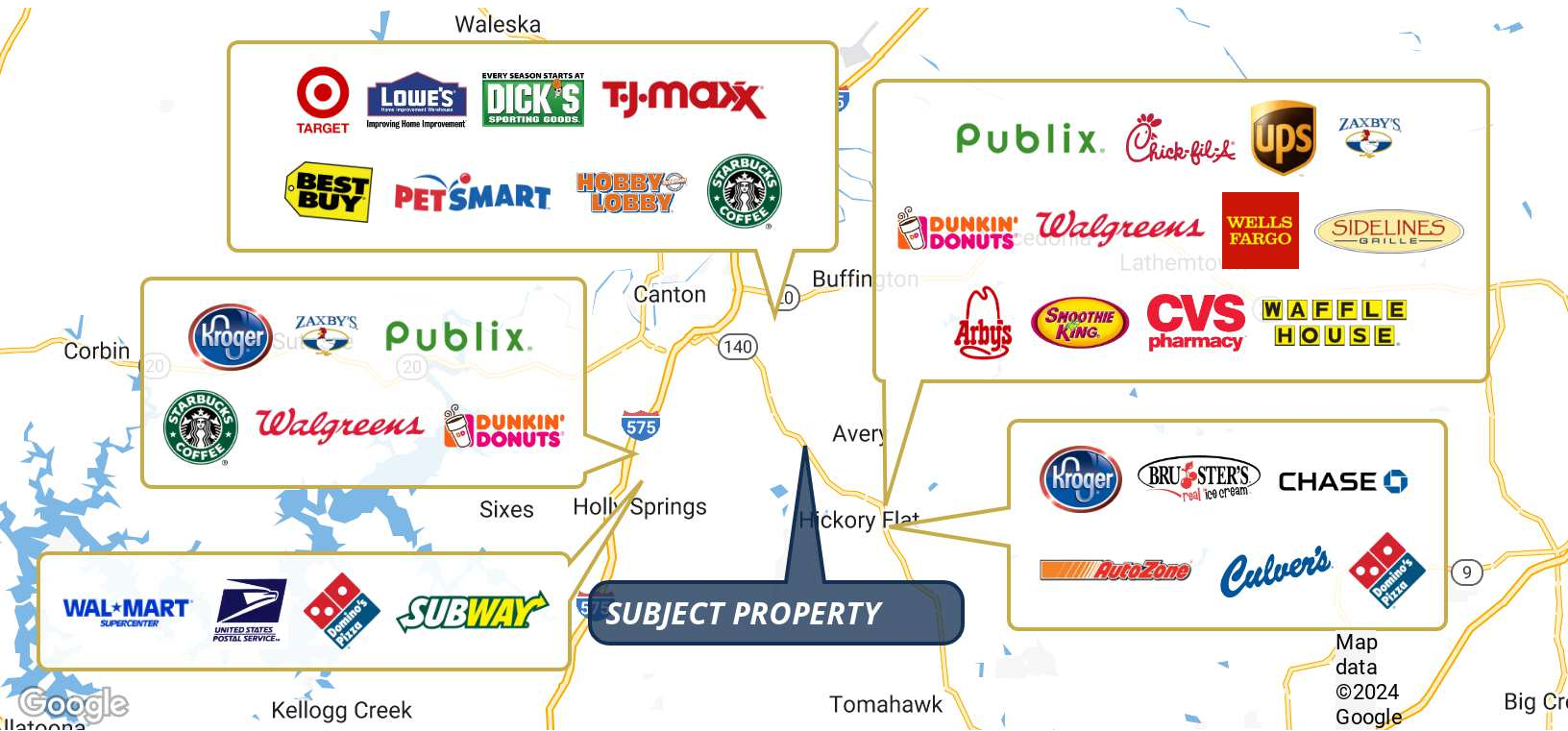
HOLLY SPRINGS TOWN CENTER

Town Center is the modern definition of Main Street life today. A thoughtful master plan artfully combines retail, restaurants, residential and green spaces. A landmark new Holly Springs City Hall, inspired by the charm of the city's rich history, will be surrounded by settings designed to create and celebrate connections and community. Holly Springs Town Center is the new heart of the community – alive with activity amid friendly faces and sweeping greens. Town Center will be home not only to the new City Hall but also to an amphitheater, a spacious event lawn and pocket parks, all ready to play host to an array of entertainment, events, holidays and memories. The new development will consist of restaurant and retail spaces, a grand lawn for events and festivals, an amphitheater, outdoor market plaza, new city hall, residential housing and ample street and deck parking.



