



UNIQUE, PRIVATE OFFICES

One-of-a-kind farmhouse built in 1926 that's home to private offices nestled in Cumming, GA, where creative professionals and small businesses come to collaborate, work, and connect.



Lockable,
Private Offices



Fast, Reliable
Internet Access



Furnished +
Unfurnished



Bookable
Conference Room



24/7 Video
Security



Complementary
Coffee + Snacks



Conference Room



Outdoor Fireplace Seating



Kitchen / Community Work Space



PRIVATE OFFICE INFORMATION

Welcome to 'The Farmhouse', which is home to four unique private offices!

At 'The Farmhouse', our goal is to provide you with a workspace that allows you to be creative and help you bring your visions to life. We want you to feel at home in your office and around the entire property, which is why we intentionally created various common workspaces for when you need a "change of scenery" throughout your day. This one-of-a-kind property was created to help you bring your visions to life, with various office styles to choose from. We're here to help you get comfortable, so we want to help ensure your office space layout is suitable for you and/or your team.

Our dedicated private offices are available for lease on a first-come, first-serve basis and come with various floor plans and features. The offices can be configured and reworked to meet your company's furniture needs. Dedicated offices come with access to our bookable conference room, common workspaces around the property, complimentary marketing/signage on our website and property, and much more! Our goal is for this beautiful space to become an extension of your brand and where your visions thrive!

WHAT'S INCLUDED:

- 24/7 video surveillance of common spaces
- High-speed, reliable internet access
- Bookable conference room w/ smart TV
- Lockable private offices
- Access to all amenities
- Customizable office layout
- Available furnished or unfurnished
- Complementary marketing
- Mailbox service
- Community Collaboration
- Complementary drinks & snacks
- Professional & creative space
- Unique property & offices
- Minutes from downtown Cumming, GA
- Natural lighting / window(s) in offices
- Kitchen common workspace
- Community fire pit
- Hanging daybed on the porch
- Chairs & tables throughout the property
- Three entries/exits on the building

Please contact us directly for private office availability at info@visionproperties1926.com.

On the following pages, you'll learn a little bit about each office at 'The Farmhouse'!



THE FARMHOUSE





THE FARMHOUSE



*All prices are subject to change.

(470) 208-2940
6700 Shady Grove Road
Cumming, GA 30041

VISION
PROPERTIES
— 1926 —

info@visionproperties1926.com
www.VisionProperties1926.com



OFFICE #1

PRICING STARTS AT \$2,395/MONTH

This moody office is located at the front of 'The Farmhouse' with natural lighting and space for up to three people. Our largest office is perfect for a small business that needs a private space to collaborate comfortably. Contact us at info@visionproperties1926.com for office availability!



Conference Room



203 sq ft (approx.
15ftX15.5ft)



Marketing &
Signage



Private Storage
Closet



Mail Service



Available
Furnished or
Unfurnished



Access to
Conference Room



OFFICE #2

PRICING STARTS AT \$1,495/MONTH

This ocean styled office is located at the heart of 'The Farmhouse' with natural lighting and space for multiple desks. Ideal for a small company of up to two people to collaborate comfortably together. Contact us at info@visionproperties1926.com for office availability!



108 sq ft (approx.
9ftX12ft)



Marketing &
Signage



Private Storage
Closet



Mail Service



Available
Furnished or
Unfurnished



Access to
Conference Room



Kitchen / Community Work Space



Conference Room



Front Porch Community Work Space



OFFICE #3

PRICING STARTS AT \$1,295/MONTH

This simplistic office is located on the back new addition of 'The Farmhouse' with new floors, tall ceilings, and natural lighting. Space is ideal for one individual to bring their visions to life. Contact us at info@visionproperties1926.com for office availability!



98 sq ft (approx.
13ftX7 1/2ft)



Marketing &
Signage



New Floors &
Tall Ceiling



Mail Service



Available
Furnished or
Unfurnished



Access to
Conference Room



Kitchen / Community Work Space



Conference Room



Front Porch Community Work Space



OFFICE #4

PRICING STARTS AT \$1,295/MONTH

This simplistic office is located on the back new addition of 'The Farmhouse' with new floors, tall ceilings, and two windows that bring natural light. Perfect for one single individual to be productive comfortably. Contact us at info@visionproperties1926.com for office availability!



98 sq ft (approx.
13ftX7 1/2ft)



Marketing &
Signage



New Floors &
Tall Ceiling



Mail Service



Available
Furnished or
Unfurnished



Access to
Conference Room





THE
FARMHOUSE

COMMON QUESTIONS

How are these offices different than your average rental office spaces?

