



South Brooke Plaza

4195 S Lee St, Buford, GA 30518



CMC REAL ESTATE GROUP
COMMERCIAL MANAGEMENT

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South Brooke Plaza

\$13.00 /SF/YR

Great Location right off the very busy Buford Drive in Buford, Georgia. 1 mile off of Interstate 985 for easy access for you and your customers! Built out with rooms for office use, but can be converted to whatever suits your needs! This a 1 minute drive away from a Brand new 300,000+ Northside hospital which will bring incredible traffic to the area! Get in while you can!...

- Located within the city of Buford Limits.
- Located within minutes from the I985 and Buford Drive.
- Signage



Rental Rate:	\$13.00 /SF/YR
Total Space Available:	4,500 SF
Max. Contiguous:	2,250 SF
Property Type:	Shopping Center
Center Type:	Strip Center
Stores:	10
Center Properties:	1
Frontage:	107' on S Lee St
Gross Leasable Area:	15,000 SF
Walk Score @:	43 (Car-Dependent)
Rental Rate Mo:	\$1.08 /SF/MO

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1st Floor Ste K

Space Available	2,250 SF
Rental Rate	\$13.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Professional Services
Space Type	Relet
Space Use	Office/Retail
Lease Term	Negotiable

Unique space that offers both finished office and a drive in garage door! Priced very competitive to the market. You won't find many places industrial office space like this!

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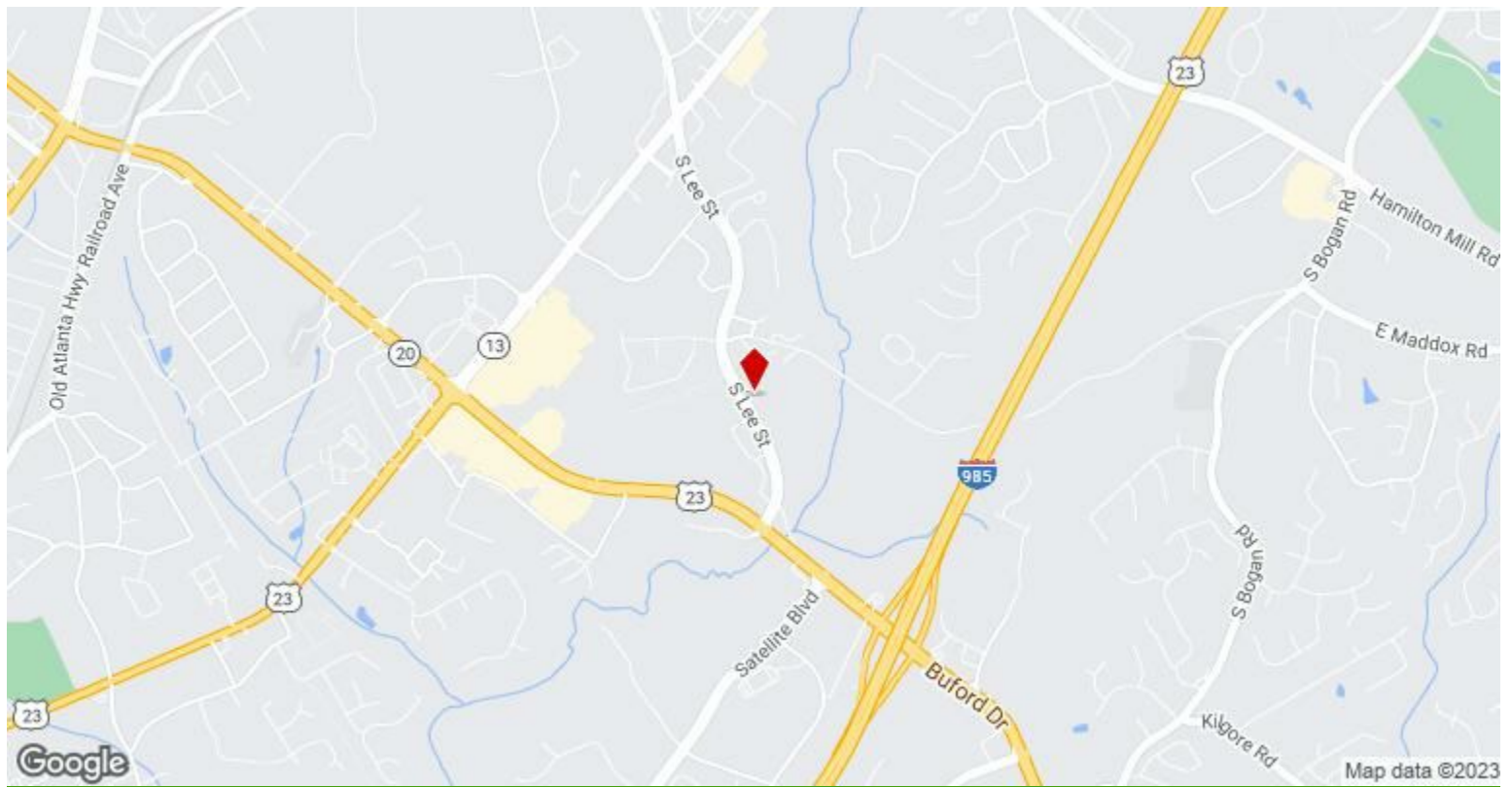
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Major Tenant Information

