

**FOR LEASE**

# 4,180 SF OFFICE WAREHOUSE

**5910 SHILOH RD E, UNIT 101**

Alpharetta, GA 30005

**PRESENTED BY:**

**MATTHEW LEVIN, CCIM**

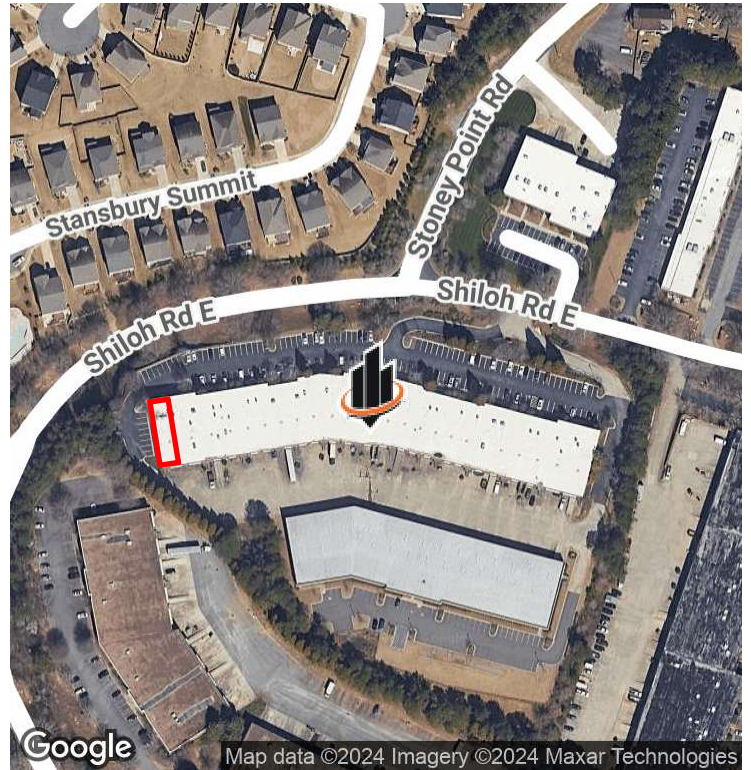
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GA #119351



# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>AVAILABLE SF:</b>	UNIT 101 4,180 SF
<b>OFFICE\WAREHOUSE:</b>	2,256 SF/ 1,924 SF
<b>RENTAL RATE:</b>	\$13.75 SF + \$3.00 SF NNN
<b>CEILING HEIGHT:</b>	20 FEET
<b>DOCK HIGH LOADING:</b>	YES
<b>SPRINKLERED:</b>	YES

## PROPERTY DESCRIPTION

For lease is an upscale 4,180 SF office warehouse condominium unit in the Meadows Business Park. The end unit has 2,256 SF of office and 1,924 SF of warehouse, 20' clear, sprinklered, with one dock high loading door. The office has 3 privates, conference room, break room, open bull pen, 2 restrooms, and shop space. There are 10+ surplus parking spaces at the end unit. The location in Meadows Business Park is minutes from the GA 400 McFarland Parkway exit 12.

## PROPERTY HIGHLIGHTS

- Upscale office warehouse condo for lease
- 4,180 SF with 2,256 SF of office & 1,924 SF warehouse
- 3 privates, conference room, open bullpen area, 2 restrooms and break room
- 20' clear, wet sprinkler system, with one dock high rear loading door.
- End unit with 10+ surplus parking spaces.
- Minutes from GA 400 at McFarland Parkway exit #12

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## ADDITIONAL PHOTOS



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**FLOOR PLAN UNIT 101 4,180 SF+-**



