

Property Summary



OFFERING SUMMARY

1,200 SF Building SF:

0.40 Acres Parcel Size:

SVN is pleased to offer for lease a freestanding 1,200 SF+- office building with outside storage perfect for any business needing to store material and or equipment plus vehicles. The recently renovated office has refinished hardwood floors, fresh paint and new LED lighting. The layout is reception, 3 offices, upgraded breakroom, restroom, rear outdoor deck and one car garage \storage plus 0.40 acres+- of level outside storage area. There are two parcels totaling 0.40 acres with street addresses 1441 and 1445 Woodmont Lane.

The location on a quiet dead-end street is off Chattahoochee Avenue, minutes from I-75.

Zoning: I-2 Hvy Indus

PROPERTY HIGHLIGHTS

- For Lease 1,200 SF newly renovated office with 0.40 acres+- outside storage
- Reception, 3 offices, breakroom, restroom, rear deck & 1 car garage\storage
- · Upgraded breakroom, refinished hardwoods, LED lighting & fresh paint
- 0.40 acres outside storage zoned heavy industrial (I-2)
- Convenient I-75 / Midtown West location off Chattahoochee Avenue
- Ouiet, dead-end street

Rent:

\$3,000 per month modified gross

Additional Photos









Additional Photos









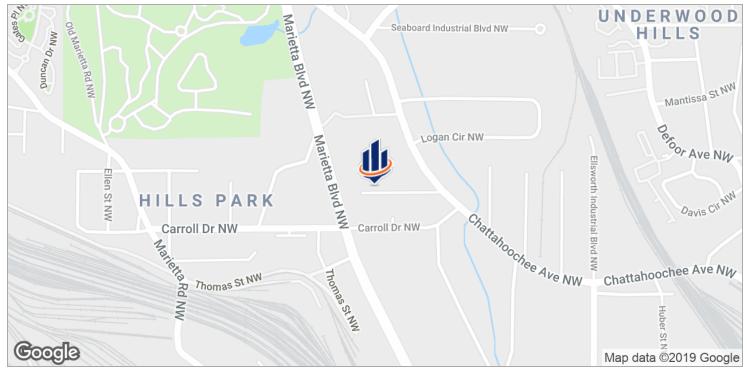


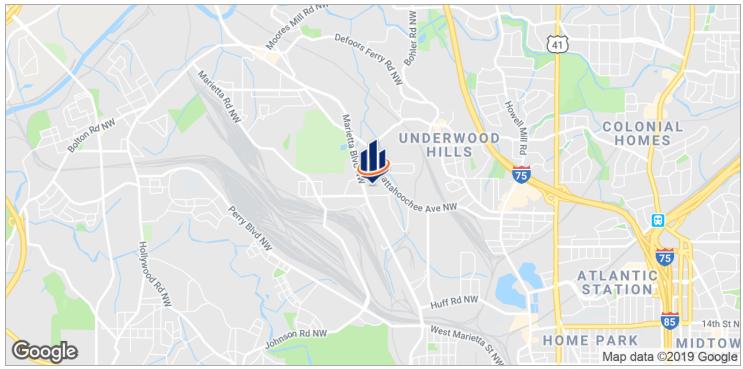


Aerial Map

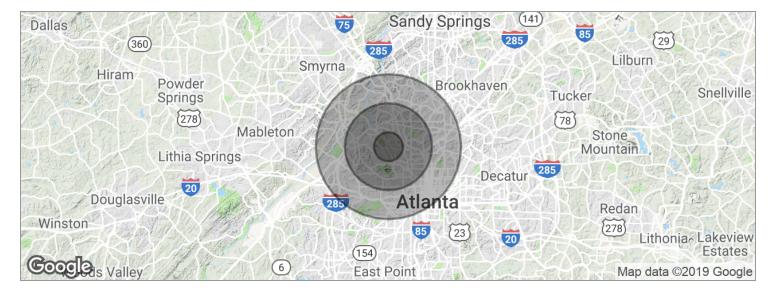


Location Maps





Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,273	80,635	251,006
Median age	31.2	31.9	33.6
Median age (Male)	31.1	31.9	33.6
Median age (Female)	31.1	32.2	33.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
HOUSEHOLDS & INCOME Total households	1 MILE 3,327	3 MILES 30,706	5 MILES 108,001
Total households	3,327	30,706	108,001

^{*} Demographic data derived from 2010 US Census

Advisor Bio 1



MATTHEW LEVIN, CCIM

Senior Advisor

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PROFESSIONAL BACKGROUND

Matthew J. Levin, CCIM, serves as a Senior Advisor for SVN, focusing on the sale and leasing of retail, office and industrial properties. With over 23 years experience in the real estate industry, he has completed over 500 transactions valued at \$250 million.

Matthew is a multi-year recipient of the Partner Circle Award, SVN's highest recognition, and consistently performs in the top 100 of advisors nationally.

Prior to joining SVN, Matthew served as President of Dekalb Realty Company. Previously, he served as a \$250 million Commercial Real Estate Non-Performing Loan Portfolio Manager for the Federal Deposit Insurance Corporation (FDIC).

Matthew is a Phoenix Award recipient of the Atlanta Commercial Board of Realtors' Million Dollar Club. He is past past president of the Georgia State University, Real Estate Alumni Group, and past chairman of the Scholarship Committee of the Georgia Chapter of CCIM.

Matthew received his Bachelor of Arts from Emory University and Master of Science degree in Real Estate from Georgia State University.

He lives with his wife of over 23 years Valerie and daughter Camille. Matthew is an avid sailor having first learned from his father. "Sailing is much like life, you're heading for a destination and the changes in weather, wind and current require anticipation, attention and adjustment. Getting there can be as interesting as arriving."

SVN | INTERSTATE BROKERS

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