

8480 Holcomb Bridge Road

Alpharetta, GA 30022

BERKSHIRE
HATHAWAY
HOMESERVICES

GEORGIA PROPERTIES
COMMERCIAL

2nd Floor
For Lease



For investment information:
Barry Joyner • Associate Broker

barry.joyner@bhhsgeorgia.com • O: 770.475.0505 • C: 404.290.4612



3610 sf For Lease

- **Located in the Ellard Center, Asking \$24/sf**
- **1st Floor 3610 sf leased to Allcare, primary and immediate medical services at \$26/sf**
- **Upstairs space, 3610 sf available, street level entrance from back parking lot – No Stairs!**
- **Beautifully built and finished building**
- **Close-proximity to GA 400, Hwy. 9, retail and hospital**
- **2025 traffic counts 46,000 VPD +/-**
- **This property is for sale as well**



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2nd Floor Entrance

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Aerial View of Property



Investment Contact:



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Associate Broker

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**BERKSHIRE
HATHAWAY**
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PROPERTY MANAGEMENT

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