

# 2440 Old Milton Parkway

Alpharetta, GA 30004



FOR LEASE

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BellStreet

# For Lease

2440 Old Milton Parkway Alpharetta, GA 30004



## Property Description

BellStreet is pleased to present recently renovated office suites. The office space is ideal for small to mid size companies looking for private office space. The close proximity to Highway 400 makes it ideal for commuting to and from work. The office is surrounded by several shopping centers and prime restaurant locations.

## Property Highlights

- -Located right off of Highway 400
- -Close proximity to Avalon Shopping Center
- -+/-33,000 VPD
- -Newly Renovated
- -Ample Parking
- -Fob entry system

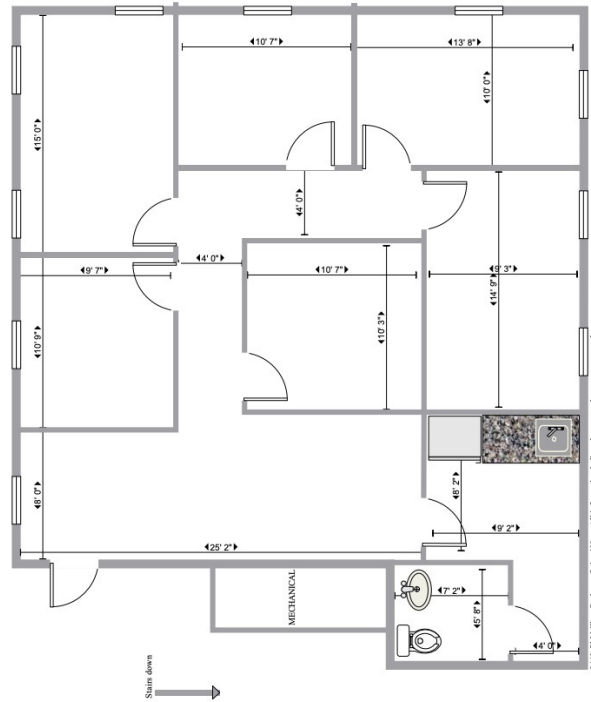
## Offering Summary

Lease Rate:	\$18.00 SF/yr (Full Service; MG)
Available SF:	250 - 1,200 SF
Lot Size:	0.67 Acres
Building Size:	9,827 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,893	21,256	57,915
Total Population	6,602	54,215	153,507
Average HH Income	\$85,445	\$104,143	\$106,149

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## Lease Information

Lease Type:	Full Service; MG	Lease Term:	36 to 60 months
Total Space:	250 - 1,200 SF	Lease Rate:	\$18.00 SF/yr

## Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Suite 111	Available	250 SF	Full Service	Negotiable	Flat rate of \$750 a month. Minimum 1 year term. All utilities is included. High speed internet is included as well.
Suite 400	Available	1,200 SF	Modified Gross	\$18.00 SF/yr	This suite consists of 5 private offices, a conference room, a reception area, a break room and a single restroom. Located on second floor.

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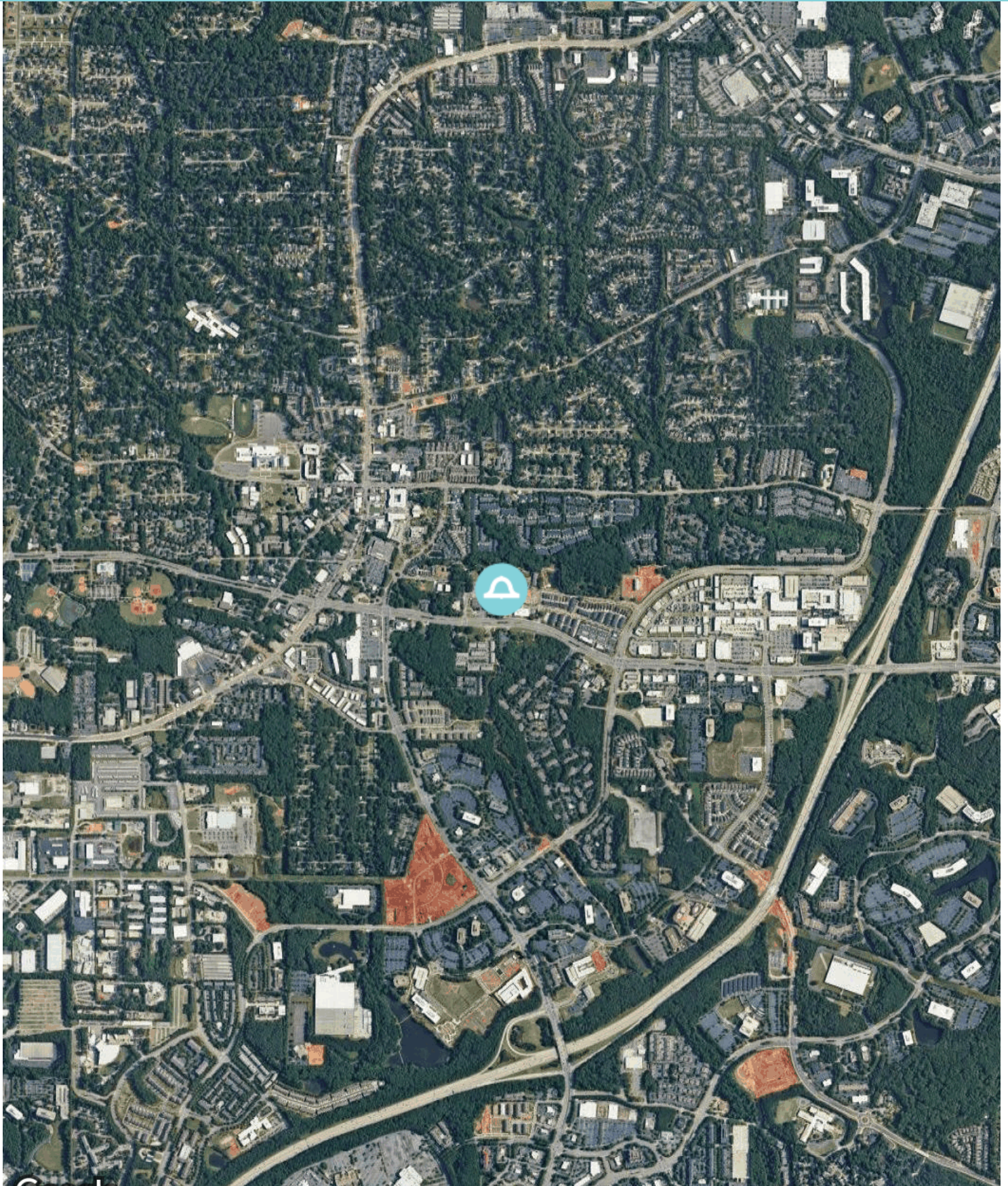
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### Location Description

