

# LEASE

## COGGINS PARK EXECUTIVE SUITES

182 Ben Burton Cir, Buildings 100 and 300 Bogart, GA 30622



### PROPERTY DESCRIPTION

Individual Executive Offices available for lease ranging from \$750/month to \$1,400/month.

All tenants have access to the furnished common lobby, restrooms, and kitchenette areas in each building.

Rental Rate includes all utilities and fees except for internet connection.

### LOCATION DESCRIPTION

This property is located in Coggins Park Executive Suites within Coggins Industrial Business Park in west Athens-Clarke County. Surrounded by other industrial and office users of local, national and international presence, this area has prime positioning with its proximity to GA-Loop 10, Highways 316, 78, 15, 29, 441 and Interstate-85. Neighboring manufacturers / distributors include Sign Bothers, Blount Heating and Cooling, UPS, FedEx, Burton and Burton, etc.

### OFFERING SUMMARY

Lease Rate:	\$750.00 - 1,400.00 per month (MG)
Available SF:	141 - 691 SF
Building Size:	4,242 SF

SPACES	LEASE RATE	SPACE SIZE
Building 100 Suite 1	\$750 per month	141 SF
Building 100 Suite 2	\$750 per month	161 SF
Building 100 Suite 3	\$800 per month	161 SF
Building 100 Loft	\$1,400 per month	691 SF
Building 300 Suite 1	\$750 per month	149 SF
Building 300 Suite 2	\$750 per month	161 SF

