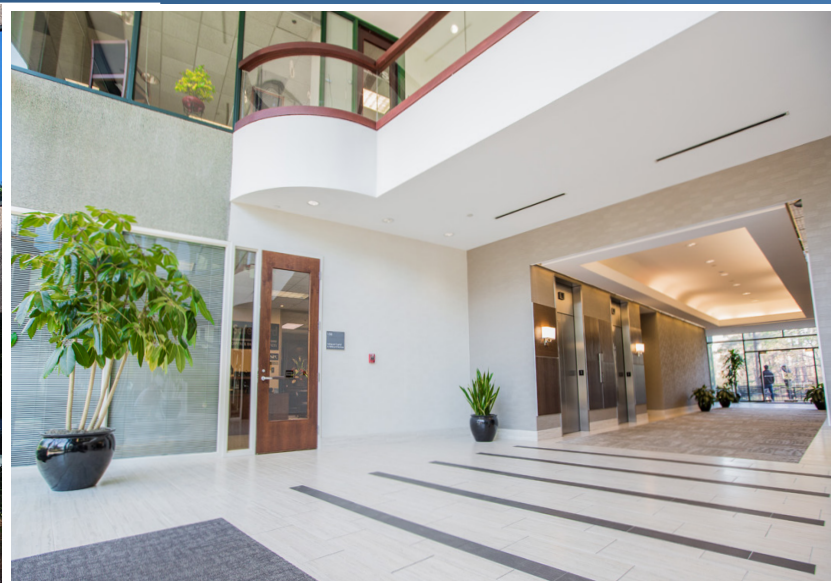


FOR LEASE

OAKLAKE OFFICE CENTER

5950 LIVE OAK PARKWAY
NORCROSS, GA 30093


AMERICAN CAPITAL PROPERTIES



OVERVIEW

- » Newly renovated, including tenant lounge and conference room
- » Beautiful lake views
- » Will build to suit; tenant improvement allowance available
- » No operating expenses, pass-through or CAM charges
- » Monthly rent includes utilities
- » Abundant parking
- » UPS and FedEx drop boxes on-site
- » Free space planning services
- » Flexible lease terms

LOCATION

- » Easy access to I-85 and minutes to I-285
- » Just east of Oakbrook Square Shopping Center and many retailers and restaurants

ASKING RATE

- » Contact Agent

LEASE TYPE

- » Full Service Gross

SPACES AVAILABLE

- » Suite 280: 1,189 sf

FOR LEASING INFORMATION, PLEASE CONTACT:

KENT WALKER | (770) 530-0896
KENTWALKER@AMERICANCAPITALPROPERTIESLLC.COM

FOR OTHER AVAILABILITY, VISIT US AT WWW.ACP-SE.COM

AERIAL MAP



TRAFFIC COUNTS

- » I-85 = 257,420 daily traffic count
- » Jimmy Carter Blvd = 50,290 daily traffic count

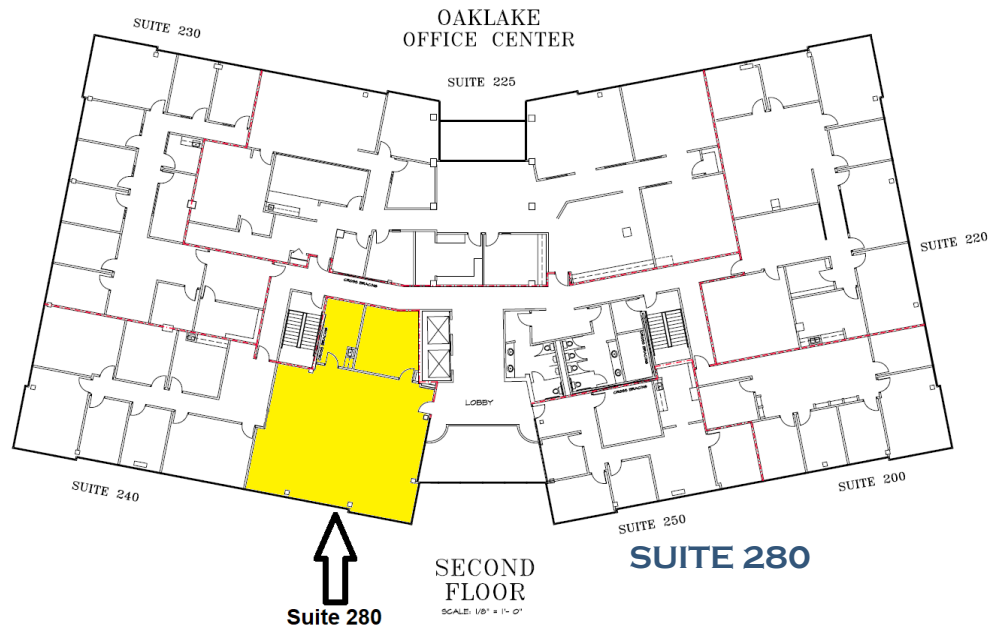
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AVAILABLE FLOOR PLANS

SUITE	SQ FT
280	1,819



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ADDITIONAL PHOTOS



TENANT LOUNGE



LOBBY DIRECTORY



CONFERENCE ROOM



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