



Office Building » For Lease

4,260 +/- SF Office Space For Lease

5105 OLD ELLIS POINT, ROSWELL, GA 30076

THE SIMPSON COMPANY OF GEORGIA, INC.
40 Technology Pkwy., South
Suite 202
Peachtree Corners, GA 30092
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Executive Summary

4,260 +/- SF OFFICE SPACE FOR LEASE
5105 Old Ellis Point, Roswell, GA 30076



OFFERING SUMMARY

Available SF:	4,260 SF
Lease Rate:	\$15.50 SF/yr (MG)
Lot Size:	0.72 Acres
Year Built:	1998
Building Size:	6,319 SF
Zoning:	IL (Light Industrial)

PROPERTY OVERVIEW

Office Building

PROPERTY HIGHLIGHTS

- 3 Private Offices
- Conference Room
- Large Bullpen Area
- Space is currently configured with 14 Cubicles
- 12 parking spaces

DEMOGRAPHICS

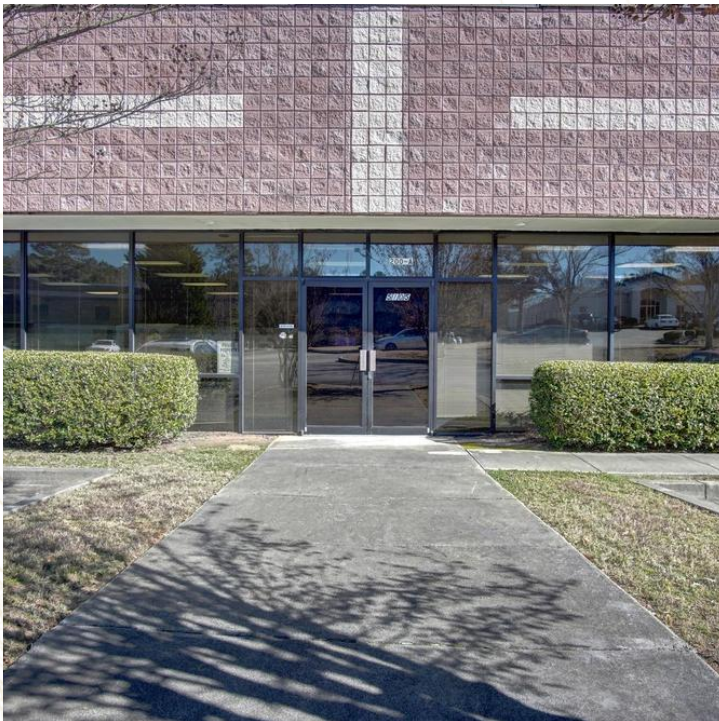
	1 MILE	3 MILES	5 MILES
Total Households	2,186	22,246	59,729
Total Population	5,361	57,776	154,005
Average HH Income	\$70,034	\$84,609	\$102,061

Jason Holland, CCIM / Associate Broker / 770.817.9880 / jason@simpsoncompany.com
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All information furnished is from sources deemed reliable, but information has not been verified and is subject to errors and omissions.

Additional Photos

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Additional Photos

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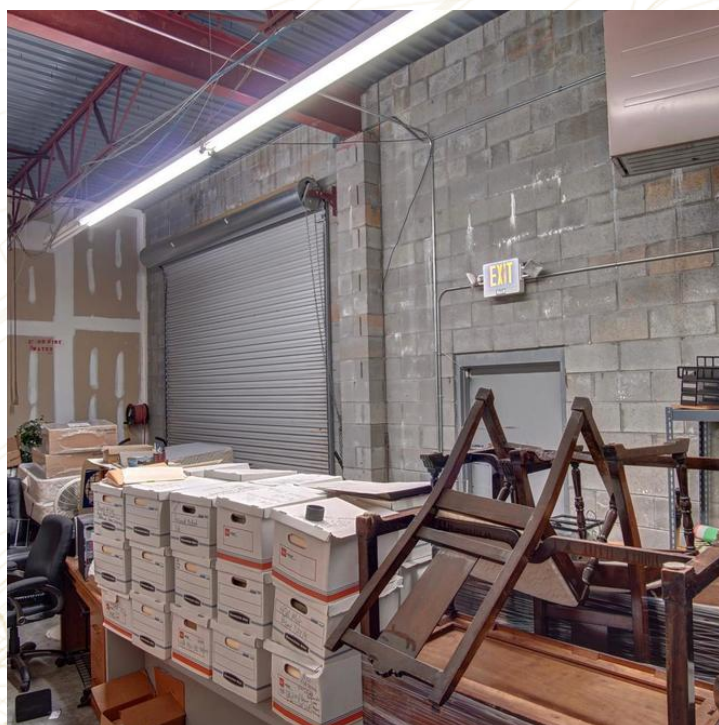
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House Area