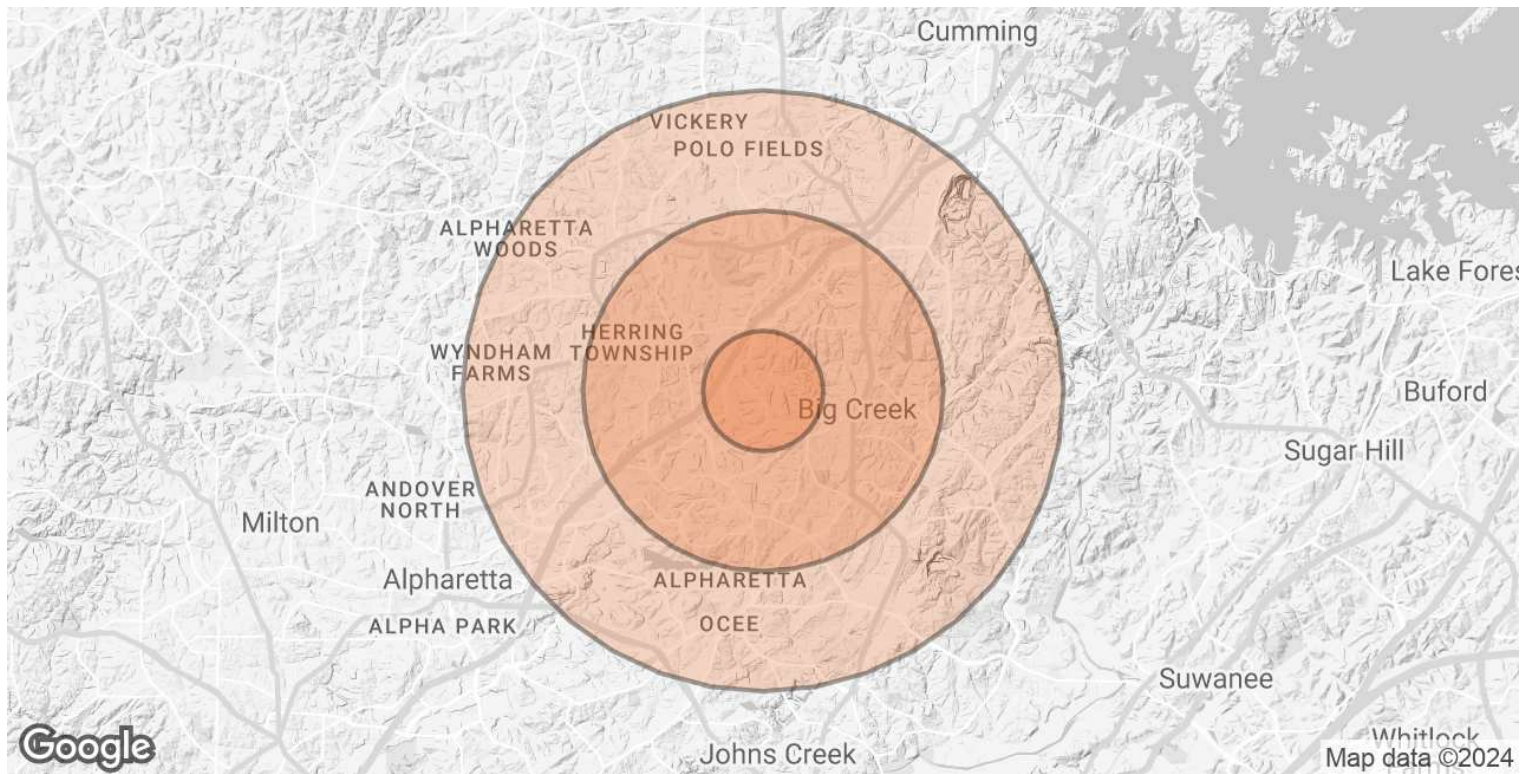
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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,612	59,993	184,104
AVERAGE AGE	37	38	38
AVERAGE AGE (MALE)	37	37	37
AVERAGE AGE (FEMALE)	37	38	38
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,978	20,419	61,817
# OF PERSONS PER HH	2.8	2.9	3
AVERAGE HH INCOME	\$227,836	\$193,822	\$192,568
AVERAGE HOUSE VALUE	\$680,585	\$630,789	\$614,345

Demographics data derived from AlphaMap

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## ADVISOR BIO



### MATTHEW LEVIN, CCIM

Senior Advisor

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### PROFESSIONAL BACKGROUND

Matthew J. Levin, CCIM, serves as a Senior Advisor for SVN, focusing on the sale and leasing of retail, office and industrial properties. With over 25 years experience in the real estate industry, he has completed over 500 transactions valued at \$300 million. Matthew is a multi-year recipient of the Partner Circle Award, SVN's highest recognition, and consistently performs in the top 100 of advisors nationally.

Prior to joining SVN, Matthew served as President of Dekalb Realty Company. Previously, he served as a \$250 million Commercial Real Estate Non-Performing Loan Portfolio Manager for the Federal Deposit Insurance Corporation (FDIC).

Matthew is a Phoenix Award recipient of the Atlanta Commercial Board of Realtors' Million Dollar Club. He is past president of the Georgia State University, Real Estate Alumni Group, and past chairman of the Scholarship Committee of the Georgia Chapter of CCIM.

Matthew received his Bachelor of Arts from Emory University and Master of Science degree in Real Estate from Georgia State University.

He lives with his wife of over 23 years Valerie and daughter Camille. Matthew is an avid sailor having first learned from his father. "Sailing is much like life, you're heading for a destination and the changes in weather, wind and current require anticipation, attention and adjustment. Getting there can be as interesting as arriving."

#### SVN | Interstate Brokers

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