

555 Sun Valley Drive, Ste F-2, Roswell, GA 30076

2272SF OFFICE CONDO FOR LEASE

OUTGROWN YOUR CURRENT SPACE?

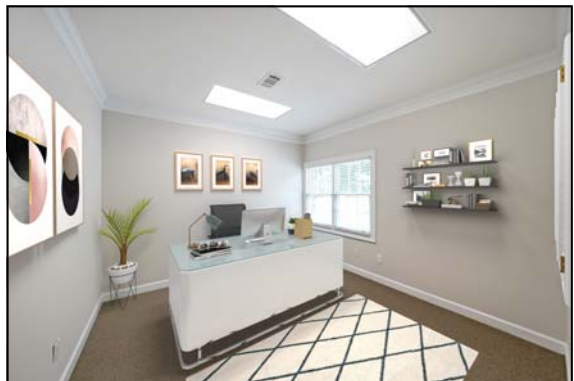
ENJOY THIS HIGHLY UPGRADED OFFICE

■ NOW AVAILABLE FOR LEASE



FEATURING:

- * 1136 SF Each on both Main and Lower Levels
- * New Upgraded Carpet & LVP Flooring throughout
- * Walls, Trim and Doors all repainted!
- * 12" Designer Tiles in Both Bathrooms
- * Large Reception Area with Durable LVP floors
- * 12 Foot Ceilings in Reception
- * 4 Ample Offices & Storage/Workroom Upstairs
- * Interior Open Stairwell with Architectural columns
- * 3 Offices, Lobby & Storage areas on Lower Level
- * Large Break Room with LVP Flooring Downstairs
- * Kitchenette/Wet Bar/Bathrooms on Both Levels with Tile, Granite and Upgraded fixtures
- * Matte Black Door hardware & Fixtures throughout
- * Keypad Front and Rear Door Entry
- * New LED Lighting Packages, New 2" Blinds
- * Separate Drive-up Entrances on Both Levels
- * Light protected access to Alpharetta Hwy close to Mansell Road & GA 400
- * Restaurants, Banks, Starbucks & amenities close by!
- * Fabulous opportunity to lease wonderfully upgraded space!



■ FOR LEASE:

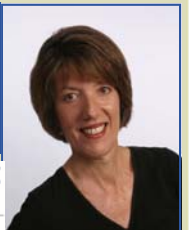
- 3-5 Year Lease Preferred
- Lease Rates include CAM fees
- True Move-In Condition
- Beautiful Professional Space!

CALL TODAY FOR MORE INFORMATION—OR TO SCHEDULE A VISIT

CALL ABOUT FULL MOTION VIDEO!

