



6045 Southard Trce

6045 Southard Trce, Cumming, GA 30040



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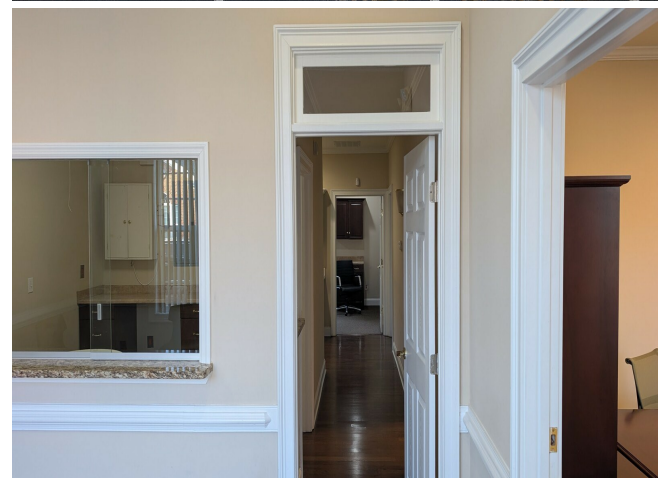


6045 Southard Trce

\$22.00 /SF/YR

Well-maintained and renovated professional office suite located in a prime Cumming location near Bethelview Road. The space features a welcoming reception area, four private offices, a conference room, and a kitchen area with sink and cabinetry. Interior finishes include tile flooring, plantation shutters, and a private restroom (no shower). The layout is suitable for a variety of professional uses including insurance, medical or administrative offices, travel...

- 1,155 SF professional office suite – ideal size for small to mid-size businesses
- Move-in ready layout with private offices and open work area
- Excellent location just minutes from GA-400, Bethelview Rd, and Hwy 9
- Close to Fowler Park, providing strong daily traffic and visibility in the area
- Surrounded by major retailers including Publix, Kroger, banks, restaurants, and fitness centers
- Easy access for clients and employees from surrounding residential communities

