

OFFICE FOR LEASE

MARY ALICE OFFICE PARK - 2 SUITES AVAILABLE FOR LEASE!

102 MARY ALICE PARK ROAD, CUMMING, GA 30040



FOR LEASE

KW COMMERCIAL ATLANTA CLASSIC
3800 Camp Creek Parkway
Atlanta, GA 30331



Each Office Independently Owned and Operated

PRESENTED BY:

NICHOLE MENZIES, CCIM
Director of Corporate Accounts
O: (404) 886-6315
C: 404-886-6315
NicholeRMenzies@gmail.com

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102 MARY ALICE PARK ROAD



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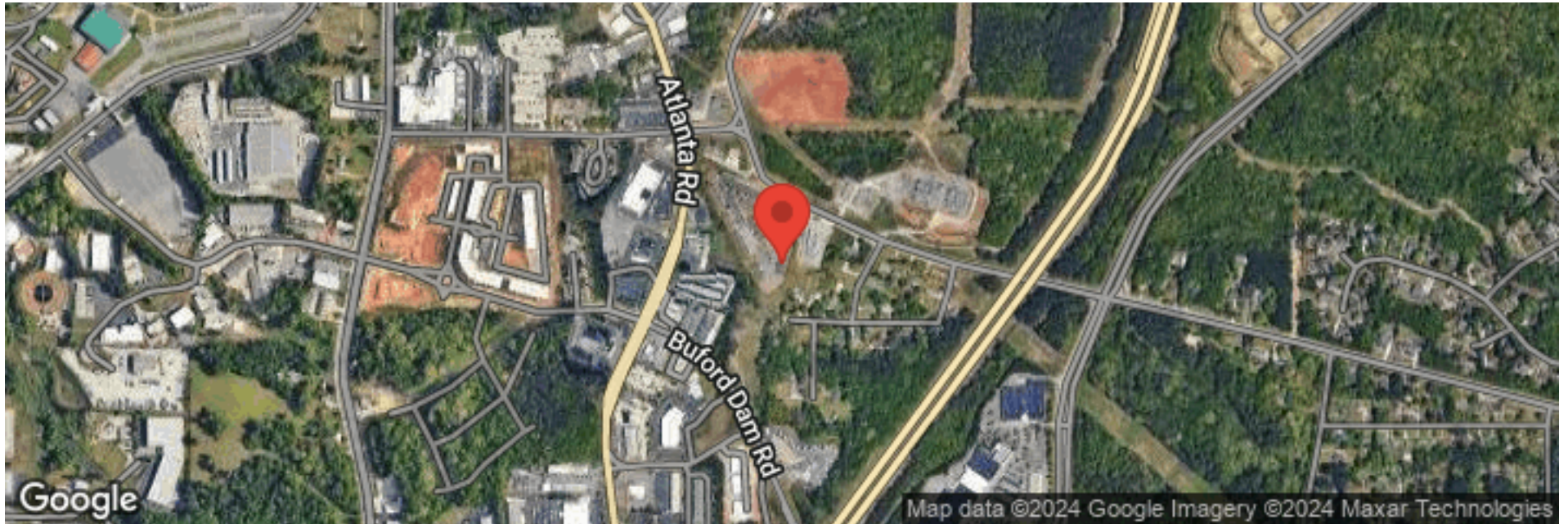
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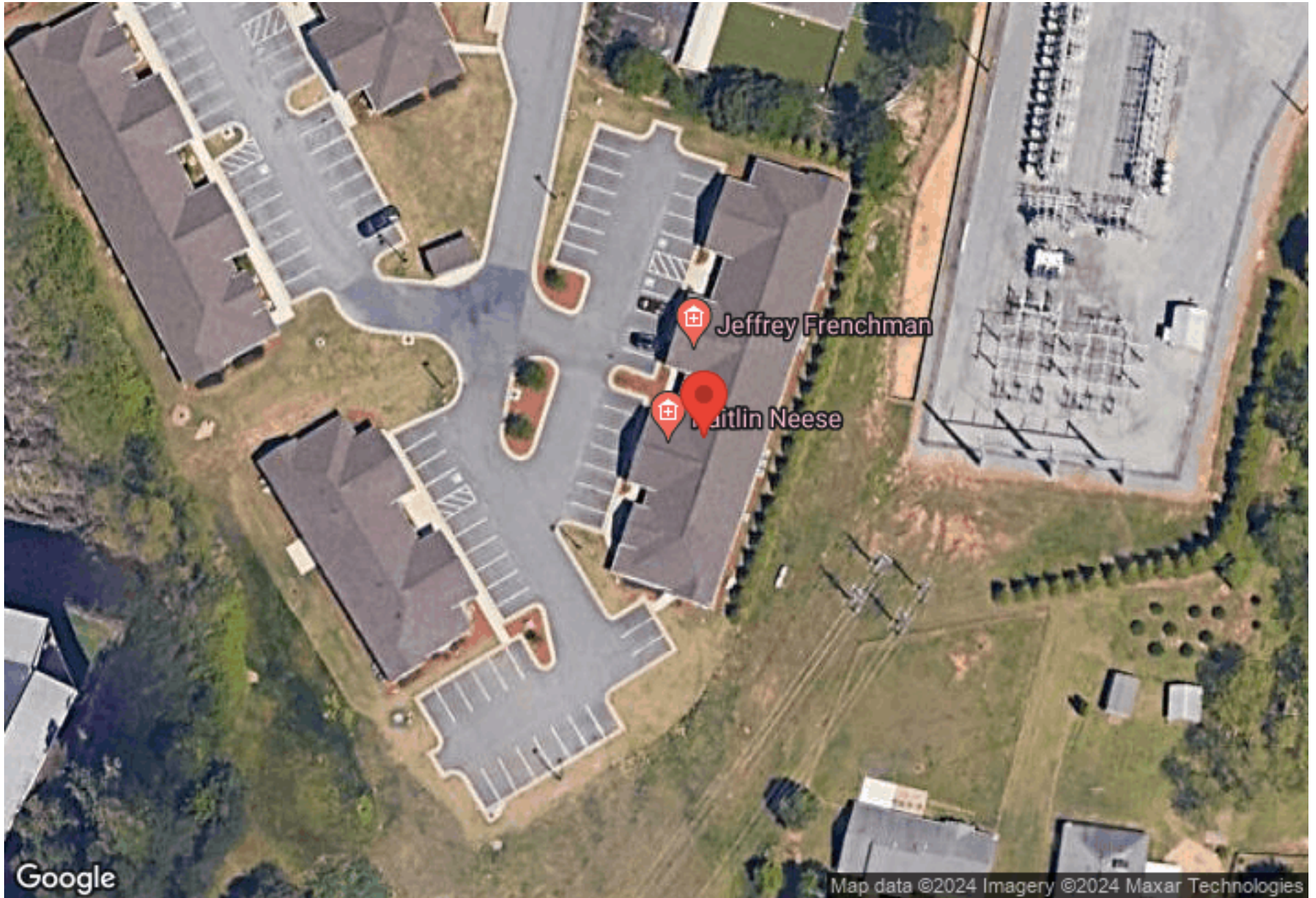
LOCATION MAPS

