

# 1580 Warsaw Rd

1580 Warsaw Rd, Roswell, GA 30076



Presented By:  
Better Homes & Gardens Real Estate Metro Brokers



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## Property Details

Freestanding recently renovated on a 0.68 ac.  
2-story Commercial Office building of 6,108 sq ft.  
Located in the Heart of Downtown Roswell GA.  
20 office spaces. Brick signage 8 X 13 ft - total exposure !  
Please text 770-722-1269 for a link to 3D virtual tour !

**Price: \$21.90 /SF/YR**

- Move in ready. The entire building (6,108 sq ft) is leased to a single established company only. Lease price is \$11,147 per month

- Meet your clients face-to-face and have fun ! For the full description of the property please use a dropdown menu below.

View the full listing here: <https://www.loopnet.com/Listing/1580-Warsaw-Rd-Roswell-GA/28664993/>

Rental Rate:	\$21.90 /SF/YR
Property Type:	Office
Property Subtype:	Office
Building Class:	C
Rentable Building Area	6,108 SF
:	
Year Built:	1995
Walk Score ®:	62 (Somewhat Walkable)
Transit Score ®:	29 (Some Transit)
Rental Rate Mo:	\$1.83 /SF/MO

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## Listing spaces

### 1st Floor

Space Available:	3,054 SF
Rental Rate:	\$21.90 /SF/YR
Contiguous Area:	6,108 SF
Date Available:	Now
Service Type:	Full Service
Built Out As:	Standard Office
Space Type:	Relet
Space Use:	Office
Lease Term:	3 - 5 Years

Freestanding recently renovated on a 0.68 ac. 2-story Commercial Office building of 6,108 sq ft in the Heart of Downtown Roswell in a high-traffic area. The area is also growing with new residential communities being built around the property. Zoning is C-1 / Neighborhood Commercial District. The building's layout will work for general office use. Ideal for financial, real estate, insurance, engineering, marketing, IT, attorney, and CPA firms. Previously owned and used as corporate headquarter by an IT company - fiber optic cables come into the building providing stronger and faster data transmission. The building has grandfathered brick signage measuring 8 x 13 ft to be accommodated by the tenant's company. Each floor is fully built-out. The 1st floor offers a lobby, reception area, conference room, 8 offices, beautiful kitchen/break room area, and 2 restrooms. The 2nd floor has 2 restrooms and 10 offices including a large CEO suite. A large attic space of around 800 sq ft may serve as a bonus room and has its own AC unit. The previous owner - IT Company - had a private server in the attic area which was kept in a cool condition by means of an AC unit installed there. Ample parking, easy excess to GA-400 - travel time to Atlanta airport is around 40 minutes.

2nd Floor

Space Available:	3,054 SF
Rental Rate:	\$21.90 /SF/YR
Contiguous Area:	6,108 SF
Date Available:	Now
Service Type:	Full Service
Built Out As:	Standard Office
Space Type:	Relet
Space Use:	Office
Lease Term:	3 - 5 Years

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## Location



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## Property Photos



Building Photo



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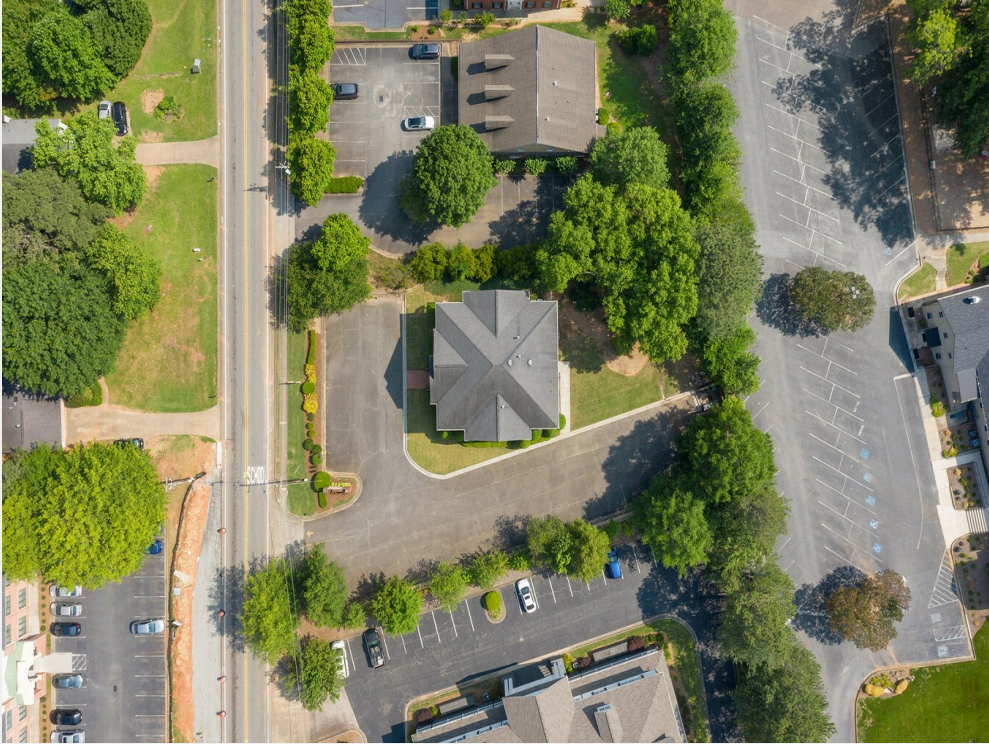
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## Property Photos



Interior Photo



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