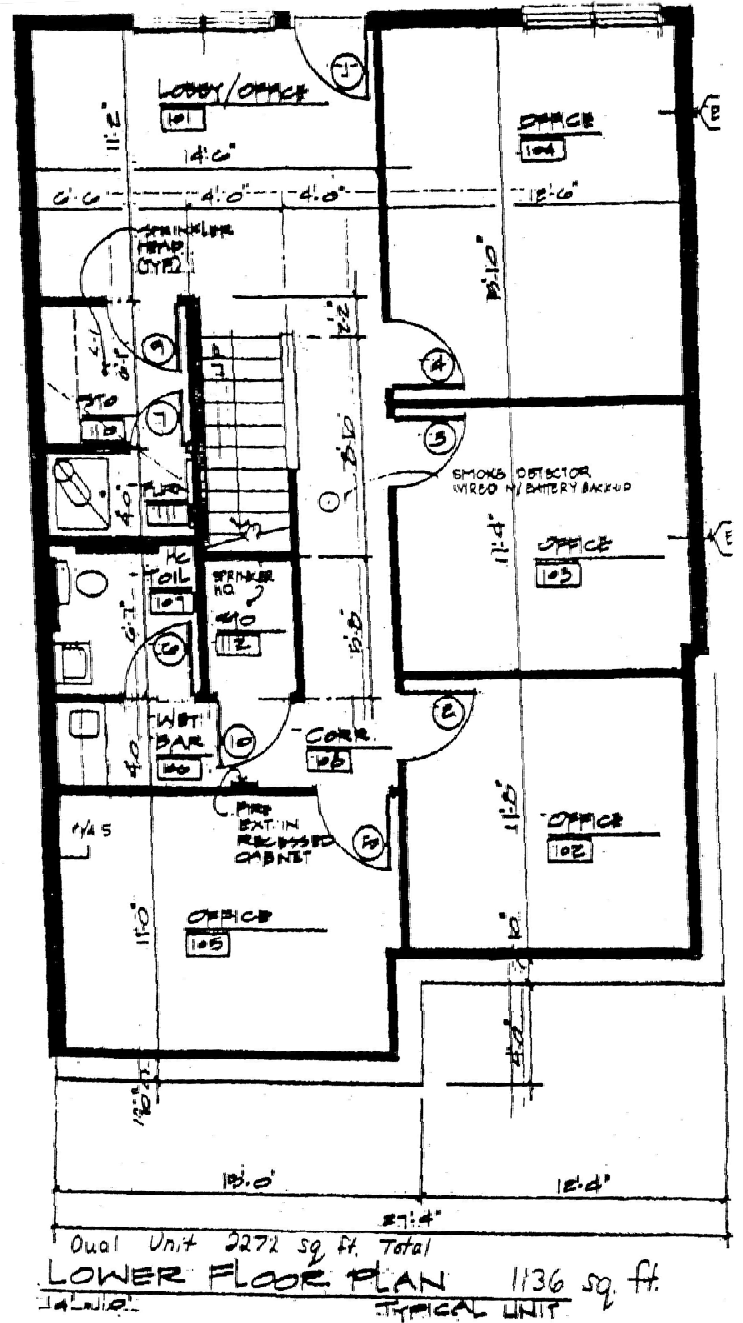
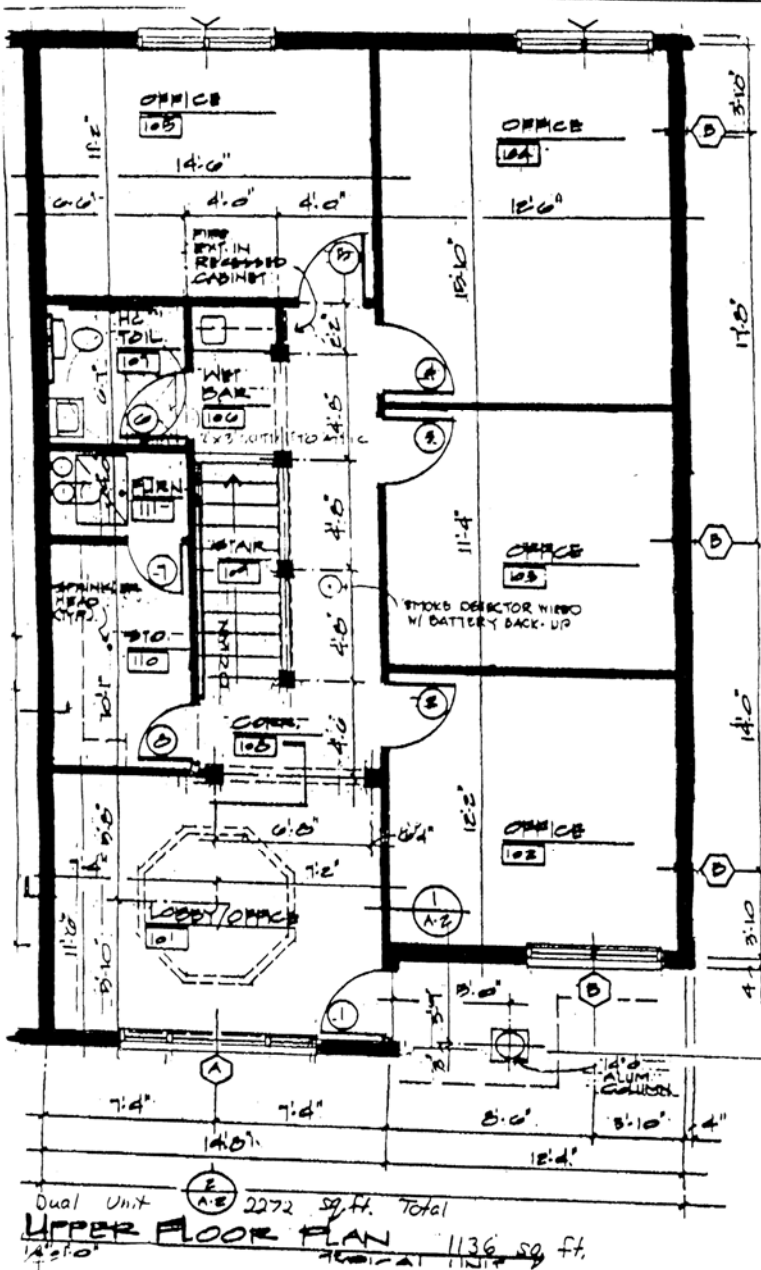
BEV LIGHTFOOT
Associate Broker
678-520-3913 Cell
470-400-9877 Office

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CATALYST REALTORS®



Commercial Services

■ **NOTE:** The Lower Level features a Break Room next to the Wet Bar, with LVP Flooring and space for a full-sized refrigerator. Each level has its own separate entrance, signage opportunity, HVAC controls, and convenient drive-up parking!



Offered by **MAXIMUM ONE CATALYST REALTORS**
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