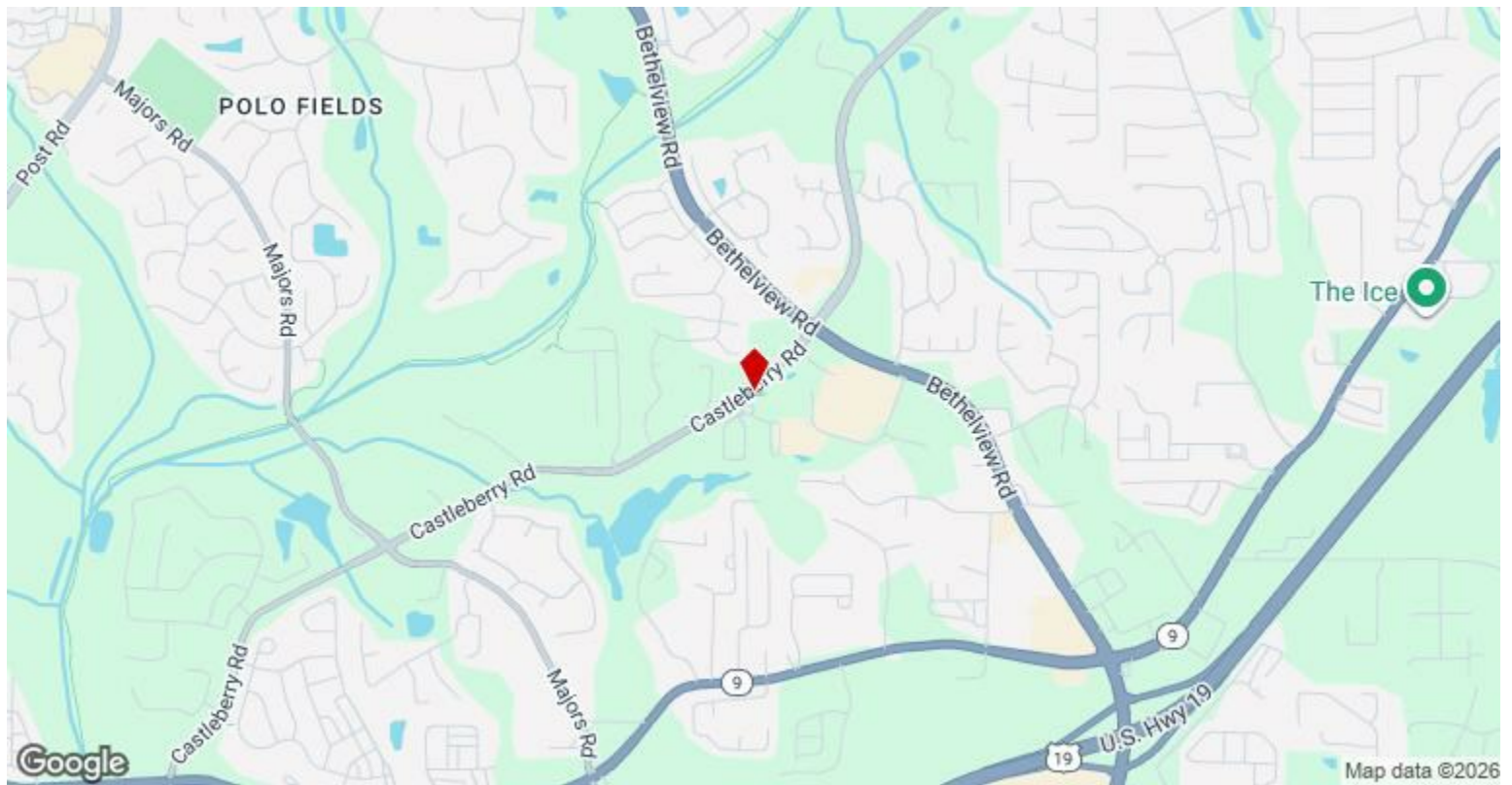


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|-------------------------|--------------------|
| Rental Rate: | \$22.00 /SF/YR |
| Property Type: | Office |
| Building Class: | B |
| Rentable Building Area: | 1,155 SF |
| Year Built: | 2006 |
| Walk Score ®: | 43 (Car-Dependent) |
| Rental Rate Mo: | \$1.83 /SF/MO |

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Professional Office

