



# For Lease

## Now Leasing -Peachtree Corners Office

4047 Holcomb Bridge Road, Norcross, GA 30092



### PROPERTY SUMMARY

Introducing 4047 Holcomb Bridge Road, a recently renovated property offering two spacious floors of individual offices for lease. Each floor features access to a shared kitchen and restrooms, ensuring convenience and comfort for tenants. Stand out and increase visibility with a marque sign advertising opportunity, starting at just \$25. With various lease options available, including the A suite for \$100 a month, and suites B through K for as low as \$25 a month, there's a perfect fit for every business. Experience the ideal combination of modern amenities, flexible leasing options, and prime location.

### PROPERTY HIGHLIGHTS

- Renovated
- 2 Floors
- Individual Offices for Lease
- Each floor shares a kitchen and restrooms
- Marque Sign -Advertise starting at \$25:

<b>Lease Rate</b>	\$300.00 -
	550.00 per month (Gross; MG)
<b>Site Size</b>	0.49 Acres
<b>Building Size</b>	8,064 SF

<b>Zoning</b>	C
<b>Market</b>	ATL MSA



**Jake Creviston**  
Associate Advisor  
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GA #365989



**Tommy Crowe**  
Senior Director  
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### LEASE INFORMATION

**LEASE TYPE:** Gross; MG

**TOTAL SPACE:** 98 - 231 SF

**LEASE TERM:** 12 months

**LEASE RATE:** \$300.00 - \$550.00 per month

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
4047 Holcomb Bridge 109	Available	168 SF	Gross	\$400 per month	No windows
4047 Holcomb Bridge Road 112	Available	168 SF	Gross	\$550 per month	-
4047 Holcomb Bridge 201	Available	98 SF	Gross	\$300 per month	No Windows
4047 Holcomb Bridge 213	Available	231 SF	Gross	\$550 per month	-
4047 Holcomb Bridge 216	Available	162 SF	Gross	\$400 per month	No Windows
4047 Holcomb Bridge 220	Available	124 SF	Gross	\$550 per month	-



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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
4047 Holcomb Bridge 222	Available	154 SF	Modified Gross	\$400 per month	No Windows



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### JAKE CREVISTON

Associate Advisor

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GA #365989

### 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 10 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 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

**SVN | Creviston Realty, Inc.**  
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### TOMMY CROWE

Senior Director

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GA #262589

### PROFESSIONAL BACKGROUND

Tom serves as a Senior Director for SVN/Creviston Realty Inc., specializing in sales, tenant representation and leasing for office and Industrial properties.

Tom started his real estate career as an office leasing representative with Trammell Crow Company.

He then joined ING Clarion in 2005 as a Industrial Leasing Representative and was subsequently promoted to Vice President of Leasing.

In 2008, Tom became a member of the management team of an ING spinoff called Hodges Management and Leasing Company. He continued in his role as Sr. Vice President of Leasing.

In 2011 Avison Young purchased Hodges Management and Leasing. Tom continued in his role as a Principal, where he handled leasing for 3.5 million square feet in every major Atlanta submarket.

In 2019 founded Crowe Commercial Real Estate focusing on Tenant and Landlord representation, marketing and sales.

Tom has 2 boys - 13 and 15, who are avid soccer players and big fans of Atlanta United.

### EDUCATION

The University of Dayton, BA in Communications

### MEMBERSHIPS

Tom was the Atlanta Commercial Board of Realtors #1 Industrial Producer in 2010. Top 5 producer in 2009, 2011, 2012 and 2014. Became 10 year club member in 2018.

Tom is a licensed real estate Broker in Georgia, and a member of the Million Dollar Club, NAIOP (where he was a former NAIOP Future Leader and Director), and the Atlanta Commercial Board of Realtors.

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