Source: <https://hollyspringstowncenter.com/explore/>

RETAILER MAP



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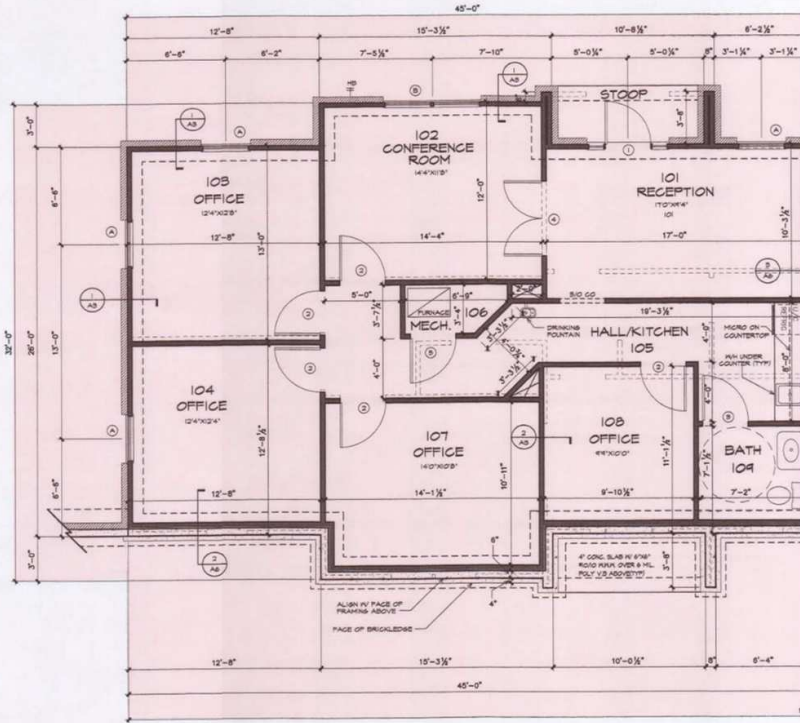
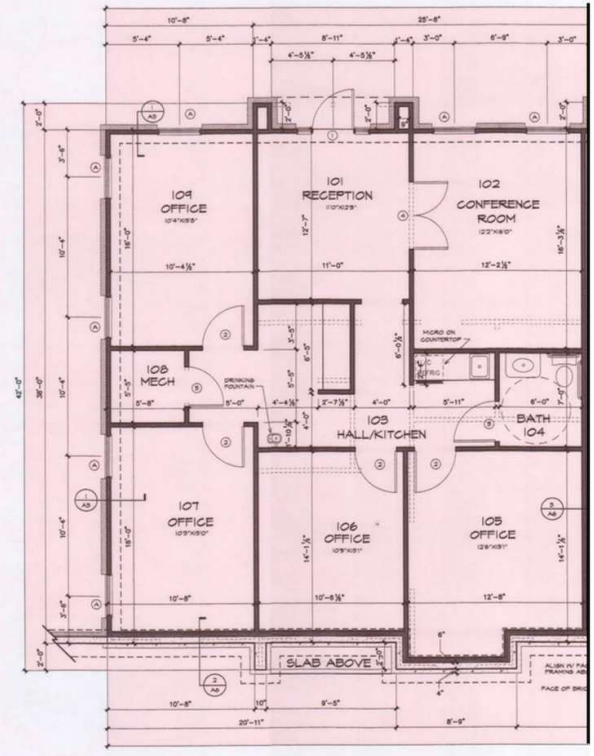
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Suite 202

Suite 303

AVAILABLE SPACES

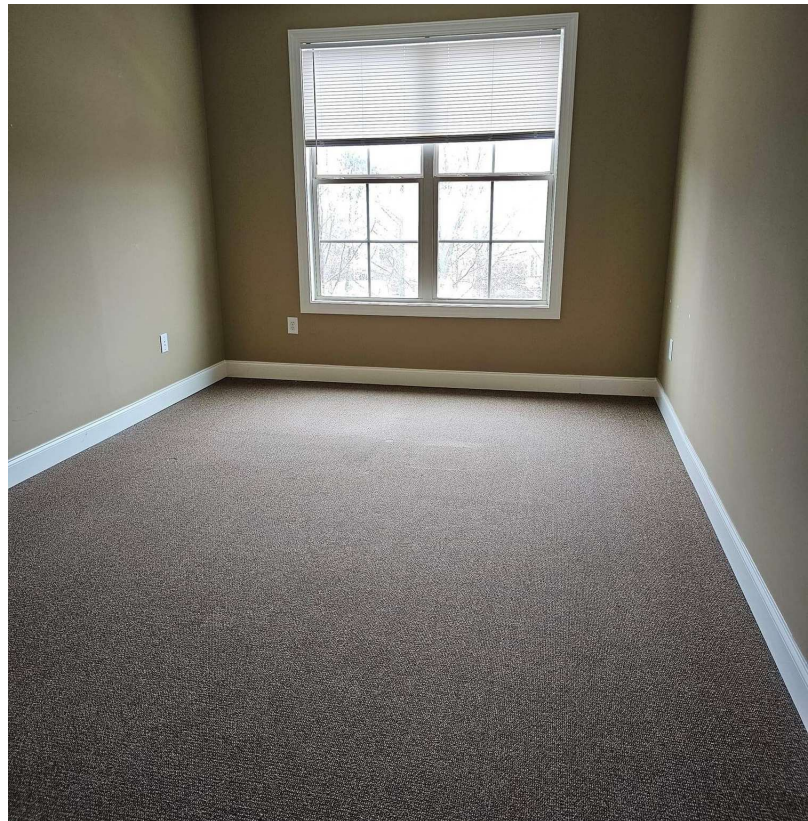
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 97	Available	120 SF	Full Service	\$550 per month
Suite 98	Available	100 SF	Full Service	\$550 per month
Suite 99	Available	100 SF	Full Service	\$550 per month
Suite 105	Available	1,200 SF	Modified Gross	\$20.50 SF/yr
Suite 202	Available	1,262 SF	Modified Gross	\$20.50 SF/yr
Suite 303	Available	1,343 SF	Modified Gross	\$20.50 SF/yr

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