



NEW OWNERSHIP

OFFICE AND FLEX OPPORTUNITIES FROM 3K – 30K

1000 HOLCOMB WOODS PARKWAY, ROSWELL, GA 30076



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ENTRADA
PARTNERS



MODERN WORKPLACE

WITH OFFICE AND FLEX OPPORTUNITIES

Just minutes off of GA-400, Holcomb Woods consists of four, one-story buildings totaling over 240,000 square feet of creative office space in Roswell, Georgia. Holcomb Woods is located conveniently off of Holcomb Bridge Road along Georgia 400 just north of Atlanta, Holcomb Woods offers abundant amenities in a creative office environment.

- Well-Capitalized New Ownership - Open for Business!
- Market Ready Suites: 3K - 30K RSF
- Creative Office Suites and 50/50 Office/Warehouse Suites - Roll Up Doors
- Park-like Setting with Ample 5:1,000 SF parking
- Monument Signage Opportunity
- Ample Outdoor Spaces
- Fitness Center with Lounge Area and Game Room
- Direct Access to Big Creek Park and Greenway



**BUILDING 200
OFFICE**

**BUILDING 300
FLEX**

**BUILDING 400
FLEX**

**BUILDING 100
OFFICE**



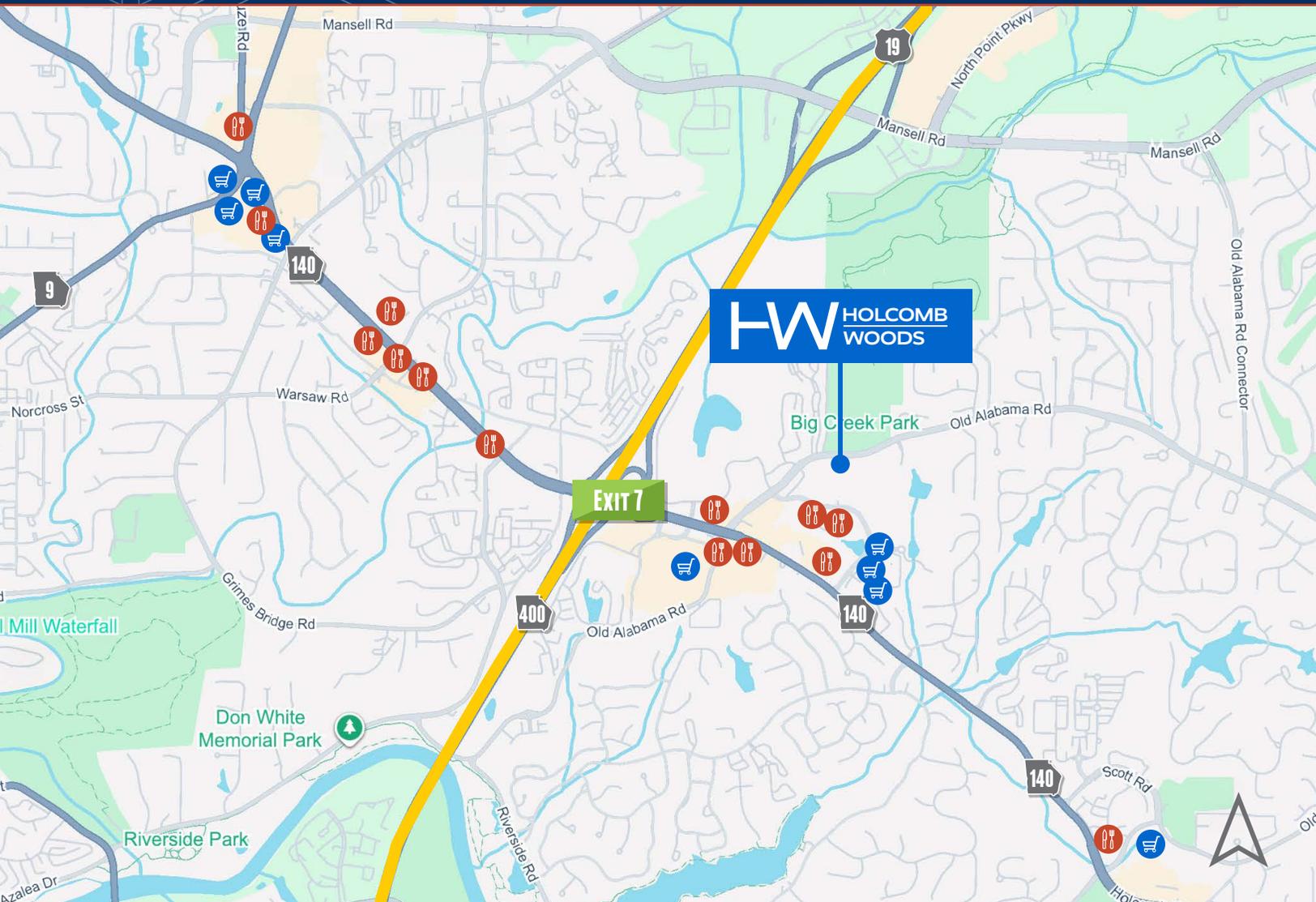


CREATIVE OFFICE

- Multiple Suites ranging from 1,200 - 15,000 RSF
- 16'-18' ceiling heights for creative spaces
- Door Access
- Open Layouts in a Park Setting
- Putting Green and Gym amenities

FLEX - LAB/WAREHOUSE

- Multiple Suites ranging from 1,200 - 20,000 RSF
- 16'-18' Ceiling Heights with Roll Up Door Access
- 50/50 Office / Warehouse Spec Suites
- Open Layouts in a Park Setting
- Conditioned Warehouse Available



Nearby Restaurants

- Another Broken Egg Café
- Bask Steakhouse
- Brookwood Grill
- Chef Wu
- China Garden
- Circle Noodle
- Cozy Coop
- di Paolo Italian Kitchen
- From the Earth Brewing Company
- The Great Greek Mediterranean Grill
- Kabul Kabob
- Kale Me Crazy
- Krystal
- McDonald's

- The Mill Kitchen & Bar
- Olive Garden
- Southern Classic Foods
- Stoney River Steakhouse and Grill
- Tokyo Bay
- Waffle House
- Wasabi Hibachi Sushi Bar

Nearby Retailers

- AT&T Store
- AutoZone
- Crunch Fitness
- Dollar General
- Dollar Tree
- Famous Footwear

- Home Depot
- Instant Prints
- Jersey Mike's Subs
- Kay Cleaners
- Kroger
- Lush Nails
- Marshalls
- Phenix Salon Suites
- Planet Fitness
- Publix
- Red Apple Pharmacy
- Regency Fine Art & Frame
- Ross Dress for Less
- Starbucks



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HW HOLCOMB WOODS

For a tour, please contact:

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