

1100 Old Ellis Rd

1100 Old Ellis Rd, Roswell, GA 30076



Presented by
James Benjamin



MUST see walk through, copy this link to your browser:
<https://imoto.seehouseat.com/2351263?a=1Modern>

Modern Office-flex space with lab and distribution area.

Two spaces available or larger combined space:

Unit 100: Upstairs, include stylish and modern office spaces with lab or distribution space. Spacious conference room. 9 Private offices. 2 Executive offices with balconies. Spacious conference room. Modern Kitchen. Ample Parking.

Terrace Level: Includes 8 Offices, large conference room, kitchen, terrace access and 2 work/co-working spaces.

Price: \$25.00 /SF/YR

1100 Old Ellis Rd

1100 Old Ellis Rd, Roswell, GA 30076



Modern

Sleek Design

Patio

Large Spaces



Zack Feldberg

zack@jamesbenjaminco.com

(404) 403-9292

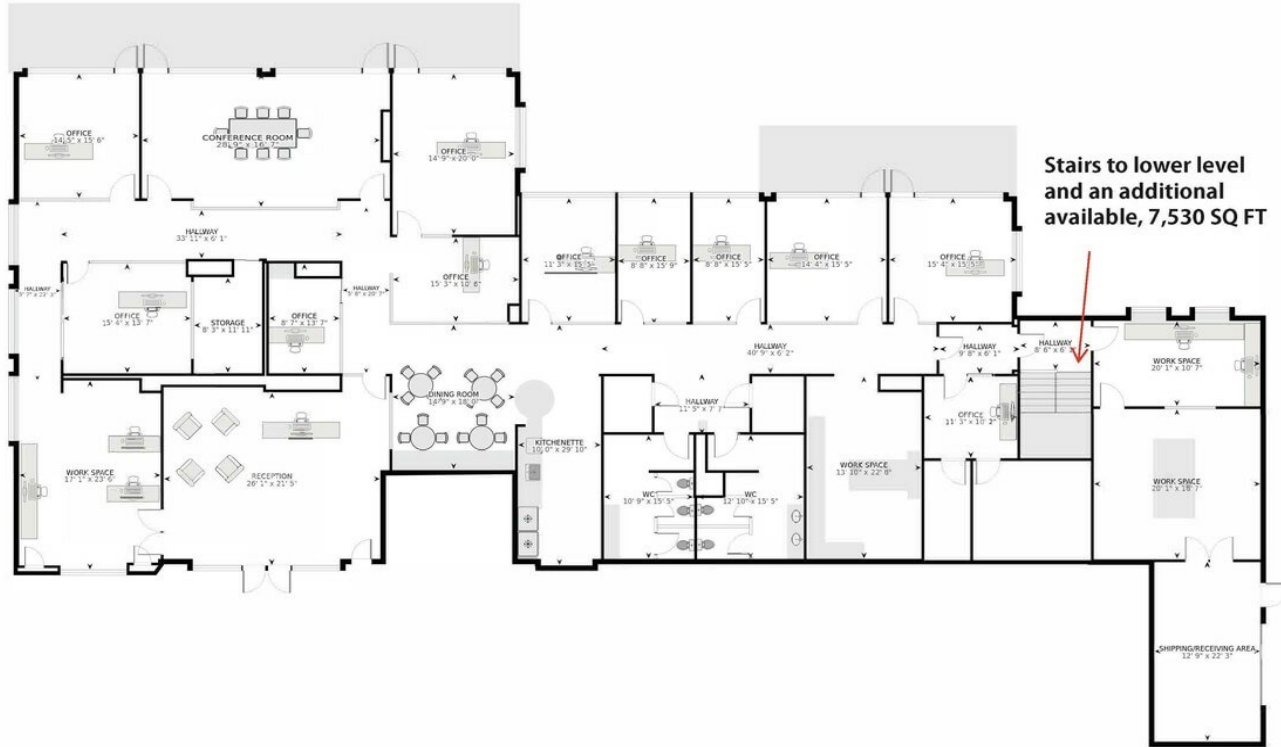
James Benjamin Company



1100 Old Ellis Rd

1100 Old Ellis Rd, Roswell, GA 30076

**1100 OLD ELLIS ROAD,
MAIN FLOOR- UNIT 100
8,422 SQ FT**



All measurements and dimensions are approximate and intended for general informational purposes only. They should not be relied upon as a substitute for professional advice or accurate surveying.

