



PROPERTY DESCRIPTION

Vision Commercial Advisors is proud to offer a 4,320 SF office building for sale in the vibrant Towne Lake area of Woodstock, Georgia. This versatile property is ideal for owner-users seeking additional income potential by leasing out part of the space. Thoughtfully designed, the building features a shared foyer and two distinct suites—one on each side. The right suite enjoys added privacy with its own separate entrance through a fenced yard.

Constructed with wood framing and brick exterior, the building is part of a well-maintained office association and includes a patio area for outdoor use. Currently configured for a single tenant, the interior boasts multiple built-in desks, four restrooms, a spacious conference room, and a private executive suite. Showings available by appointment only.

PROPERTY HIGHLIGHTS

- 4320 SF Office Building on .33 acres
- CAM is \$2500/quarter - Includes Water, Sewer, Exterior Maintenance and Insurance
- PUD Zoning - Commercial
- 13 Private Offices
- Conference Room, Break Areas, Storage, Reception Area with Brick, 4 Restrooms
- Shared Parking

DAVID HACKER, CCIM

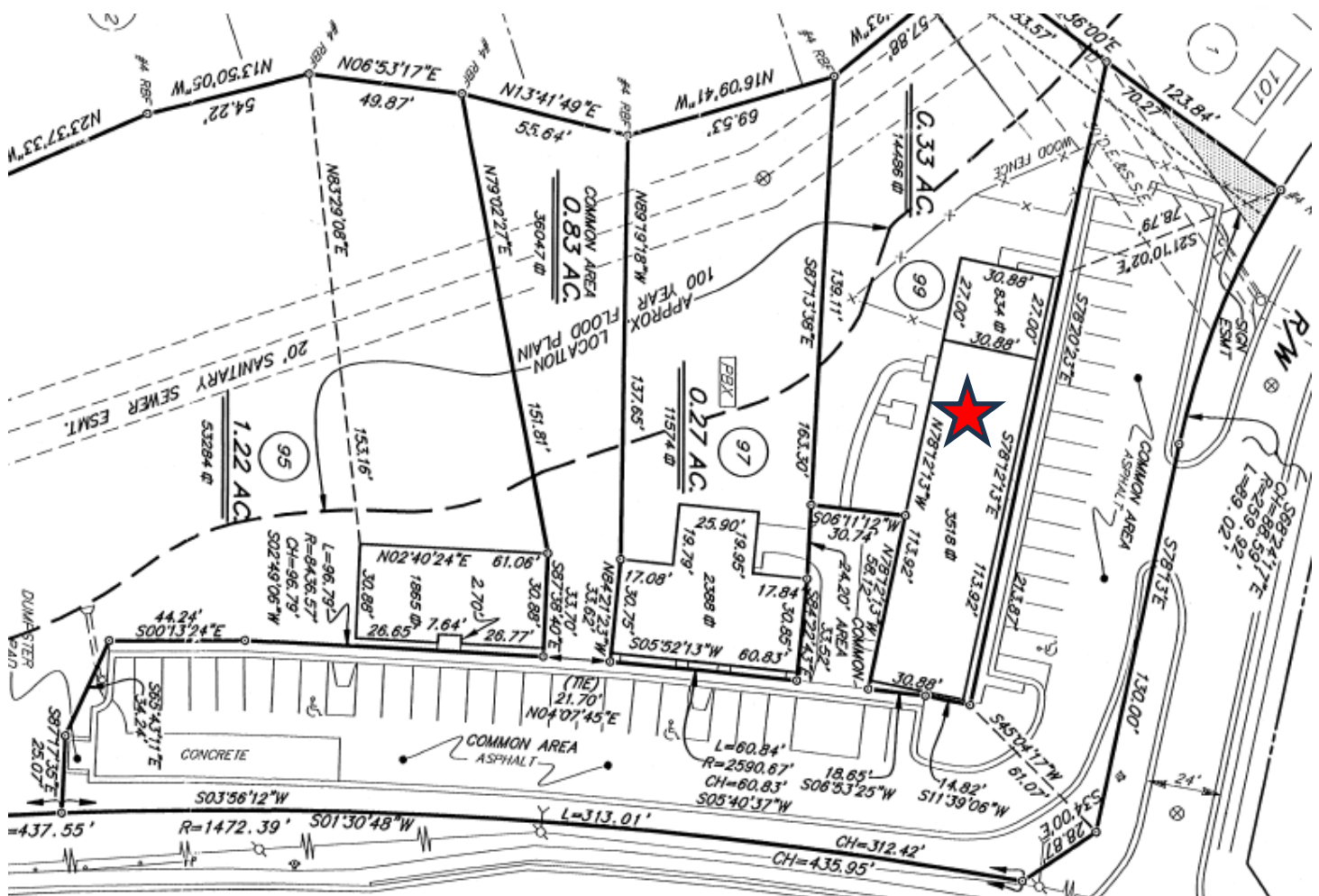
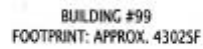
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PROFESSIONAL BACKGROUND

David Hacker is Principal Broker who leads the Vision team with over 31 years of experience in commercial real estate with brokerage licenses in Georgia, North Carolina and Florida. In 1994 David began working with Gearon & Company of Atlanta, one of the fastest growing companies in America at the time. As a site acquisition specialist in wireless network development, he successfully negotiated many ground leases in the Southeast and was quickly promoted into zoning management, project management and business development until leaving the company in 2002 for a career in commercial real estate in Atlanta. In 2006, he founded Vision Commercial Advisors and has seen consistent growth in sales and leasing through strong work ethic and attention to customer service. He is a CCIM (Certified Commercial Investment Member) and a member of the Atlanta Commercial Board of Realtors. Happily married with 6 children, David enjoys travel, reading, music, songwriting, hiking, public speaking and most of all spending time with his family.

MEMBERSHIPS

Certified Commercial Investment Member, Atlanta Commercial Board of Realtors, National Association of Realtors, International Council of Shopping Centers

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