

555 Sun Valley Drive, Ste K-4, Roswell, GA 30076

# 1136SF OFFICE CONDO FOR LEASE

## DESIRABLE CORNER UNIT IN NORTH FULTON!

AVAILABLE FOR LEASE—\$1395/Mo



### FEATURING:

- \* 1136 SF End Unit with Great Natural Light
- \* Newer Upgraded Carpet Tiles in Neutral tones
- \* Wood-grained LVP Flooring in Reception
- \* 12" Designer Tiles in Restroom and Wet Bar
- \* Spacious 12 Foot Ceilings in Reception
- \* 4 Ample Offices plus Storage/Workroom
- \* Largest office ideal for Conference Room
- \* New Accent Lighting and Reception Fan
- \* Door Handles and Hardware replaced
- \* New Bathroom Fixtures
- \* Brushed Nickel hardware
- \* Recently painted in Warm Beige/Grey
- \* Keyless Front Door Entry Pad
- \* Light protected access to Alpharetta Hwy close to Mansell Road & GA 400.
- \* Banks, UPS Store, Starbucks, Dining close by!



### FOR LEASE:

- Rate assumes 36 Month Term
- Lease Rates include CAM fees
- True Move-In Condition
- Beautiful Professional Space!

CALL TODAY FOR MORE INFORMATION OR TO OR TO SCHEDULE VISIT

**BEV LIGHTFOOT**  
Associate Broker  
678-520-3913 Cell  
470-400-9877 Office

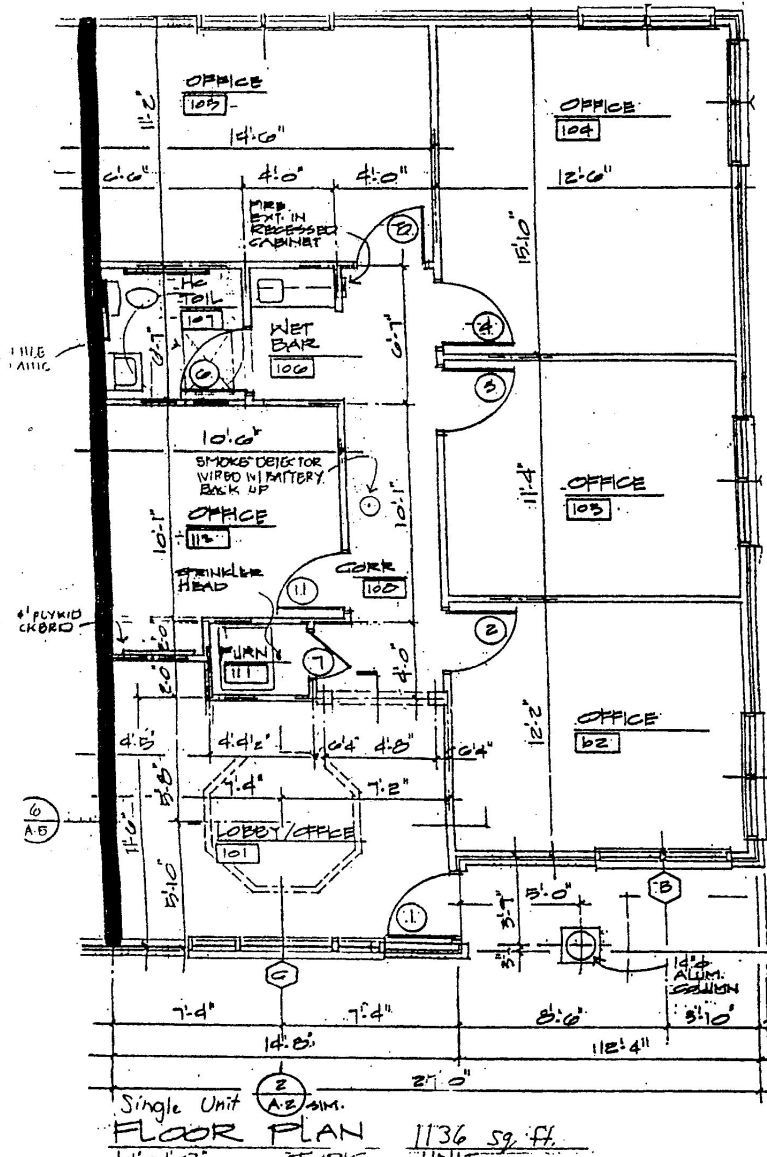
**M MAXIMUM ONE.**  
CATALYST REALTORS®



Commercial Services

**NOTE:**

Interior dimensions are approximate only and may include part of the dividing walls. Square footage is sourced from the original condo documents.



Offered by **MAXIMUM ONE CATALYST REALTORS**  
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Each Maximum One Office is independently owned and operated.