Listing spaces

Suite 100

Space Available	8,244 SF
Rental Rate	\$25.00 /SF/YR
Contiguous Area	15,774 SF
Date Available	30 Days
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Lease Term	3 - 10 Years
Space Type	Relet
Space Use	Office/Lab/Light Industrial

**FOR LEASE – PROFESSIONAL OFFICE SPACE
WITH MODERN AMENITIES (Former Medical Lab)**

Property Highlights:

- Beautiful Modern Lobby
- Stylish front desk and reception area to welcome clients and guests
- 9 Private Offices
- Open shared work area for collaborative teams
- 2 private offices plus a large conference room open directly onto the 1st balcony
- 2 executive offices access the 2nd balcony-
- Spacious conference room perfect for client meetings or team collaboration
- Modern Kitchen & Dining Area-Updated cabinetry, appliances, and a dedicated dining space for staff
- 3 Workrooms: Each features cabinetry, storage, and desk space — ideal for specialized departments, mail room, or storage-heavy work
- Automatic roll-up door, 10' wide — convenient for deliveries, equipment, or large storage needs
- Suprema Security Access System: Secure building access with keyless entry for staff and tenants

- Furnished or Unfurnished Delivery: As shown in the listing photos or vacant, based on tenant preference

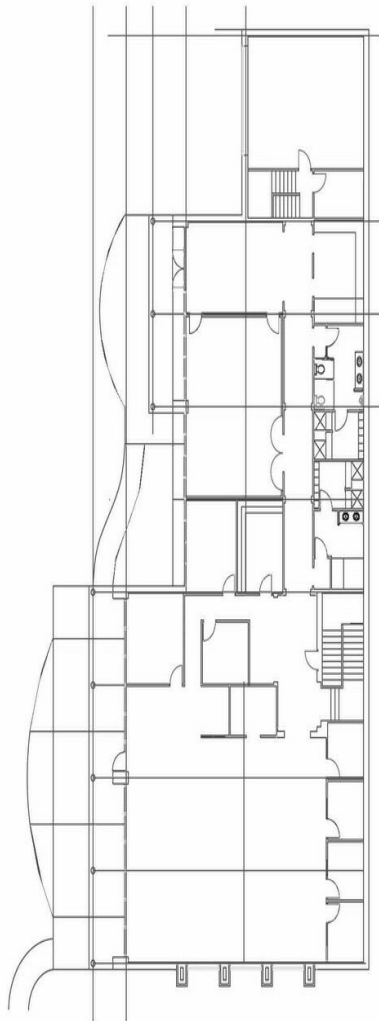
Ideal for:

Professional Services | Creative Agencies | Tech Companies | Showroom & Office | Design Studios | Medical/Healthcare

Class A office with high end build out

Excellent Roswell Location

Lab space with natural gas



TERRACE LEVEL FLOOR PLAN

Approximately 7,530 sq. ft.

Available independently or in addition to space above.

1100 OLD ELLIS ROAD, ROSWELL, GA 30076

1st Floor Terrace Level

Space Available	7,530 SF
Rental Rate	\$25.00 /SF/YR
Contiguous Area Available	15,774 SF
Type	30 Days
Lead Term	Triple Net (NNN) Standard
Space Use	Office 3 - 10 Years
	Office/Light Industrial

FOR LEASE – PROFESSIONAL OFFICE SPACE
WITH MODERN AMENITIES (Former Medical Lab)

Property Highlights:

- 8 Large offices
- Terrace Level Access
- Multiple open area spaces ideal for collaborative teams
- Large work space for light industrial or cubicle space for collaborative teams
- Kitchen- Updated cabinetry, appliances, and a dedicated dining space for staff
- Furnished or Unfurnished Delivery: As shown in the listing photos or vacant, based on tenant preference

Ideal for:

Professional Services | Creative Agencies | Tech Companies |
Showroom & Office | Design Studios | Medical/Healthcare