102 MARY ALICE PARK ROAD



AERIAL MAP

102 MARY ALICE PARK ROAD



EXECUTIVE SUMMARY - SUITE 504

102 MARY ALICE PARK ROAD



OFFERING SUMMARY

| | |
|------------------------|---------------------|
| LEASE RATE: | 21.50 PER SF |
| LEASE TERM: | 5 years |
| BUILDING SF: | 2,290 SF |
| RENTABLE SF: | 1,145 SF |
| AVAILABLE SF: | 1,145 |
| YEAR BUILT: | 2008 |
| RENOVATED: | |
| BUILDING CLASS: | B |
| FLOORS: | 1 |
| PARKING: | |
| PARKING RATIO: | Ratio of 4/1,000 SF |

PROPERTY OVERVIEW

Welcome to Mary Alice Office Park, where convenience meets sophistication near the heart of downtown Cummings, GA. Situated amidst lush greenery and offering a serene work environment, this premier office park is designed to elevate your business to new heights.

OFFICE PARK HIGHLIGHTS:

- Prime Location:** Nestled in a thriving business district, Mary Alice Office Park provides easy access to major highways, local amenities, and vibrant communities, ensuring your business stays connected.
- Modern Amenities:** Experience the epitome of comfort and productivity with modern facilities, ample parking, and meticulously maintained landscaping, creating an inviting atmosphere for your clients and employees alike.
- Professional Environment:** Join a community of like-minded professionals in a prestigious setting, fostering collaboration and innovation while enhancing your company's image and reputation

OFFICE SPACE HIGHLIGHTS

- Suite 504 features contemporary elegance in office space offering:
- Welcoming reception area
- 4 offices with natural and recessed lighting complete with crown moulding throughout
- Modern paneled office doors
- Trey Ceilings
- Generous windows