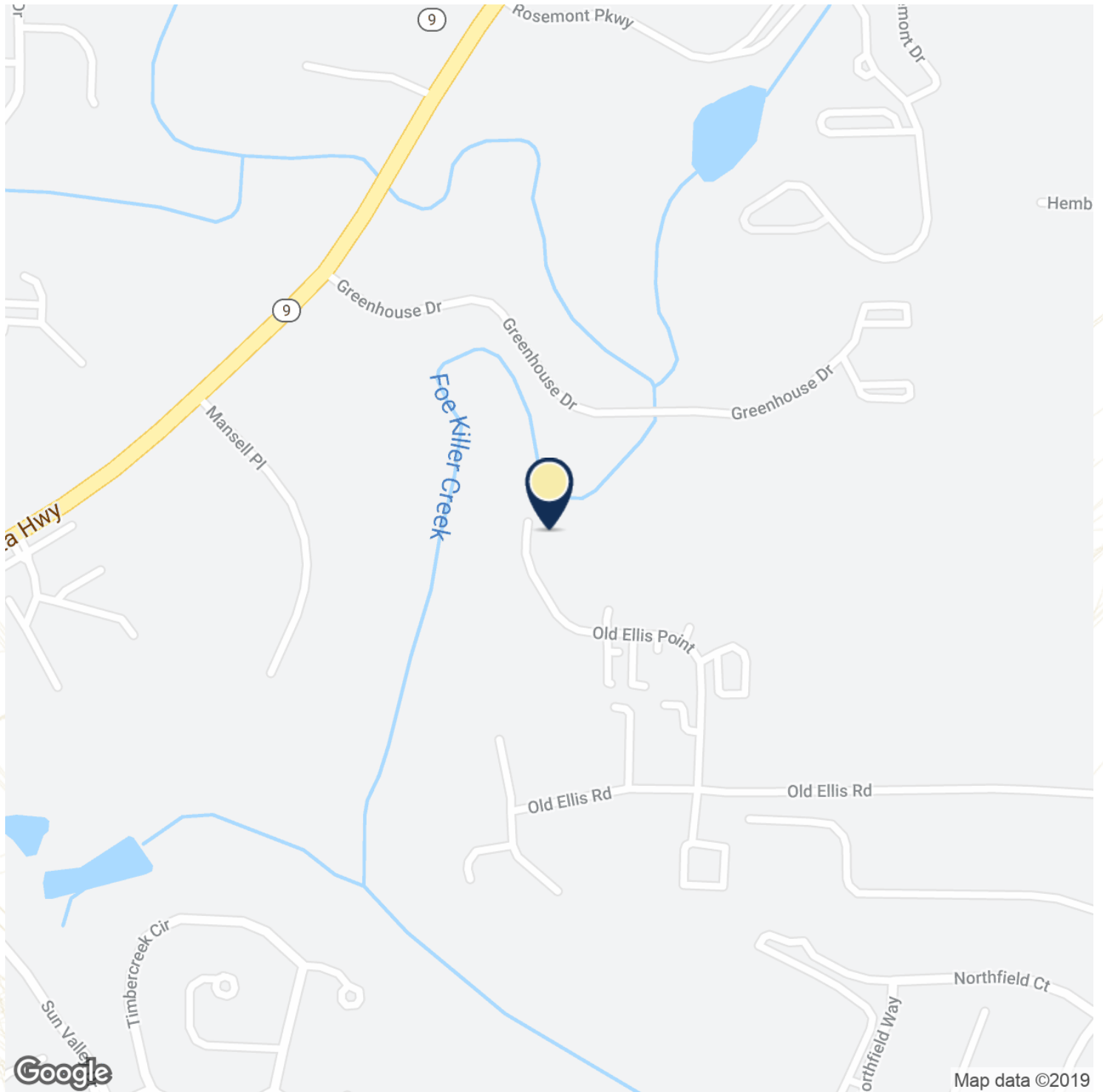
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Location Maps