Excellent Roswell Location

1100 Old Ellis Rd

1100 Old Ellis Rd, Roswell, GA 30076

Property Photos



Full Building



Building Photo

1100 Old Ellis Rd

1100 Old Ellis Rd, Roswell, GA 30076

Property Photos



Building Photo



Building Photo

1100 Old Ellis Rd

1100 Old Ellis Rd, Roswell, GA 30076

Property Photos



Ample Parking



Interior Photo

1100 Old Ellis Rd

1100 Old Ellis Rd, Roswell, GA 30076

Property Photos



Conference



Building Photo

1100 Old Ellis Rd

1100 Old Ellis Rd, Roswell, GA 30076

Property Photos



Office with Patio



Interior Photo

1100 Old Ellis Rd

1100 Old Ellis Rd, Roswell, GA 30076

Property Photos



Multiple Patios



Roll Up Receiving

1100 Old Ellis Rd

1100 Old Ellis Rd, Roswell, GA 30076

Property Photos



Kithcen



Lab Space

1100 Old Ellis Rd

1100 Old Ellis Rd, Roswell, GA 30076

Property Photos



Mail Room



Building Photo

1100 Old Ellis Rd

1100 Old Ellis Rd, Roswell, GA 30076

Property Photos



Building Photo



Building Photo

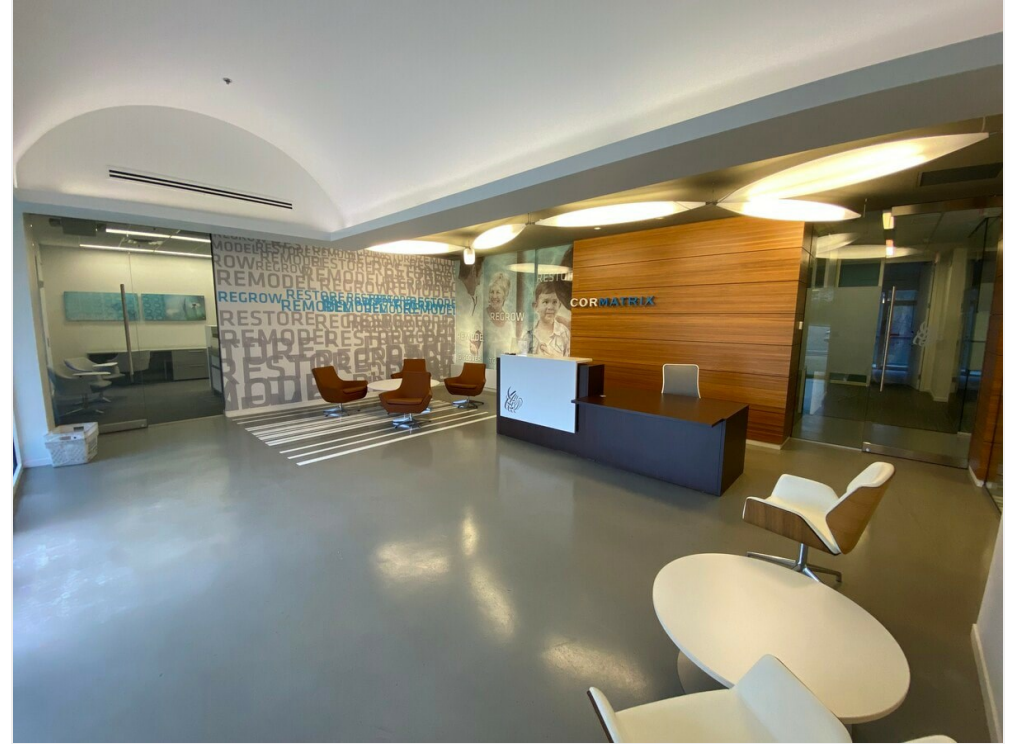
1100 Old Ellis Rd

1100 Old Ellis Rd, Roswell, GA 30076

Property Photos



Building Photo



Entrance

1100 Old Ellis Rd

1100 Old Ellis Rd, Roswell, GA 30076

Property Photos



Office



Building Photo

1100 Old Ellis Rd

1100 Old Ellis Rd, Roswell, GA 30076

Property Photos



Building Photo



Shared Space

1100 Old Ellis Rd

1100 Old Ellis Rd, Roswell, GA 30076

Property Photos



Building Photo



Building Photo

1100 Old Ellis Rd

1100 Old Ellis Rd, Roswell, GA 30076

Property Photos



Office Space

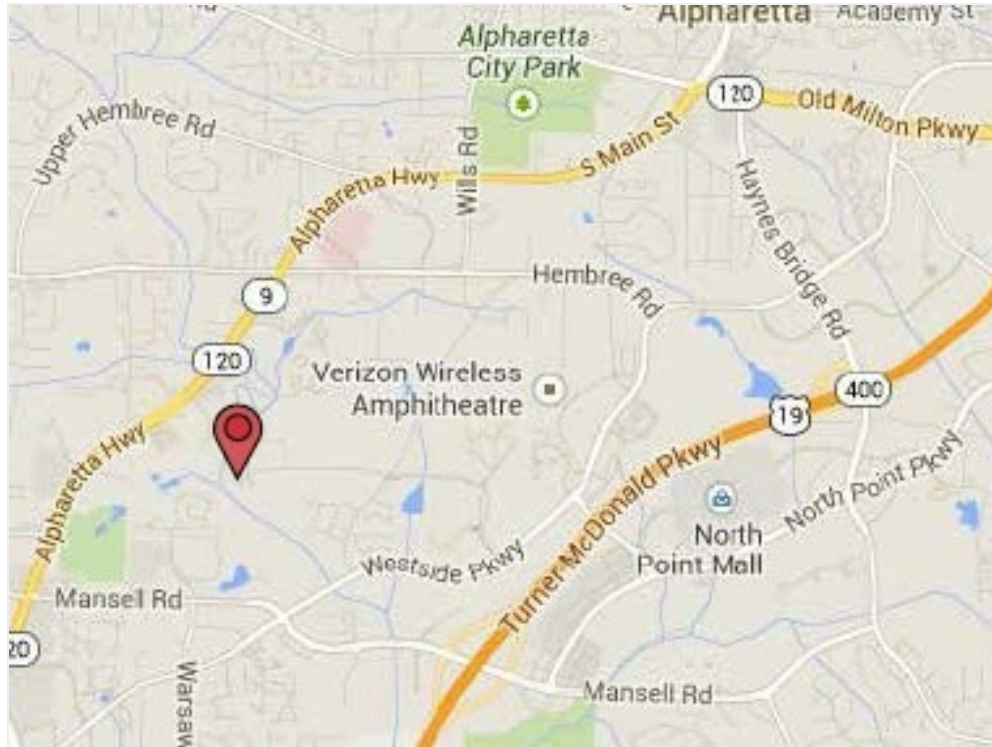


Building Photo

1100 Old Ellis Rd

1100 Old Ellis Rd, Roswell, GA 30076

Property Photos



Great Location



Building Photo

1100 Old Ellis Rd

1100 Old Ellis Rd, Roswell, GA 30076

Property Photos



Building Photo

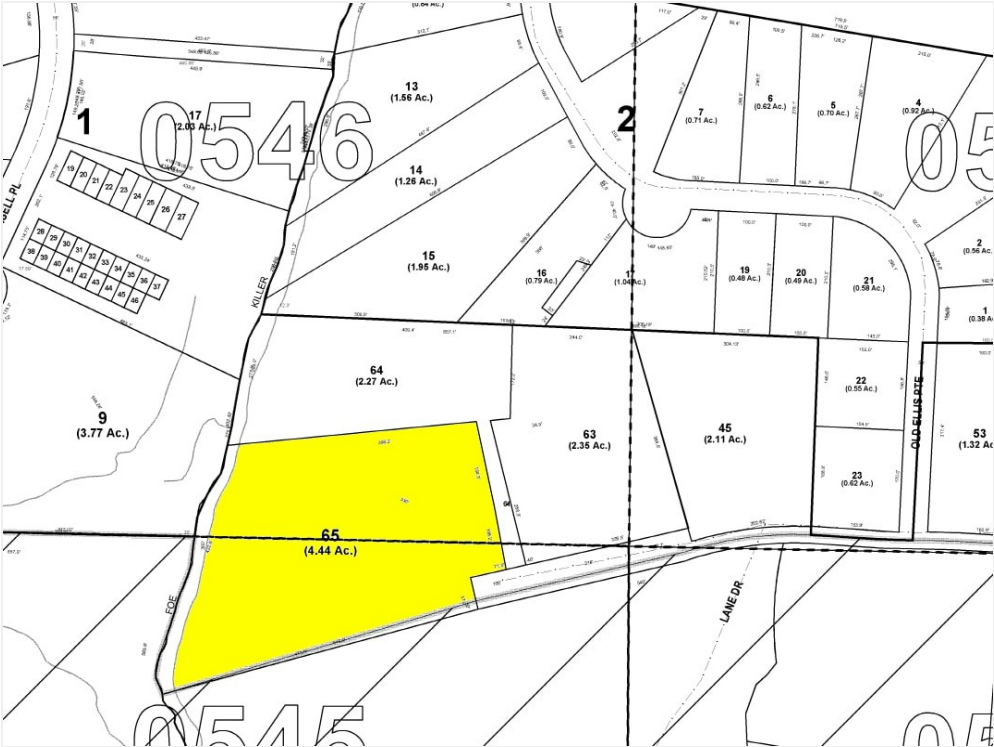


Building Photo

1100 Old Ellis Rd

1100 Old Ellis Rd, Roswell, GA 30076

Property Photos



Plat Map