

FOR SALE



Sun Valley West

500 Sun Valley Drive, Suite C1, Roswell, GA 30076



- ▶ Well known office complex in busy Roswell. Close to 400 at the Mansell exit.
- ▶ This space is approx. 1136sqft and it includes a nice waiting area, a flex space, a bathroom, kitchenette, 2 standard size offices and 1 oversized office(used to be 2 separate offices).
- ▶ Space is ideal for any office business, counselors, attorneys, some medical consulting.
- ▶ Association includes: exterior maintenance, lawncare, pest & termite control, water & sewer, trash site. Fees are currently \$525/quarter.
- ▶ The single office in the back currently has a tenant that would like to remain so this would be perfect for someone not needing all of the space.

For More Information: Ruby Nash | 770-866-1978 | office: 888-959-9461
Ruby.Nash@exprealty.com

Information contained herein has been obtained from sources deemed reliable but we cannot guarantee its accuracy. No liability is assumed for errors or omissions

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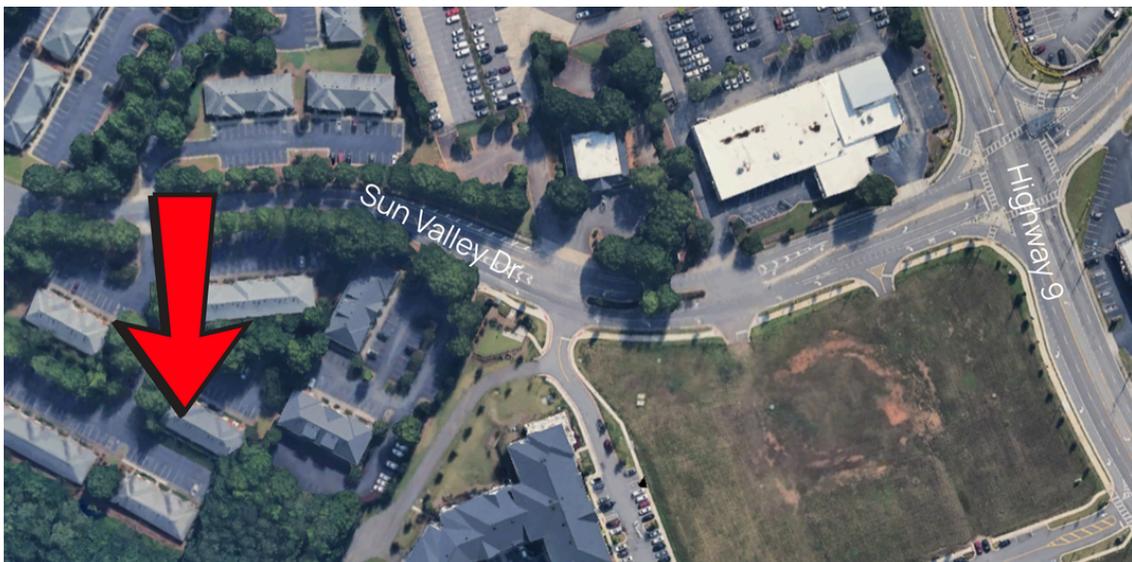


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Floorplan

Suite C1: 1136sqft. approx.



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Additional Notes

- All offices and waiting area had fans installed.
- Wooden plantation shutters were added to all windows.
- Entrance door is Wi-Fi enabled & connected to security alarm.
- Each office has keypad locks for additional security or allow multiple tenants.
- Soundproofing inside walls to provide sound buffering between rooms.
- South facing windows have sun deflecting screens.
- R-40+ insulation in the attic for extra heat-resistance.

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Waiting Area



Hallway



Office 1 Right-side



Office 1 Left-side



Office 2



Flex room



Office 3



Kitchenette



Private Bathroom

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