- Rich hardwood floors
- In suite bathroom
- Break/lunch room area

EXECUTIVE SUMMARY - SUITE 601

102 MARY ALICE PARK ROAD



OFFERING SUMMARY

| | |
|------------------------|----------------|
| LEASE RATE: | \$21.00 PER SF |
| LEASE TERM: | 5 years |
| BUILDING SF: | 3150 |
| RENTABLE SF: | 1,190 SF |
| AVAILABLE SF: | 1,190 SF |
| YEAR BUILT: | 2008 |
| BUILDING CLASS: | B |
| FLOORS: | 1 |
| PARKING: | |
| PARKING RATIO: | |

PROPERTY OVERVIEW

Office Park Highlights:

1. Prime Location: Nestled in a thriving business district, Mary Alice Office Park provides easy access to major highways, local amenities, and vibrant communities, ensuring your business stays connected.
2. Modern Amenities: Experience the epitome of comfort and productivity with modern facilities, ample parking, and meticulously maintained landscaping, creating an inviting atmosphere for your clients and employees alike.
3. Professional Environment: Join a community of like-minded professionals in a prestigious setting, fostering collaboration and innovation while enhancing your company's image and reputation.

OFFICE SPACE HIGHLIGHTS

- Designed for flexible business needs, Suite 601 offers the ambiance, flexibility and convenience your business deserves, creating a professional atmosphere conducive to productivity and success. Featuring:
- Stylish brick entrance
- Large Reception/Waiting area
- 3 large offices w/ crown moulding throughout
- Trey ceilings
- Well lit windows
- Paneled office doors
- Recessed lighting throughout suite
- Executive bathroom with shower

PROPERTY PHOTOS

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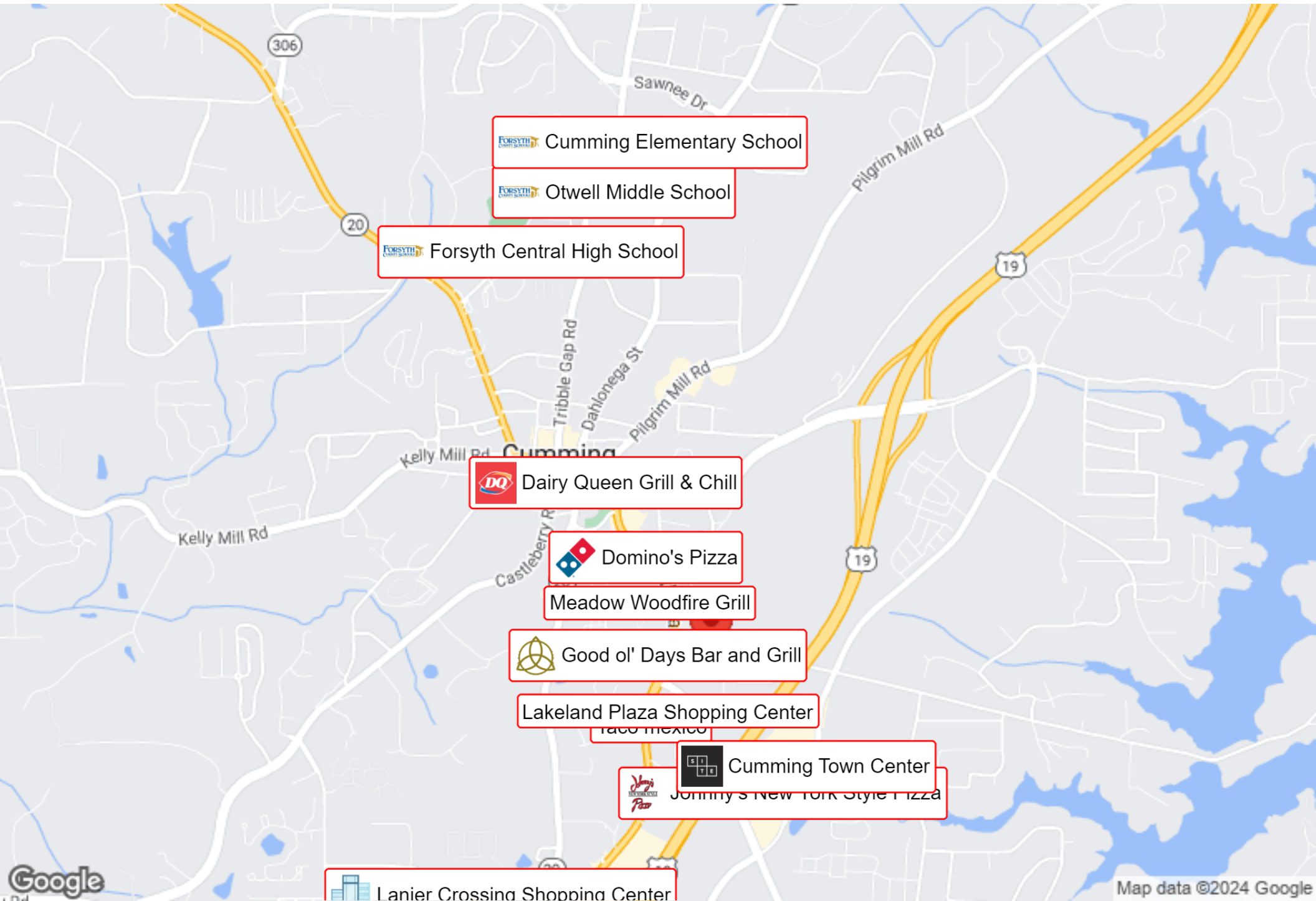
PROPERTY PHOTOS