We're so glad you asked! We strongly support our companies who make their homes at 'The Farmhouse' and want to show them off! When you lease a private, we advertise your business by putting your company name on our website and marketing. A sign is pending outside of the building. All specs are still to be determined, and more information will be provided. We are only offering a few dedicated offices to companies that are not competing. The goal is for your visions here to thrive more in our community.

How do I know my office is safe?

Safety is our #1 priority. Each of our private offices comes with its own locks, and the property is monitored 24/7 by video. See the full contract for standard safety and insurance requirements

What are the hours of 'The Farmhouse'?

The Farmhouse's working hours are Monday - Friday, 8am - 5pm, but is open 24/7 to all tenants. During working hours, shared spaces are meant to be kept quiet, with meetings only being held in offices or in the conference room. Unless a predetermined event is approved by management outside of working hours, for which all tenants will be notified well in advance.

Are the offices furnished?

Our offices are available furnished or unfurnished. Whether you're an individual looking for your own office or if you're searching for a place that your employees can call 'home', we're here to help accommodate your business furniture needs! If using your own furniture, we request that the aesthetic of your furniture matches to keep the look of the home consistent.

How many desks can fit in my office?

The number of desks/people an office can fit varies with an office. Please see the individual office pages for breakdowns of office occupancy. Our team can also help direct you to the office that will best suit your company's needs, depending on availability. Please see the full contract for occupancy limits.

How can I use the conference room?

All offices include two (2) credit hours per month towards booking the conference room. The conference room is limited to 6 attendees (5 including yourself). Additional hours are available for purchase at a rate of \$25/hr or \$175/whole day. Bulk hours (5+ hours/month) can be purchased at a reduced cost of \$20/hr. Due to parking and limited common spaces, reservations for the conference room are required in advance. Conference room bookings can be done online via our shared calendar.



ADDITIONAL INFORMATION

Parking: There are currently three parking areas on the property; one is located on the right side of the Farmhouse (gravel), and one is located on the left side of the Farmhouse (asphalt). That address is 6700 Shady Grove Road, Cumming GA 30041, and overflow parking is located on the back of the property at 6840 Heard Road, Cumming, GA 30041.

Insurance: You are required to have a rental space insurance policy for your contents and liabilities (have Vision Properties 1926 as the additional insured). You are responsible for any contents placed inside of the office. Please see the entire contract for details.

Licensing: For a business license at this location and for mail services, you will need to submit an application to Forsyth County Business License Department. The Farmhouse address is 6700 Shady Grove Road, Cumming, GA 30041. This is zoned 'Commercial Neighborhood Shopping,' so offices are permitted, but there are some exceptions.

Common Spaces: Shared spaces are meant to be common but quiet and working not to disturb others during working hours. All meetings should be held in offices or in the conference rooms. Complementary snacks and beverages will be provided in the kitchen during working hours.

Events: Events can be held once a quarter by each tenant who leases an office. Events can only be held outside of standard working hours. Tenant will be responsible for all clean up after events. Events are limited to 13 total guests, including yourself, and must be approved prior by management. Costs are \$200 for a maximum of five (5) hours. If you need additional hours, please contact management. Events are only an option for Tenants directly as an added perk. The tenant will be responsible for having insurance coverage or purchasing an event policy before scheduling can be completed. Complementary snacks and beverages provided by management will not be available during this time. The tenant will handle all food and outside beverages.

Mail Service: Complementary mail service is provided 3 days a week and will have a central location for mail pickup. Small packages are allowed, but large shipments to the farmhouse are not allowed without approval from management. Management is not responsible for any lost or damaged packages or mail.

Technology: Reliable, high-speed internet access will be provided. We do not provide printing or copying, Tenant is responsible for their own printing needs.



ADDITIONAL INFORMATION

Marketing & Signage: Your company will have the option to be featured on our website under "spotlight companies". This can be linked directly to your website. Additional signage TBD.

Leasing / Agreement:

Tenants will have the option of two different agreement options:

- **Standard 12-Month Agreement:** A 12-month commitment with a guaranteed yearly rate.
- **Flex Agreement:** For an extra 10% per month, you will have the option to provide a 60-day notice to move out of your office without penalty.

Please see full agreement for more information.



Front Lounge Space



Conference Room



Kitchen / Community Work Space



Front Porch Community Work Space



Parking / Side Entrance



Outdoor Fire Pit Seating

WORK WHERE VISIONS COME TO LIFE

Have questions? Want more information?

We appreciate your interest in leasing a private office at 'The Farmhouse'! Our goal is to make 'The Farmhouse' feel at home to everyone, allowing for endless creativity and providing the ability to bring your visions to life. We would love to answer any questions you may have about the offices or the property!

Let us help answer any additional questions by contacting us at info@visionproperties1926.com.

We can't wait to speaking with you!
-- Your Team at Vision Properties 1926

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