

Office Space For Lease

The Gates at McGinnis Ferry
4080 McGinnis Ferry Rd., #804
Alpharetta, GA 30005

Now Leasing

Unit #804 - 2,561 Sq. Ft.



Outstanding Demographics

2024 Average HH Income
Population 2024 Estimate
Population 2029 Projection

0-1 Mile	0-3 Miles	0-5 Miles
\$123,342	\$149,330	\$162,648
11,656	66,173	167,230
13,374	71,259	178,949

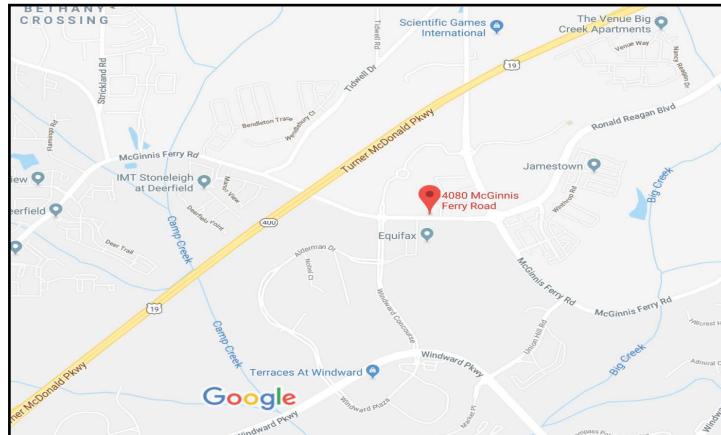
Rental Rate:
\$15.00/SF/YR

Est. C.A.M. (2025):
\$3.77/SF/YR

Available Unit
2nd Floor - Unit #804

UNIT INCLUDES:

- (7) Private Offices, Large Conference Room & Break Area
 - (2) Private Restrooms
 - 9' Ceilings, Solid Wood Doors
 - Updated HVAC
 - Immediate Availability
 - Convenient Parking
- Near New Halcyon Mixed Use Development



For Information:

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Directions:

North on GA 400 to Exit 12, head East on McFarland Pkwy., take 1st right on Ronald Regan Blvd., cross over McGinnis Ferry Rd. and property is immediately on the right.