| | |
|-----------------|-----------------------|
| Space Available | 1,155 SF |
| Rental Rate | \$22.00 /SF/YR |
| Date Available | Now |
| Service Type | Modified Gross |
| Built Out As | Professional Services |
| Space Type | Professional office |
| Space Use | Office |
| Lease Term | Negotiable |



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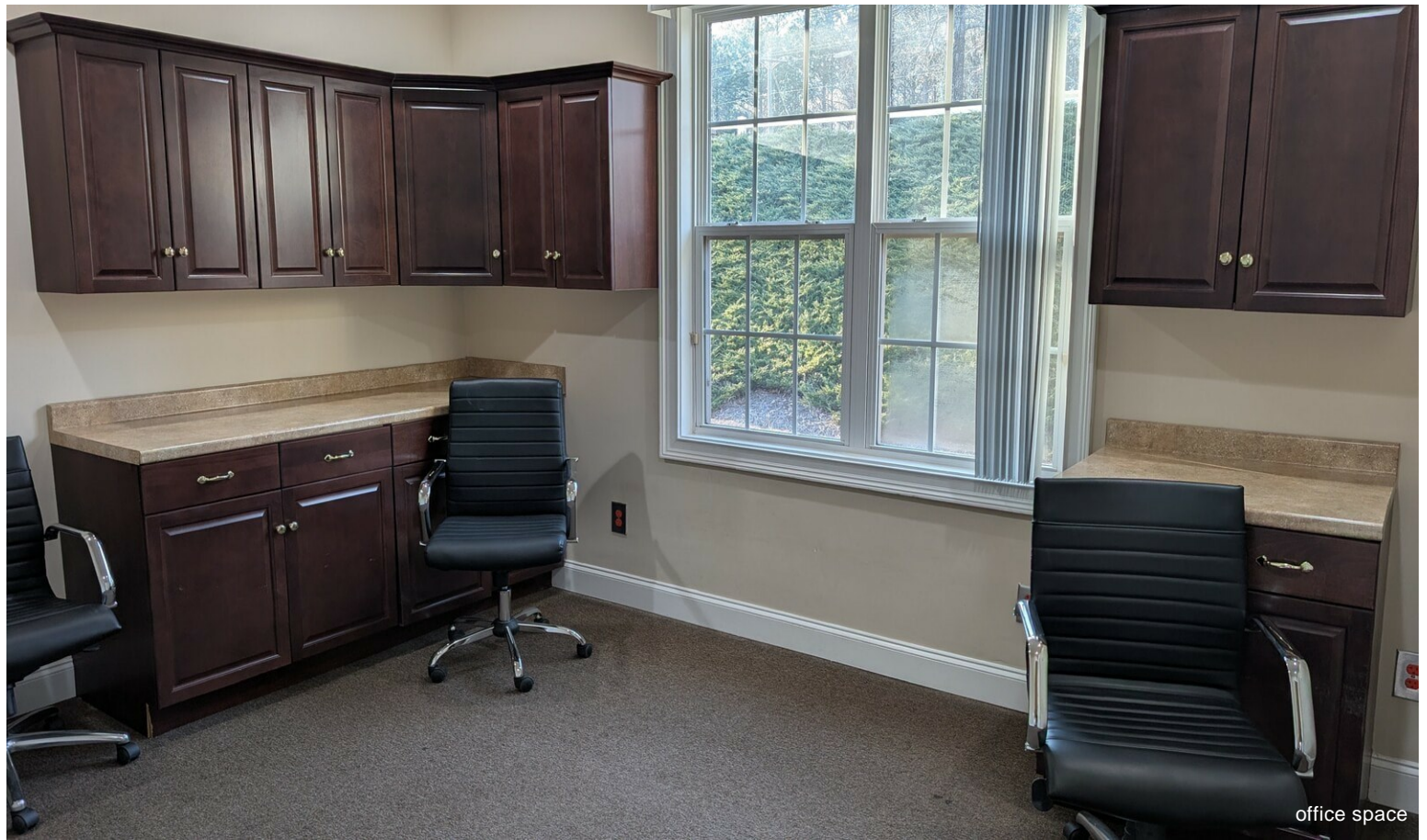
LOCATION • LOCATION • LOCATION.....