102 MARY ALICE PARK ROAD




BUSINESS MAP


102 MARY ALICE PARK ROAD




 Cumming Elementary School


 Otwell Middle School

 Forsyth Central High School



 Dairy Queen Grill & Chill

 Domino's Pizza

Meadow Woodfire Grill

 Good ol' Days Bar and Grill

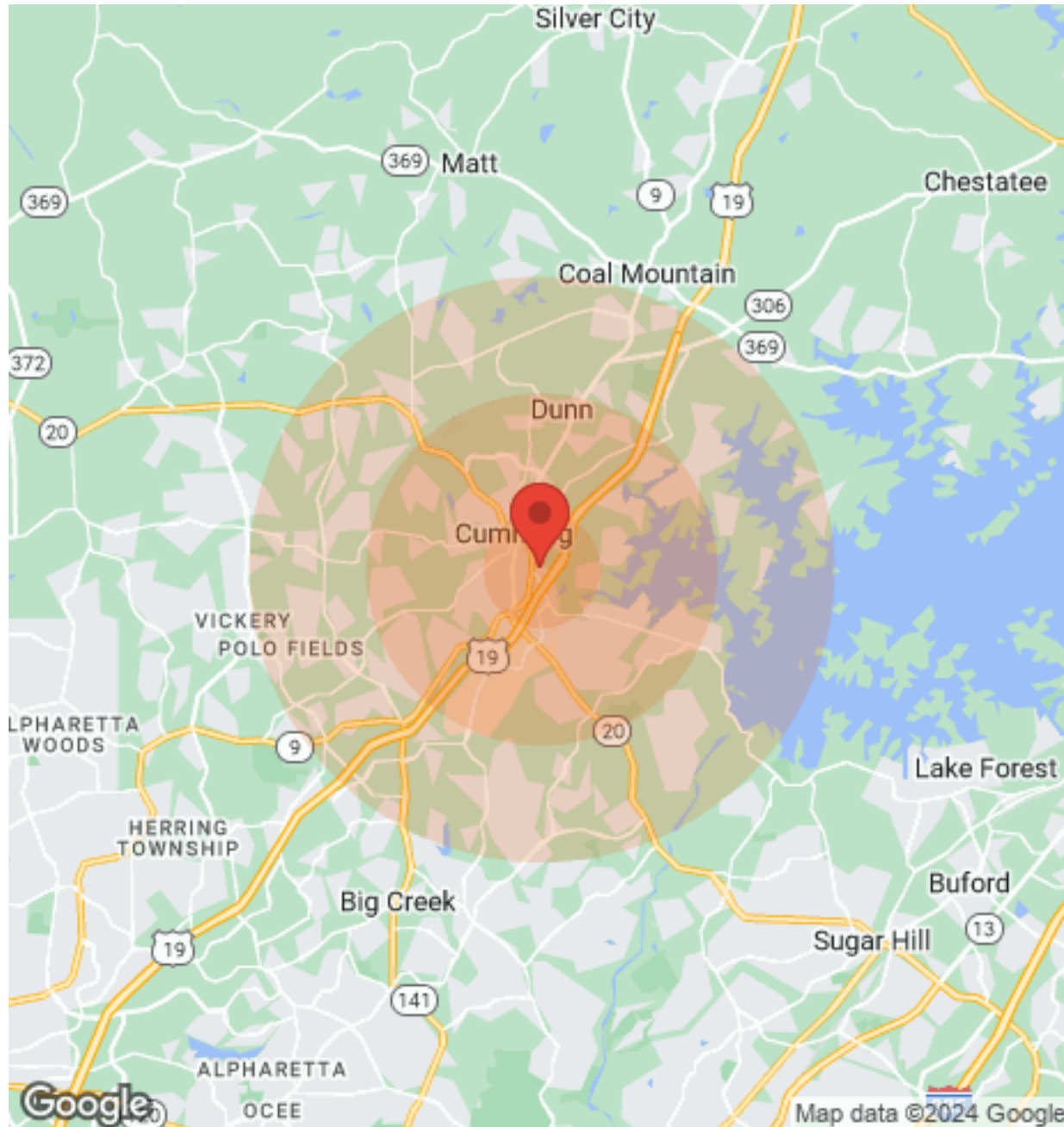
Lakeland Plaza Shopping Center

 Cumming Town Center
 Johnny's New York Style Pizza

 Lanier Crossing Shopping Center

DEMOGRAPHICS

102 MARY ALICE PARK ROAD



| Population | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male | 1,075 | 16,646 | 41,187 |
| Female | 1,095 | 16,858 | 41,220 |
| Total Population | 2,170 | 33,504 | 82,407 |

| Age | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| Ages 0-14 | 447 | 7,687 | 19,102 |
| Ages 15-24 | 216 | 4,271 | 11,607 |
| Ages 25-54 | 1,017 | 12,641 | 29,432 |
| Ages 55-64 | 188 | 4,051 | 9,911 |
| Ages 65+ | 302 | 4,854 | 12,355 |

| Race | 1 Mile | 3 Miles | 5 Miles |
|--------------|--------|---------|---------|
| White | 1,689 | 28,169 | 69,211 |
| Black | 129 | 753 | 1,952 |
| Am In/AK Nat | 28 | 112 | 173 |
| Hawaiian | N/A | 1 | 5 |
| Hispanic | 689 | 6,583 | 11,393 |
| Multi-Racial | 560 | 7,442 | 12,844 |

| Income | 1 Mile | 3 Miles | 5 Miles |
|---------------------|----------|----------|----------|
| Median | \$33,048 | \$74,043 | \$82,381 |
| < \$15,000 | 232 | 1,072 | 1,809 |
| \$15,000-\$24,999 | 53 | 601 | 1,468 |
| \$25,000-\$34,999 | 226 | 1,108 | 1,979 |
| \$35,000-\$49,999 | 82 | 1,596 | 3,184 |
| \$50,000-\$74,999 | 94 | 2,234 | 5,100 |
| \$75,000-\$99,999 | 27 | 1,797 | 4,248 |
| \$100,000-\$149,999 | N/A | 2,206 | 6,131 |
