

SPALDING WOODS OFFICE PARK



OFFERING SUMMARY

LEASE RATE:	\$16.00 SF/yr (MG)
NUMBER OF UNITS:	24
AVAILABLE SF:	1,446 - 7,829 SF
BUILDING SIZE:	75,077 SF

PROPERTY DESCRIPTION

3850 Holcomb Bridge Rd offers multiple office spaces available within a fantastic office park. The units boasts convenient walk-up access, making it an attractive option for businesses seeking a professional and functional workspace. Located in a thriving area Peachtree Corners, this space provides a great opportunity for businesses looking for a strategic and accessible location to establish or expand their operations.

PROPERTY HIGHLIGHTS

- 8 Spaces Available for Lease
- Asking Rate = \$16 PSF
- Minimum Lease Term 3 Yrs
- Tenants responsible for their own Electric Bill - Gas Bill - Internet
- All suites on ground level - Ample/Accessible parking
- -Some T.I available

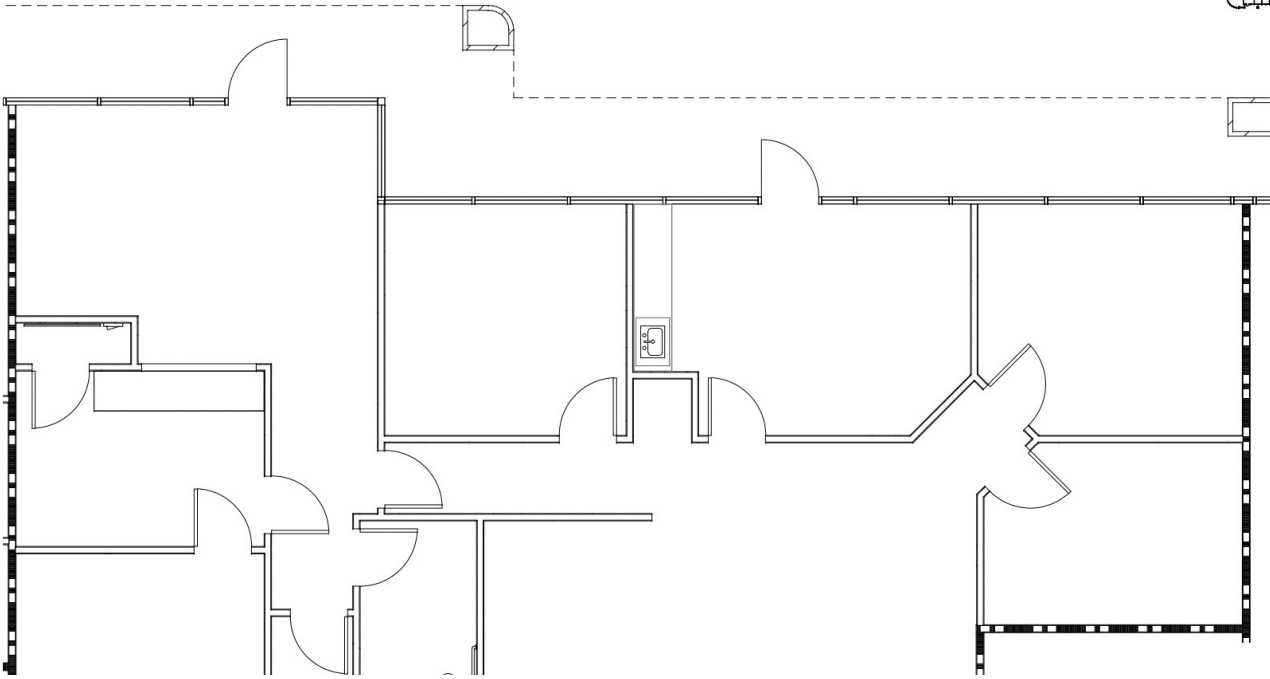
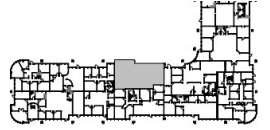
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LEASE SPACES

3850 Holcomb Bridge Road,
Norcross, GA 30092 Suite 260
2,190 RSF



LEASE INFORMATION

LEASE TYPE:	MG	LEASE TERM:	36 months
TOTAL SPACE:	1,446 - 7,829 SF	LEASE RATE:	\$16.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
3850 Holcomb Bridge Rd Suite 140	Available	1,530 SF	Modified Gross	\$16.00 SF/yr
3850 Holcomb Bridge Rd Suite 150	Available	2,711 SF	Modified Gross	\$16.00 SF/yr
3850 Holcomb Bridge Rd Suite 165	Available	1,618 SF	Modified Gross	\$16.00 SF/yr
3850 Holcomb Bridge Rd Suite 210	Available	1,446 SF	Modified Gross	\$16.00 SF/yr
3850 Holcomb Bridge Rd Suite 245	Available	3,284 SF	Modified Gross	\$16.00 SF/yr
3850 Holcomb Bridge Rd Suite 250	Available	2,432 SF	Modified Gross	\$16.00 SF/yr
3850 Holcomb Bridge Rd Suite 255A	Available	3,284 SF	Modified Gross	\$16.00 SF/yr

