FOR LEASE

112 W Maple Street Suite A 100 Cumming, GA. 30040



Rental Rate:

- \$2,186.00/\$15 SF per month + CAM.
- CAM is currently estimated at \$2.75 SF/YR
- CAM includes normal water/sewer use, normal office trash use, janitorial of common areas, landscape, parking lot maintenance, outside lighting, and replacement insurance on the exterior of the building.
- Tenant will pay a monthly prorated electric bill to the Landlord.

DESCRIPTION:

- Suite A 100 : Approximately 1,750 SF
- Main Level
- Commercial Office Space
- Newly renovated : 3 offices + 1 large bullpen
- Term: 3 to 5 year lease
- Zoning: Commercial Business District
- · Road Frontage in a high traffic volume area
- Abundant Parking w/ 2 Story Public Parking available across the street.



BAGLEY COMMERCIAL PROPERTIES



Contact Associate Broker: Doug Sills

Cell: 678-923-5538

doug@bagleycommercial.com

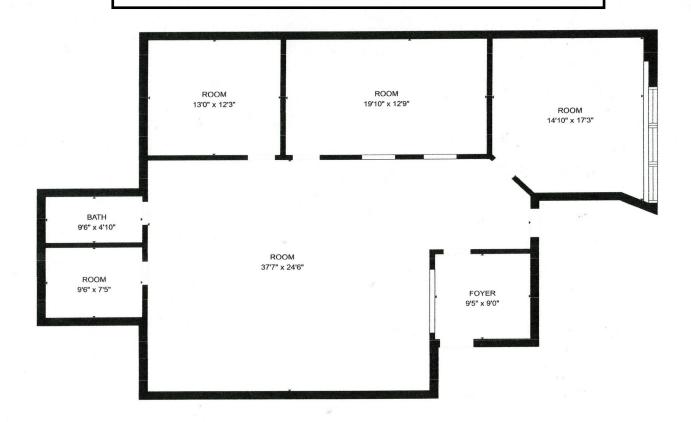
ALL INFORMATION CONTAINED HEREIN BELIEVED ACCURATE BUT NOT WARRANTED.

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FLOORPLAN FOR SUITE A 100

ALL MEASUREMENTS ARE APPROXIMATE



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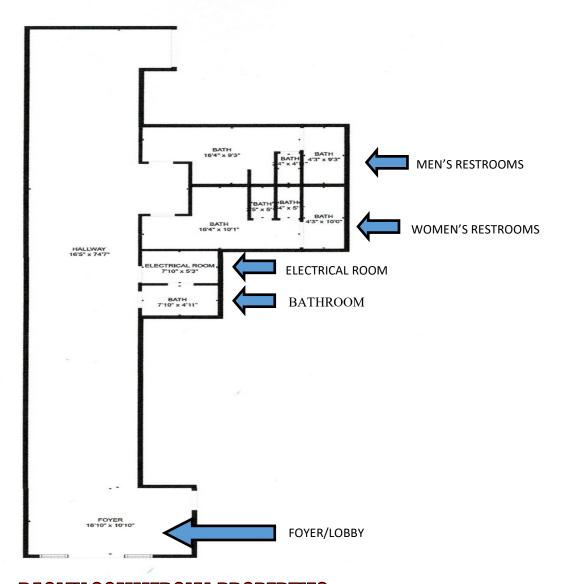
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Common Area Space

All measurements are Approximate





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DRONE & EXTERIOR SHOTS

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Disclaimer: The information included in this packet has been obtained from sources believed to be reliable. While Bagley Commercial Properties does not doubt its accuracy, we do not make any guarantee's, warranties, with regards to the included information. It is your responsibility to independently confirm its accuracy and completeness. References to square footage or age are approximate. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. The information contained in this packet is proprietary and confidential, and should not be distributed to any other potential purchaser without the consent of Bagley Commercial Properties.