Tenant	SF Occupied	Lease Expired
Boundary Zone Inc	-	
Dr Tracey Sills	1,500	June 2015
Jkl Lewis Hearing	-	
Karma Salon & Spa	500	
Los Reyes Mexica Grill	-	
Miracle-Ear	2,500	
Precision Public Adjusting	1,500	November 2022
Prima Care Rehabilitation	1,000	
Sills Primary Care	-	



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Property Photos



Garage Space



Suite K

Property Photos



Office Space

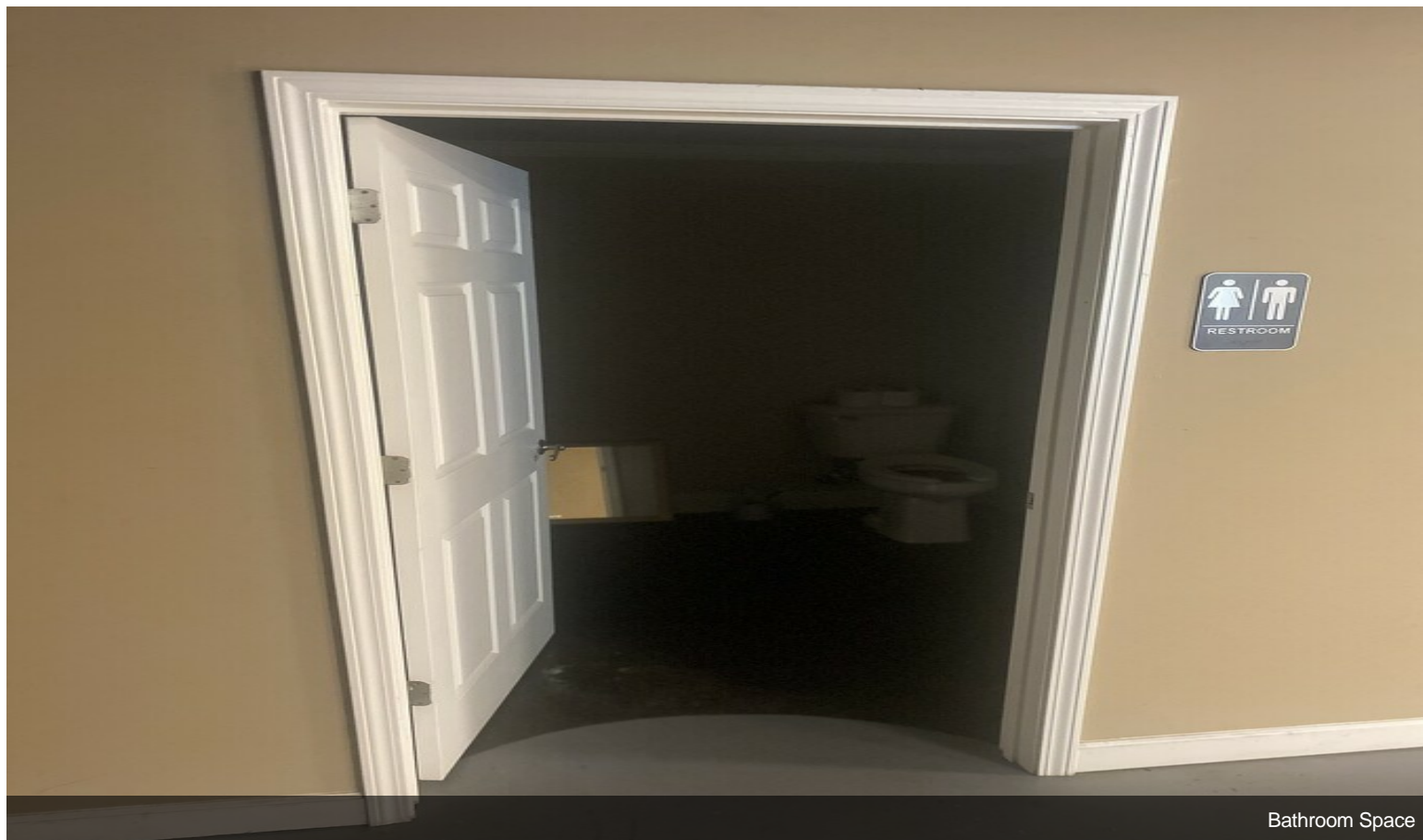


Showroom Space

Property Photos



Warehouse Space



Bathroom Space

Property Photos

