






# ATLANTA SOUTH

## COMMERCIAL PROPERTIES INC







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### PROPERTY LISTINGS

BUILDING	ADDRESS	SUITE	SQUARE FEET	RATE	NET/MG/GR OSS	ESTIMATE MONTHLY RATE	COMMENTS
	550 Eagle's Landing Parkway	103	1,200	\$17.00	NET	\$1,700	BTS Ground Level Suite. Retail Signage on Eagle's Landing Parkway. Tenant can design the space to suit Tenant's needs. OPEX \$4.50 psf
	1233 Eagle's Landing Parkway	J	1,250	\$20.00	MG	\$2,083	Move-in ready, 6 Private Offices with windows, Reception area and waiting room, ample windows, Eagle's Landing Parkway signage.
	115-131 North Park Trail	115	1,900	\$20.00	MG	\$3,167	7 Private Offices, 1 Executive Office, Large Conference Room, 2 Restrooms and Receptionist Area
	550 Eagle's Landing Parkway	106/107	2,400	\$17.00	NET	\$3,400	BTS Ground Level Suite. Retail Signage on Eagle's Landing Parkway. Tenant can design the space to suit Tenant's needs. OPEX \$4.50 psf
	550 Eagle's Landing Parkway	101/102	2,620	\$20.00	MG	\$4,367	Office Space available at Ground Level Suite. Signage on Eagles Landing Parkway. Open area office space, Private Offices, 2 Bathrooms, Break Room.

**PROPERTY LISTINGS**

BUILDING	ADDRESS	SUITE	SQUARE FEET	RATE	NET/MG/GR OSS	ESTIMATE MONTHLY RATE	COMMENTS
	1215 Eagle's Landing Parkway	210/211	3,240	\$18.50	MG	\$4,995	4 Exam Rooms, Large Receptionist Area, 3 private offices, receptionist area with service window, Sit-down waiting room, Private Restroom, 2 patient restrooms, breakroom
	115-131 North Park Trail	119	2,505	\$20.00	MG	\$4,175	4 Exam Rooms, Private Lab, check in/ check out windows, Spacious Sit- Down Waiting Room, Dr Office with Private Restroom, 1 Private Office, Large Break Room, 2 Supply Closets, 2 restrooms
	115 Westridge Industrial Blvd	115	3,200	\$18.00	Full Service No In-suite Janitorial	\$4,800	2 Large BullPen areas, Large conference room, Break room
	85 Claire Court		3,443		MG	\$6,500	Professional building located in McDonough. Corner lot in commercial area with high visibility signage. Ideal for retail, office space.
	3496 Highway 42		12,500	\$5.50	MG	\$5,730	Industrial suite available. Includes office, restrooms and mezzanine storage. Convenient access to I-75, I-675 and Highway 138. High visibility Henry County location.
	45 Bellamy Place		21,480	\$5.50	NNN	\$9,845	Industrial warehouse located on 1.27 acres. Office is 2,932 sq ft. Includes mezzanine storage, sprinkler system, drive-in and dock-high loading doors.

**PROPERTY LISTINGS**

BUILDING	ADDRESS	SUITE	SQUARE FEET	RATE	NET/MG/GR OSS	ESTIMATE MONTHLY RATE	COMMENTS
<b>Properties for SALE</b>							
	1200 Hwy 19/41		4,000	\$495,000.00	FOR SALE		Medical suite with 4 Exam Rooms, Procedure Room, Lab, Nurses Station, Large Showroom, 2nd Floor office suite with 2 offices and conference room, Fully - Fenced Parking Lot
	8070 Fair Oaks Court		2.42 acres	\$270,000	FOR SALE		Property is +/-2.422 acres located in un-incorporated Clayton County. 20 miles from Downtown Atlanta; less than 3 miles from I-75 and I-675.
	3300 Hwy 42		2.83 acres	\$775,000	FOR SALE		Property is +/-2.83 acres located in Locust Grove, Georgia. Up to 15,000 sq ft can be built on site. Lot is approved for Bank Drive-Thru. Easy access to Highway 42 with good traffic counts and great demographics. New traffic light under construction.
	827 Fairways Court		18,000	\$2.7 million	FOR SALE		Professional office building in Stockbridge Georgia is +/- 18,000 sq ft, three stories on 1 acre with cross-easement parking. Each floor has elevator, lobby and common restrooms. Suites accommodate tenants of different sizes. Located adjacent to Eagles Landing Country Club community and Piedmont Henry Hospital.