

# WESTMINSTER PRESBYTERIAN CHURCH

## SPACE A — EDUCATION & OFFICE WING

1941 Shorter Ave SW, Rome, GA 30165 · Zoned O-I · ADA Accessible

**12,945 SF**  
Total Space

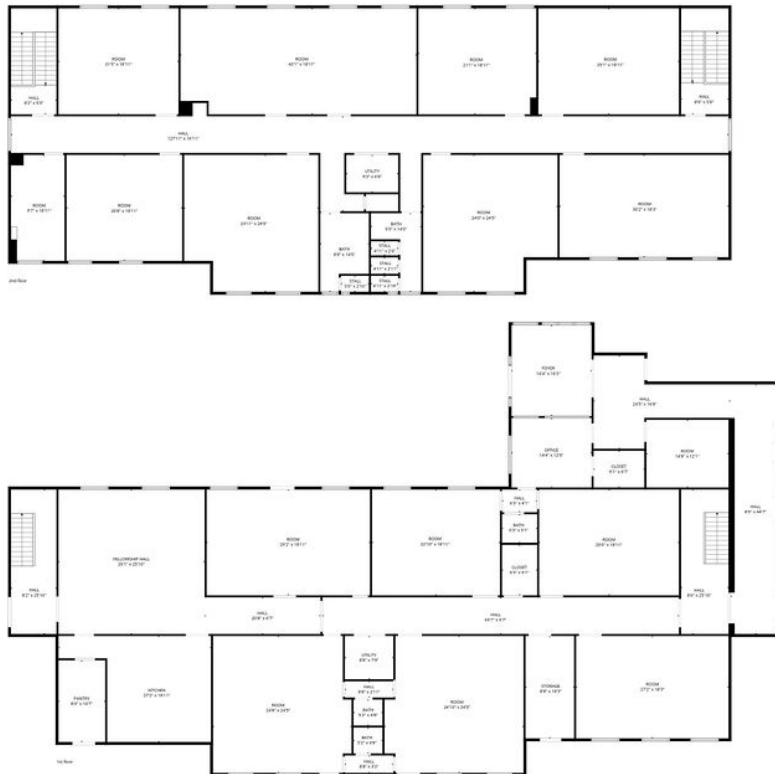
**\$10-\$12/SF/YR**  
Lease Rate

**Modified Gross**  
Lease Type

**2 Floors**  
Layout



### FLOOR PLAN — SPACE A (12,945 SF)



**TOTAL: 12945 sq. ft**  
1st floor: 6962 sq. ft, 2nd floor: 5983 sq. ft  
EXCLUDED AREAS: UTILITY: 129 sq. ft, STORAGE: 159 sq. ft, WALLS: 397 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

### SPACE DETAILS

<b>Address:</b>	1941 Shorter Ave SW
<b>City/State:</b>	Rome, GA 30165
<b>Total SF:</b>	12,945 SF
<b>1st Floor:</b>	6,962 SF
<b>2nd Floor:</b>	5,983 SF
<b>Lease Rate:</b>	\$10.00-\$12.00/SF/YR
<b>+ Utilities:</b>	\$2.50/SF
<b>Lease Type:</b>	Modified Gross
<b>Zoning:</b>	O-I (Office-Institutional)
<b>Parking:</b>	100+ Paved Spaces
<b>Access:</b>	ADA Accessible
<b>Canopy:</b>	Covered Drive-Through

### KEY FEATURES

- ✓ Multiple Large Classrooms
- ✓ Full Commercial Kitchen
- ✓ Restrooms on Both Floors
- ✓ Drop-Tile Ceilings / HVAC
- ✓ Abundant Natural Light
- ✓ Covered Walkway Access
- ✓ Separate Building Entry
- ✓ Move-In Ready

### IDEAL FOR

- ✓ Licensed Childcare / Daycare
- ✓ Private School / Tutoring
- ✓ Medical / Therapy Clinic
- ✓ Nonprofit Offices
- ✓ Professional Office Space



**TOM SIPP, ASSOCIATE BROKER**  
Hardy Realty & Development Company  
1609 Martha Berry Blvd., Rome, GA 30162  
**Direct: 706-346-4077 | Office: 706-291-4321**  
sipprealty@bellsouth.net

*Westminster Presbyterian Church is a welcoming, mission-driven PC(USA) congregation guided by the Matthew 25 initiative — committed to service, inclusion, and community impact.*