**Roby Redwine**  
706 207 2942

**Katie Reeves**  
706 254 3446

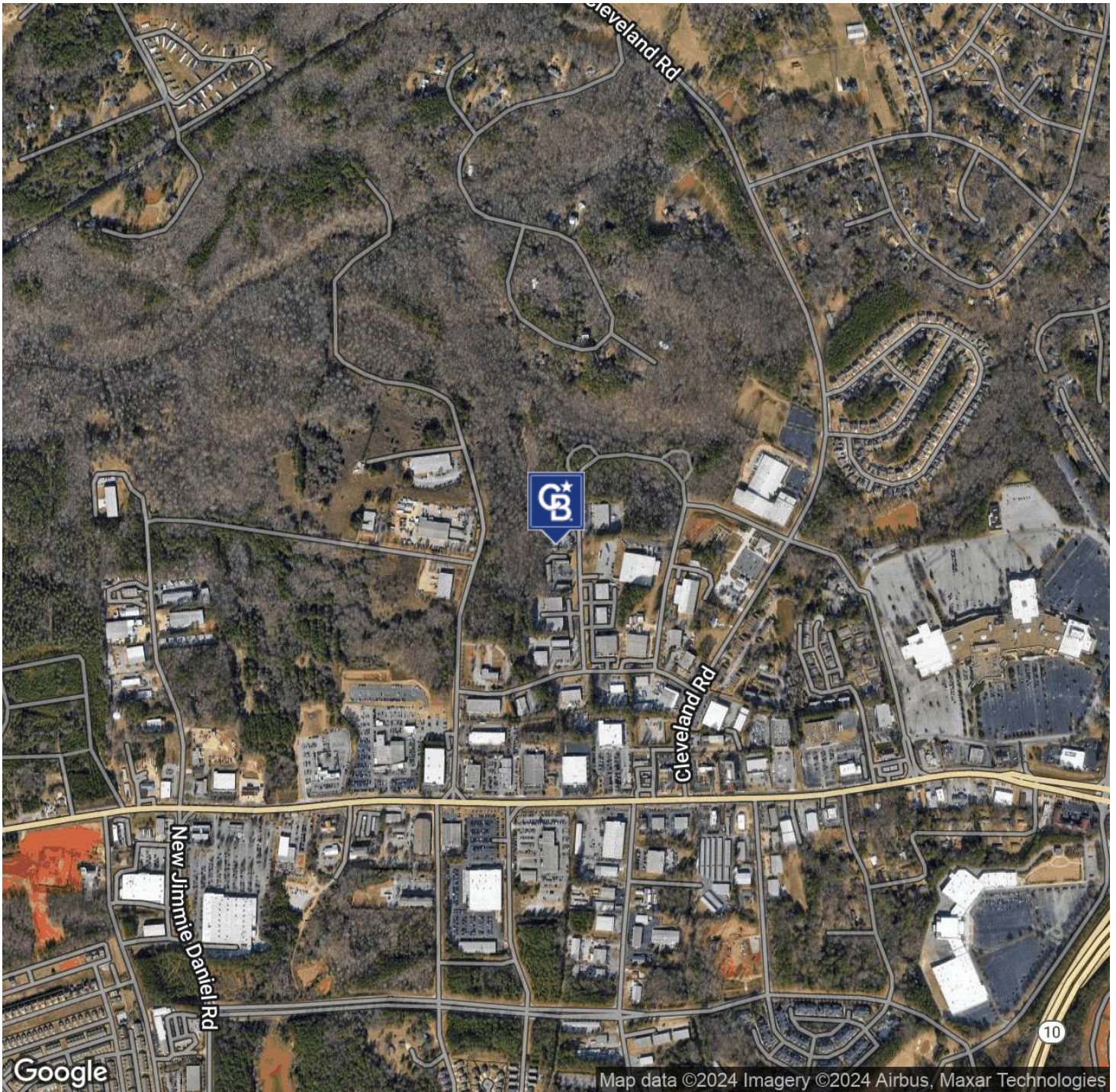


**COLDWELL BANKER  
COMMERCIAL**  
UPCHURCH REALTY

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## COGGINS PARK EXECUTIVE SUITES 182 Ben Burton Cir, Building 100 Common Area Spaces



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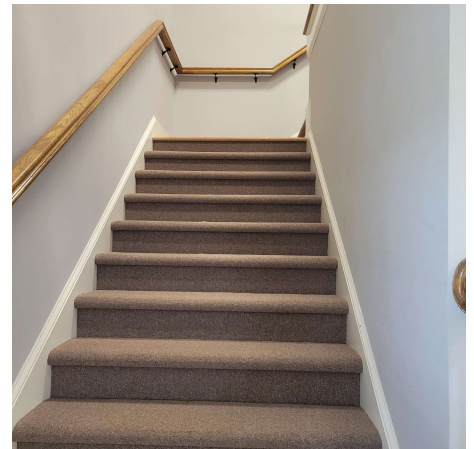
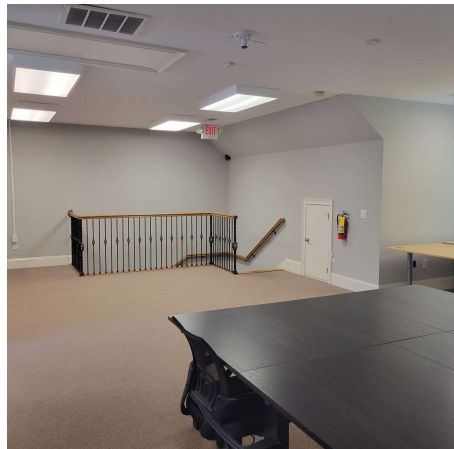
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## COGGINS PARK EXECUTIVE SUITES 182 Ben Burton Cir, Building 100 Suites 1, 2, 3, and Loft



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## COGGINS PARK EXECUTIVE SUITES 182 Ben Burton Cir, Building 300 Common Area Spaces



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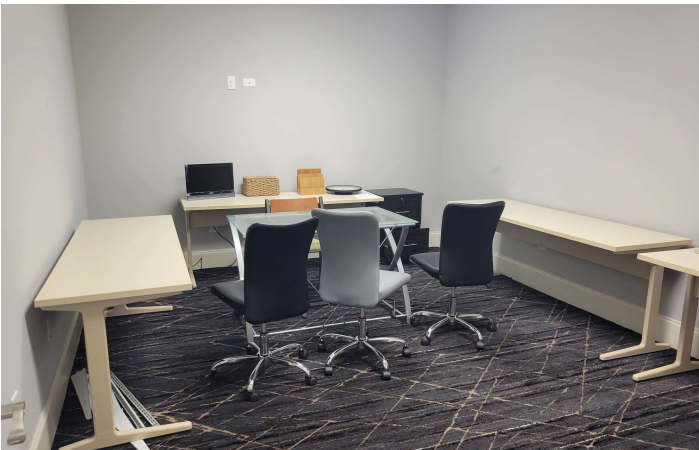