Located off exit 10 of US 400. Just 0.7 miles from the Avalon shopping center and 1.0 miles from the booming area of downtown Alpharetta.

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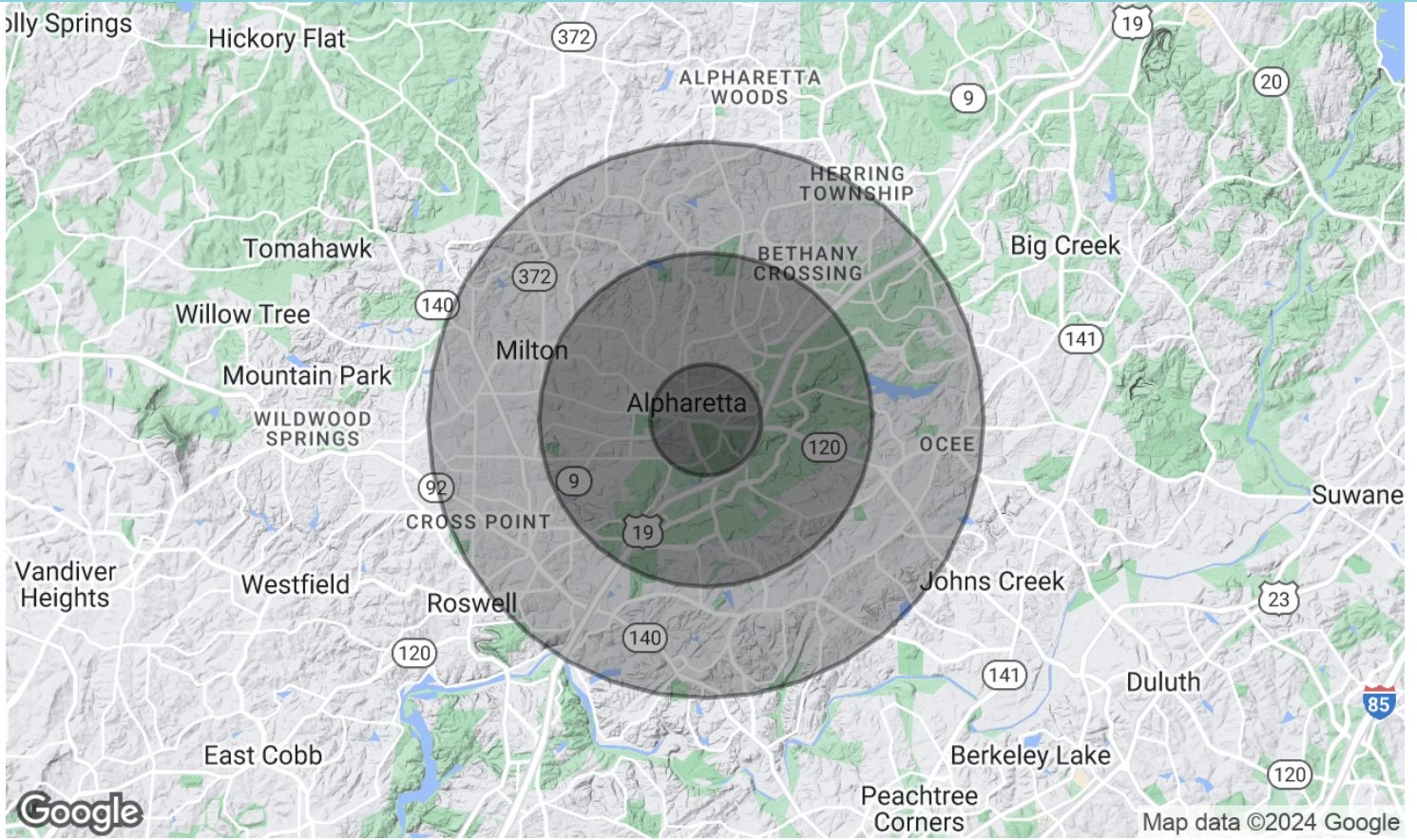


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## Population

	1 Mile	3 Miles	5 Miles
Total Population	6,602	54,215	153,507
Average Age	31.4	34.9	35.3
Average Age (Male)	29.5	33.8	34.3
Average Age (Female)	32.1	35.6	36.0

## Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	2,893	21,256	57,915
# of Persons per HH	2.3	2.6	2.7
Average HH Income	\$85,445	\$104,143	\$106,149
Average House Value	\$262,554	\$336,854	\$354,237

\* Demographic data derived from 2020 ACS - US Census