| \$150,000-\$199,999 | 57 | 862 | 2,603 |
| > \$200,000 | N/A | 683 | 2,477 |

| Housing | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units | 796 | 12,857 | 30,427 |
| Occupied | 747 | 11,880 | 28,295 |
| Owner Occupied | 131 | 9,120 | 23,061 |
| Renter Occupied | 616 | 2,760 | 5,234 |
| Vacant | 49 | 977 | 2,132 |

PROFESSIONAL BIO

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NICHOLE MENZIES, CCIM

Director of Corporate Accounts



Nichole is a distinguished commercial real estate broker, renowned for her exceptional track record as a top producer and an esteemed CCIM designee. With a career spanning over 10 years, Nichole leads a dynamic team of professionals providing extensive corporate and commercial real estate expertise to developers, health and corporate clients. Her multifaceted skill set encompasses not only acquiring and/or leasing space and properties for large corporations and small businesses but also training, coaching, and globally speaking. Nichole's dedication to her clients is unwavering, whether she's identifying optimal development sites, managing multi-million dollar projects, or navigating intricate lease negotiations. Nichole's mastery in commercial real estate extends further to her role as a respected Right of Way specialist. Collaborating seamlessly with governmental bodies, municipalities, states, and utility companies, she not only facilitates the acquisition of properties vital for public improvement projects but is highly sought after for providing streamlined project management processes from beginning to end.

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