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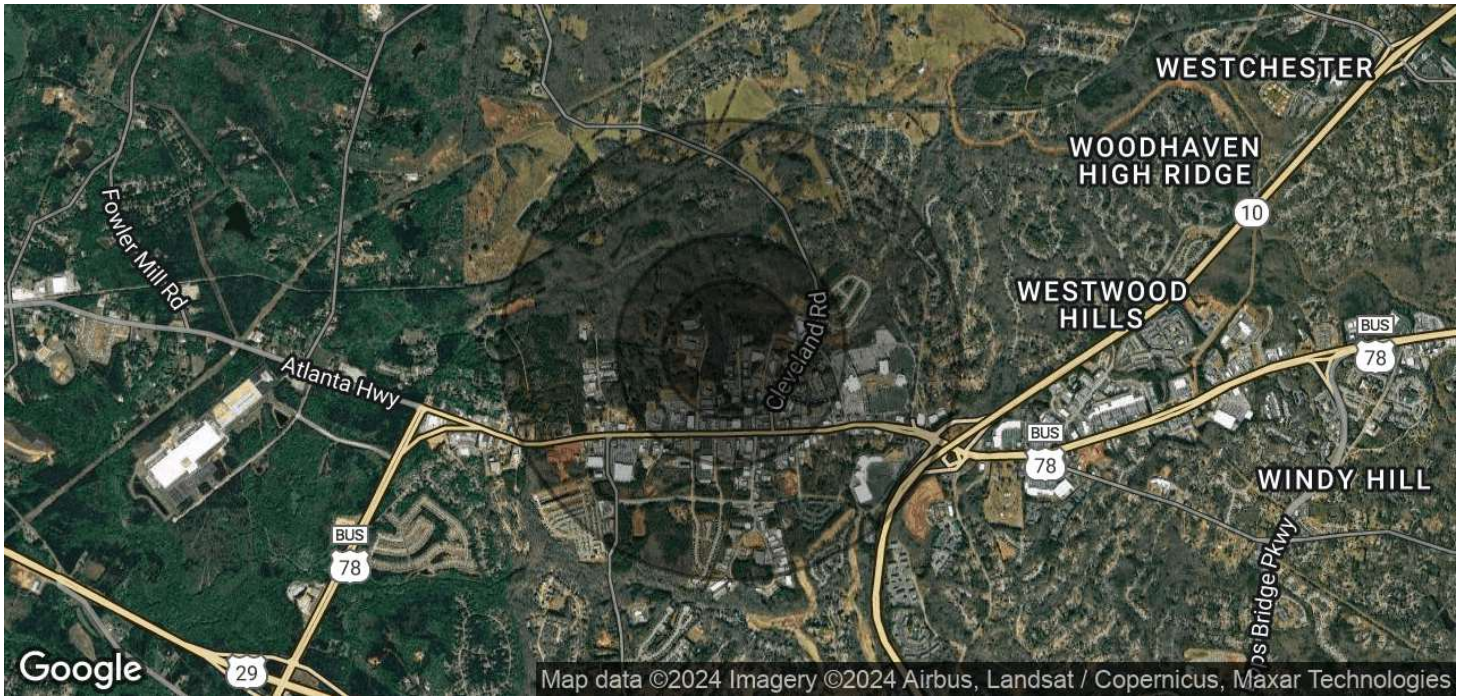


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### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	64	422	3,108
Average Age	43	44	43
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	26	201	1,545
# of Persons per HH	2.5	2.1	2
Average HH Income	\$95,610	\$93,976	\$92,816
Average House Value	\$295,730	\$303,769	\$301,735

Demographics data derived from AlphaMap

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