



**1610/1620**

3296 Summit Ridge Pky, Duluth, GA 30096



**CMC REAL ESTATE GROUP**  
COMMERCIAL MANAGEMENT



**Daniel Min**

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# 1610/1620

\$20.00 /SF/YR

Built 2007, mostly used for offices and shared rooms  
For Sale for \$699,000...



Rental Rate:	\$20.00 /SF/YR
Min. Divisible:	1,250 SF
Property Type:	Office
Property Subtype:	Office/Residential
Building Class:	C
Rentable Building Area:	2,500 SF
Year Built:	2008
Walk Score @:	39 (Car-Dependent)
Rental Rate Mo:	\$1.67 /SF/MO

1st Floor Ste 1610/1620

Space Available	1,250 - 2,500 SF
Rental Rate	\$20.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	5 - 10 Years

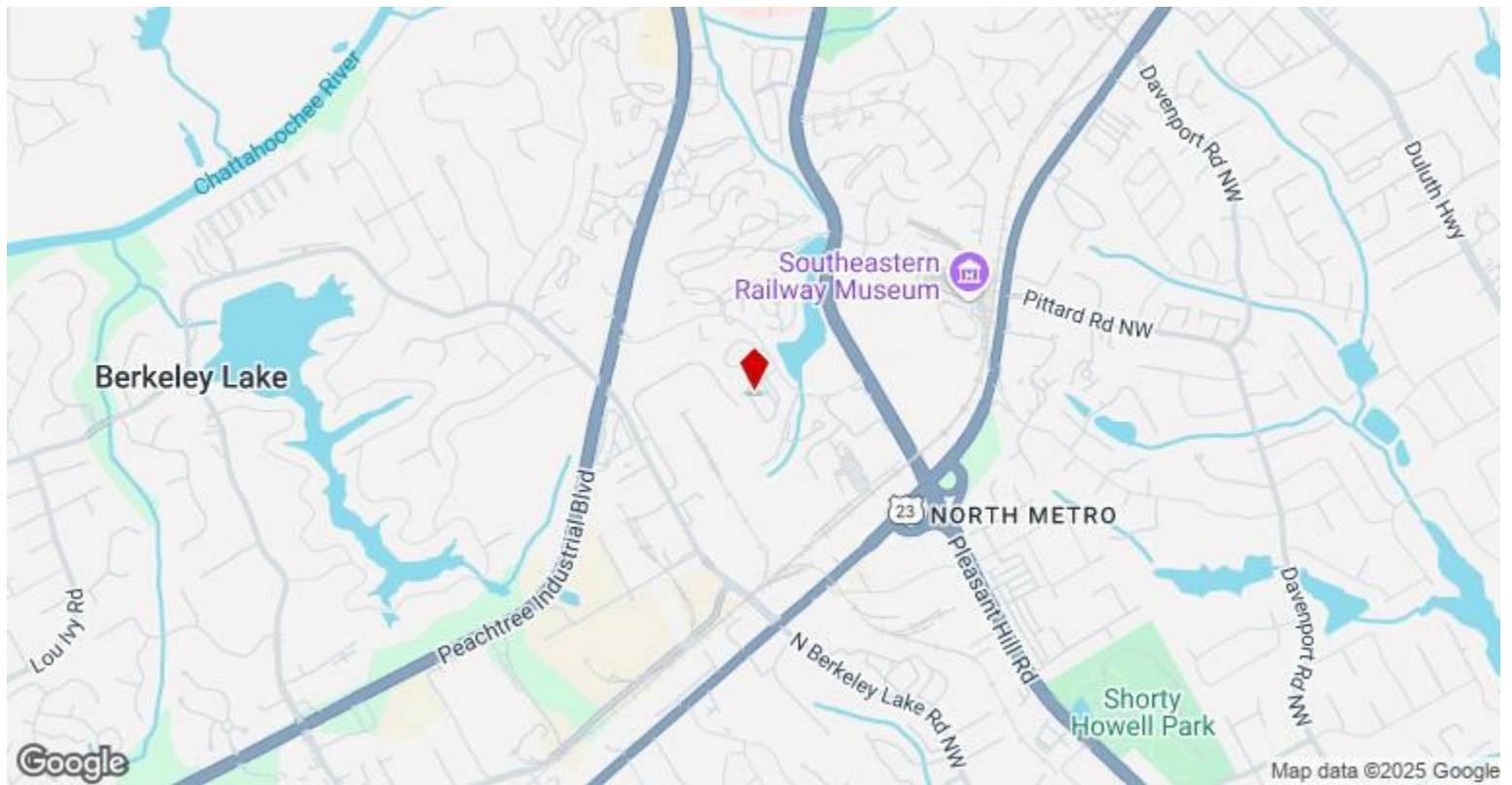
Fully Built out for Office Use, Prime All Office Location in the Heart of DuluthRooms are fully uniformed for Move-InDimension for each smaller office is: 12 feet 11 inches Horizontally, 10 feet 5 inches Vertically/ Secondary Office measures: 9 feet 11 inches Horizontally 10 feet 2 inches VerticallyMid Size Office is: 13 feet 2 inches Horizontally, 10 feet 4 inches VerticallyLarger Office size is: 10 feet 4 inches Horizontally, 13 feet and 2 inches Vertically/ 2nd Larger office measures: 10 feet 10 inches Horizontally and 21 feet 1 inch Vertically

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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Clik Mortgage	-	
Dream Loanz & 1004 Realty	-	
ITTI Global Foundation	-	



## 3296 Summit Ridge Pky, Duluth, GA 30096

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For Sale for \$699,000



## Property Photos