1,155 SF professional office suite in the heart of Cumming, just minutes from **GA-400, Bethelview Rd, and Hwy 9**. Surrounded by major retailers including **Publix, Kroger, banks, restaurants, and fitness centers**, and located near **Fowler Park** with strong daily traffic and visibility.

The suite features a welcoming reception area, **four private offices**, conference room, kitchen area, tile flooring, plantation shutters, and a private restroom. **Ground-level, front-door access** with handicap parking in a quiet, well-maintained office park offering ample parking for clients and employees.

Move-in readyideal for insurance, medical/administrative, IT, tutoring, and other professional uses

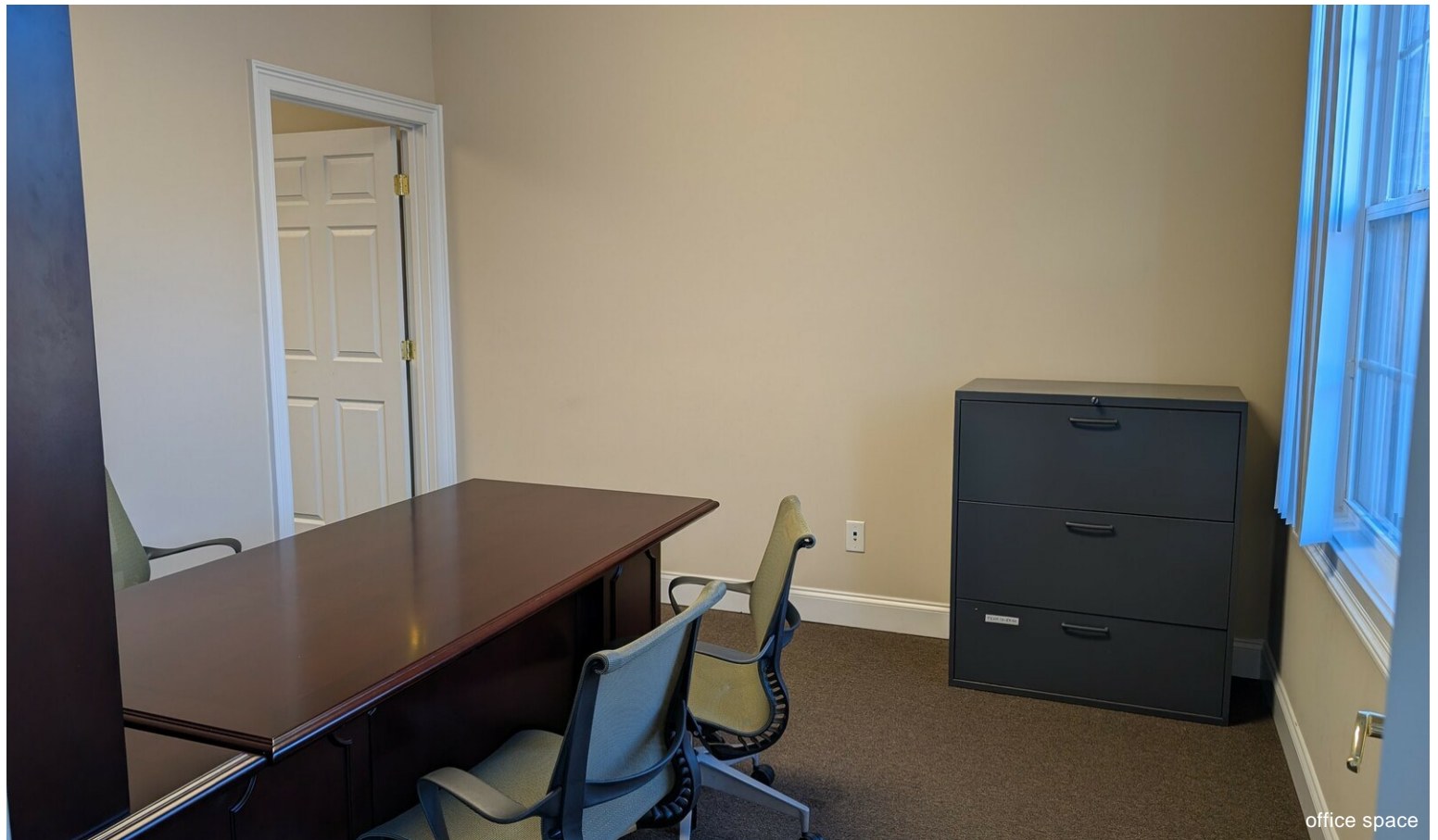
Property Photos



Property Photos



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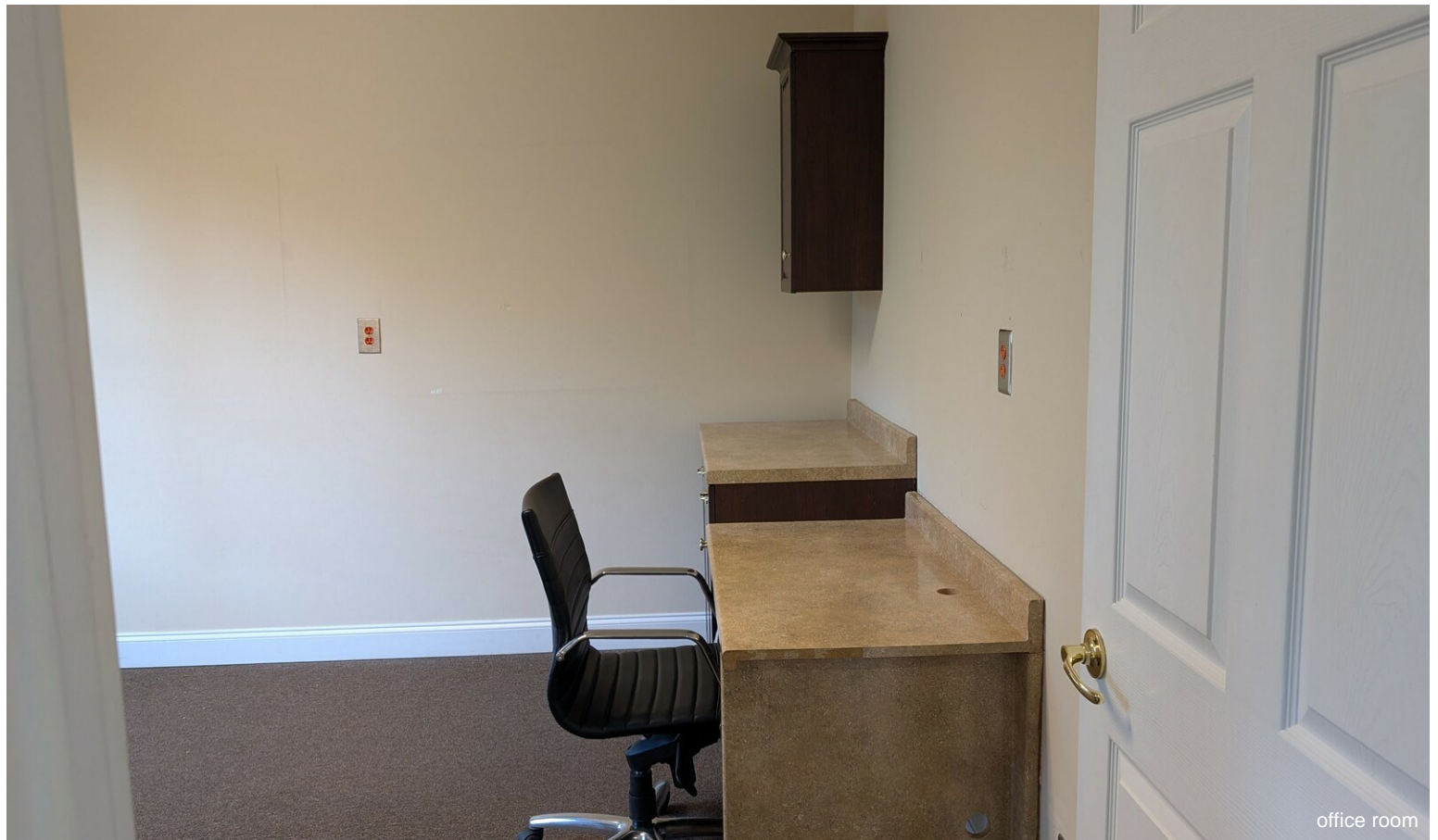
Property Photos



