

Updated:

Vacancy list @ 4195 South Lee St. Buford

This is an **informal** estimate of the **offering** price

Ste #	Build out	Grease trap?	Square Footage	\$ Rate PSF Base Rent	Monthly Base Rent	\$ Rate PSF CAM (2023)	Monthly CAM	Total Per Month (Estimate)
G	Office	NO	1,250	\$12.00	\$1,250.00	\$4.16	\$433.33	\$1,683.33
B	Office	NO	1,000	\$20.00	\$1,666.67	\$4.16	\$346.67	\$2,013.33

Shopping Center Restrictions on use: Vape/Smoke Shops, Church, Event Hall, COAM/Gaming Machines, direct competition to current Tenant's business (restaurants will be a case by case basis).

Lockbox Location Please request to Leasing Agent for CMC Real Estate Group at info@cmcreg.com or **470-712-2504 Ext#1015**