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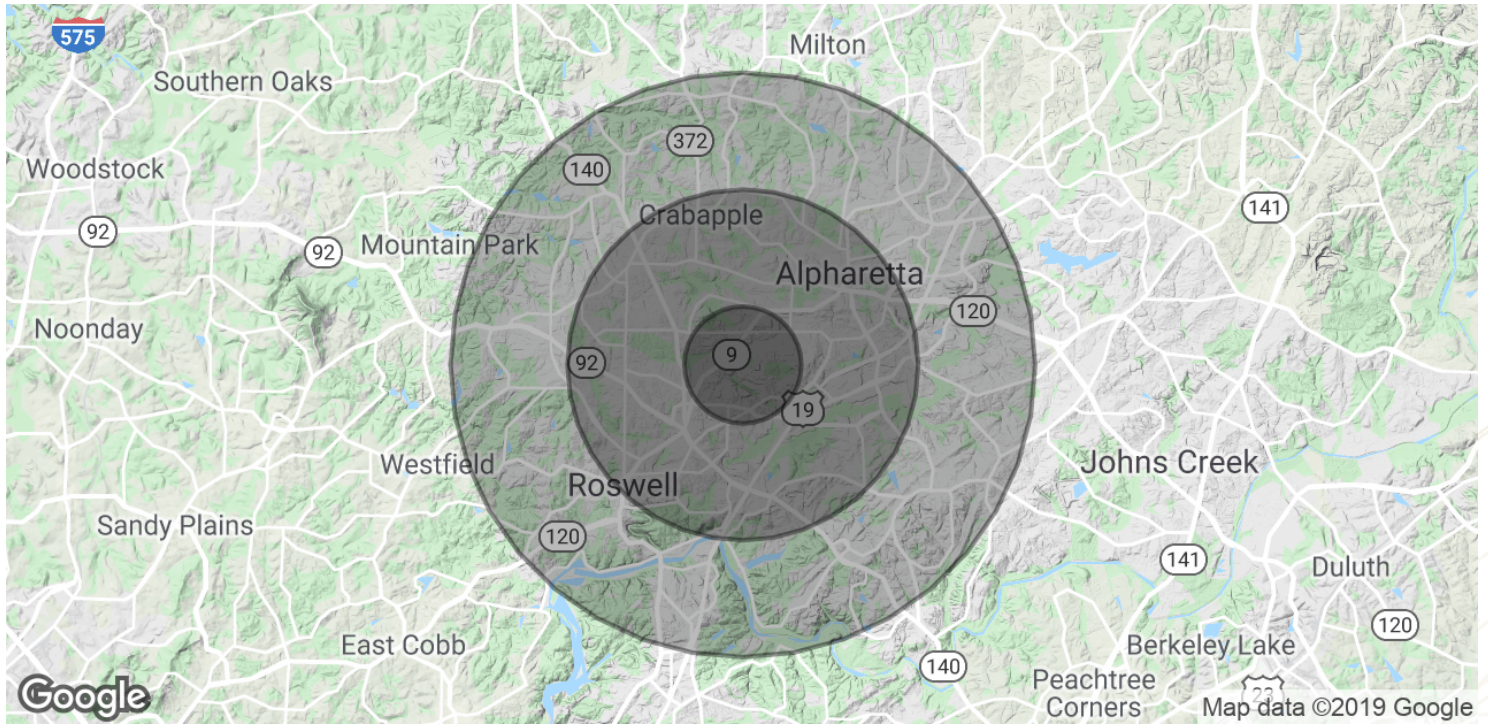
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Demographics Map & Report

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,361	57,776	154,005
Median age	33.3	35.1	36.7
Median age (Male)	32.3	33.7	35.5
Median age (Female)	34.0	35.9	37.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,186	22,246	59,729
# of persons per HH	2.5	2.6	2.6
Average HH income	\$70,034	\$84,609	\$102,061
Average house value	\$264,228	\$299,122	\$343,162

* Demographic data derived from 2010 US Census

Broker Profile



Presented by:

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The Simpson Company's team of CCIM, SIOR and IREM trained professionals brings integrity, knowledge and experience to every assignment, working with a commitment to help you make the best real estate decisions for you and your business.

Our brokers and property managers have a wide range of experience with regional, national and international marketing strategies, and we work to help you anticipate market opportunities and leverage competitive advantages. We focus on forward-thinking strategies for each project, to help build success now and create opportunities for the future.

