FOR LEASE



3840 Browns Bridge Road

Cumming, GA. 30040

MONTHLY RENT RATE: \$7,503.00 Base Rent + CAM

DESCRIPTION:

- Stand Alone 2 Story Commercial Office Building: 5,002 +- Square Feet
- 4 Sided Brick
- Plenty of Natural Light
- Newly Renovated
- Main Floor has 7 offices, waiting room, Large Staff Work room, Kitchen/break room, 2 bathrooms & 1 copy/filing room
- 2nd level has 7 offices, large central conference room, small kitchen/breakroom, & 2 bathrooms.



LOCATION:

- Excellent visibility on Hwy 369/ Browns Bridge Rd
- Right out of the driveway and immediate left to access GA 400 via exit 18.



Contact Associate Broker: Doug Sills

Cell: 678-923-5538

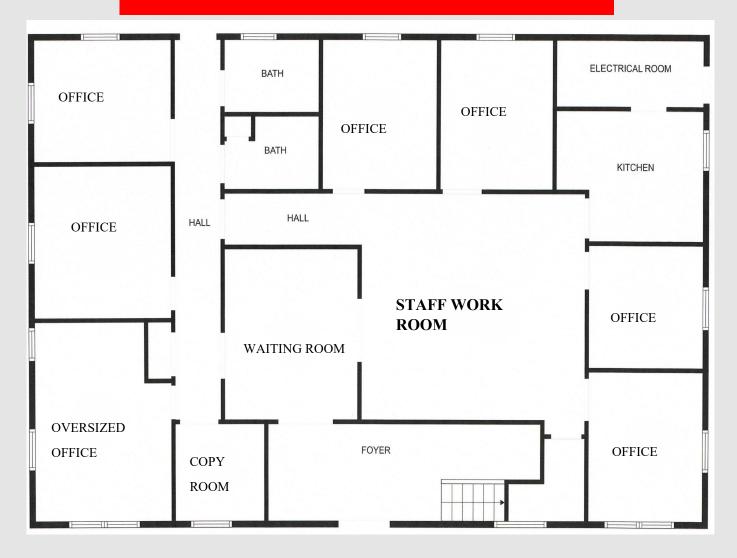
doug@bagleycommercial.com

ALL INFORMATION CONTAINED HEREIN BELIEVED ACCURATE BUT NOT WARRANTED.





FLOOR PLAN - Main Floor





Contact Associate Broker: Doug Sills

Cell: 678-923-5538

doug@bagleycommercial.com

ALL INFORMATION CONTAINED HEREIN BELIEVED ACCURATE BUT NOT WARRANTED.

104 Pilgrim Village Drive Suite 400 - Cumming, Ga. 30040 - Office: (770) 781-5935 - www.bagleycommercial.com





FLOOR PLAN - 2nd Floor



BAGLEY COMMERCIAL PROPERTIES

Contact Associate Broker: Doug Sills

Cell: 678-923-5538

doug@bagleycommercial.com

ALL INFORMATION CONTAINED HEREIN BELIEVED ACCURATE BUT NOT WARRANTED.

104 Pilgrim Village Drive Suite 400 - Cumming, Ga. 30040 - Office: (770) 781-5935 - www.bagleycommercial.com

INTERIOR PHOTOS:





BAGLEY COMMERCIAL PROPERTIES

Contact Associate Broker: Doug Sills

Cell: 678-923-5538

doug@bagleycommercial.com

ALL INFORMATION CONTAINED HEREIN BELIEVED ACCURATE BUT NOT WARRANTED.

104 Pilgrim Village Drive Suite 400 Cumming, Ga. 30040. www.bagleycommercial.com.770-781-5938





LOCATION MAP



HLEY COMMERCIAL PROPERTI

DOUG SILLS, ASSOCIATE BROKER

CELL: 678-923-5538/ DOUG@BAGLEYCOMMERCIAL.COM

Disclaimer: The information included in this packet has been obtained from sources believed to be reliable. While Bagley Commercial Properties does not doubt its accuracy, we do not make any guarantee's, warranties, with regards to the included information. It is your responsibility to independently confirm its accuracy and completeness. References to square footage or age are approximate. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

104 Pilgrim Village Drive Suite 400 Cumming, Ga. 30040. www.bagleycommercial.com.770-781-5938