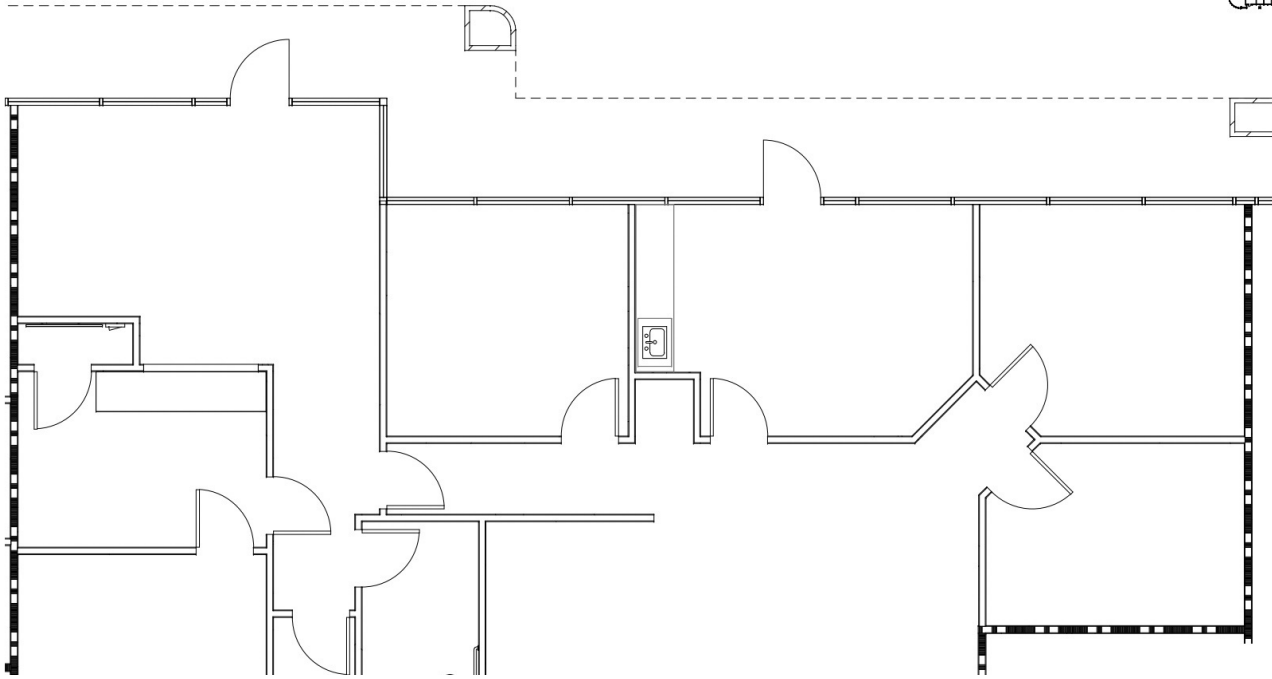
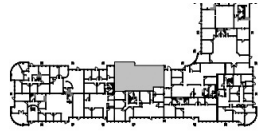
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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
3850 Holcomb Bridge Rd Suite 260	Available	2,190 SF	Modified Gross	\$16.00 SF/yr
3850 Holcomb Bridge Road 105A	Available	4,868 SF	Modified Gross	\$16.00 SF/yr
3850 Holcomb Bridge Road 105B	Available	7,829 SF	Modified Gross	\$16.00 SF/yr
3850 Holcomb Bridge Road 240	Available	3,076 SF	Modified Gross	\$16.00 SF/yr

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ADVISOR BIO 1



JAKE CREVISTON

Associate Advisor

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PROFESSIONAL BACKGROUND

Jake Creviston serves as advisor for SVN/Creviston Realty, Inc., specializing in the sale and lease of retail, industrial, office, and multi-family properties in the Metro Atlanta area. With over 7 years of experience in the real estate and property management industry, Creviston has worked on a variety of projects, including commercial, industrial, retail, and office design. Jake is currently providing brokerage services for Verizon.

Jake has an ownership interest in SVN/Creviston Realty and started with the company completing management and maintenance of all types of commercial assets.

Prior to joining SVN/Creviston Realty full time, Creviston served as an officer of code enforcement at The City of Sandy Springs, GA and holds a certification in the Code Enforcement Officer Certificate Program from the Georgia Municipal Association. Creviston also received his Level 1B land disturbance certificate from the Georgia Soil and Water Conservation Commission. He is currently a member of the Atlanta Commercial Board of Realtors.

EDUCATION

Bachelors of Science from Georgia State University.

MEMBERSHIPS

FMLS
ACBR

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