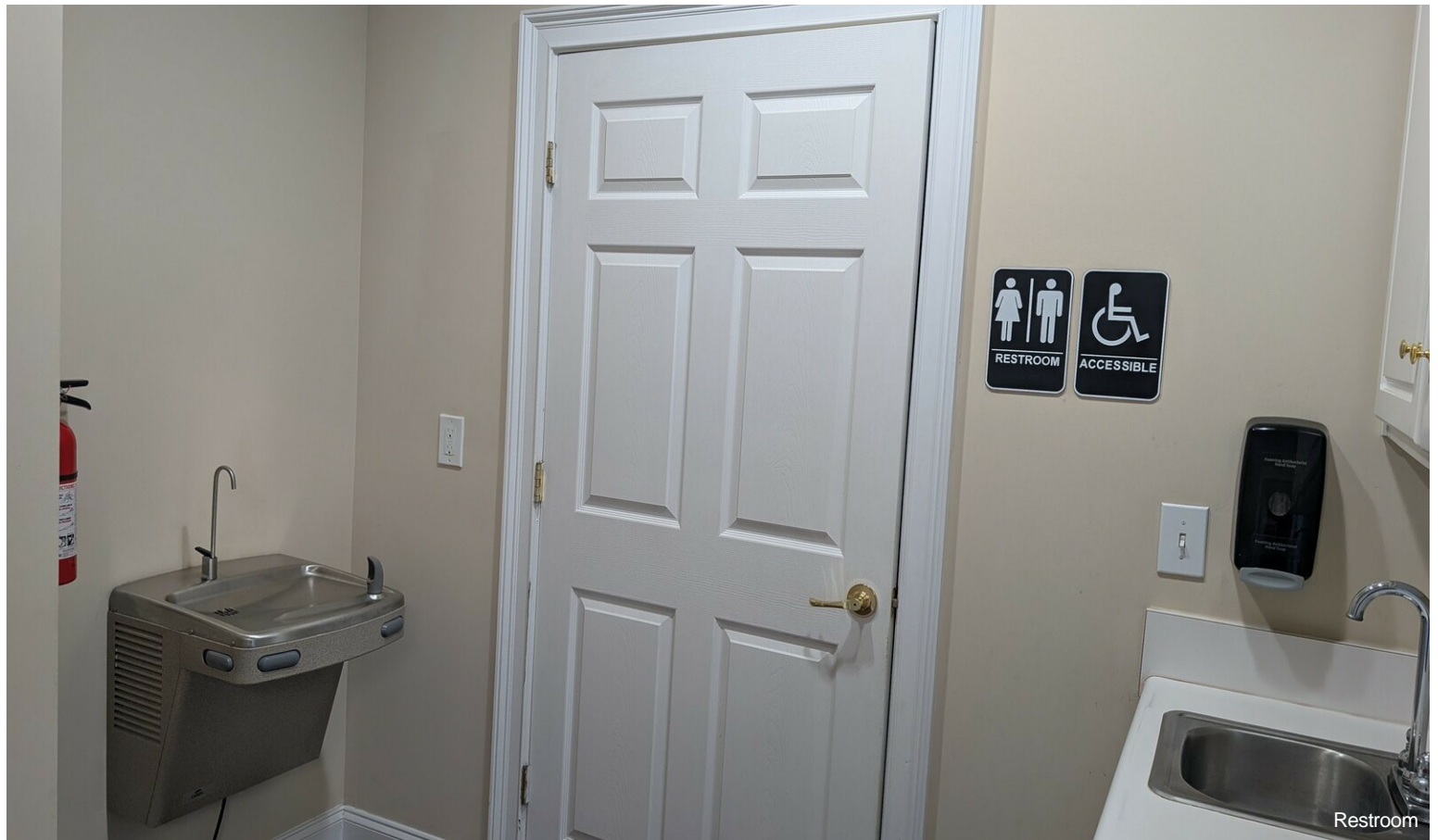
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