



FOR LEASE

280 E Crossville Road

Roswell, Georgia 30075

Lease Rate:	\$4,200/month NNN
Building SF:	2,042 SF
Traffic Count:	44,500 Vehicles/Day
Building Type:	Two-Story Brick Office/Retail
Zoning:	OP — Office/Professional
Layout:	5 Rooms 3 Bathrooms
Parking:	12 Spaces
Roof:	New
ADA:	Fully Compliant
Backup Power:	Generator On-Site
Wiring:	Cat 5 Throughout
Lease Type:	Triple Net (NNN)
Availability:	Immediate

Jeff Hammond

HSI Commercial | Broker/Owner

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44,500 vehicles pass this location every single day. 280 E Crossville Road is a 2,042 SF fully equipped, two-story brick **office/retail building** sitting directly on one of Roswell's highest-traffic corridors — with a prominent monument sign visible to every one of those drivers. Zoned OP (Office/Professional), this property is reserved exclusively for office and employment use — no residential, no general retail clutter — making it a **clean, professional address** that positions your business exactly where it needs to be. This is not a buried office park. This is a **high-visibility, road-facing professional address** in a market where law firms, medical practices, consultants, and service businesses compete for exactly this kind of exposure. The building is fully infrastructure-ready — new roof, backup generator, Cat 5 wiring throughout, ADA compliant — with 5 private rooms across two floors, 3 bathrooms, and 12 dedicated parking spaces. **Triple Net lease at \$4,200/month. Available immediately. No build-out delays.**

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PROPERTY PHOTOS



BUILDING SPECIFICATIONS

Main Floor	3 Rooms
Second Floor	2 Rooms
Bathrooms	3
Parking	12 Spaces
Construction	Brick
Roof	New
ADA	Fully Compliant
Backup Power	Generator On-Site
Wiring	Cat 5 Throughout
Lease Type	Triple Net (NNN)

LEASE TERMS

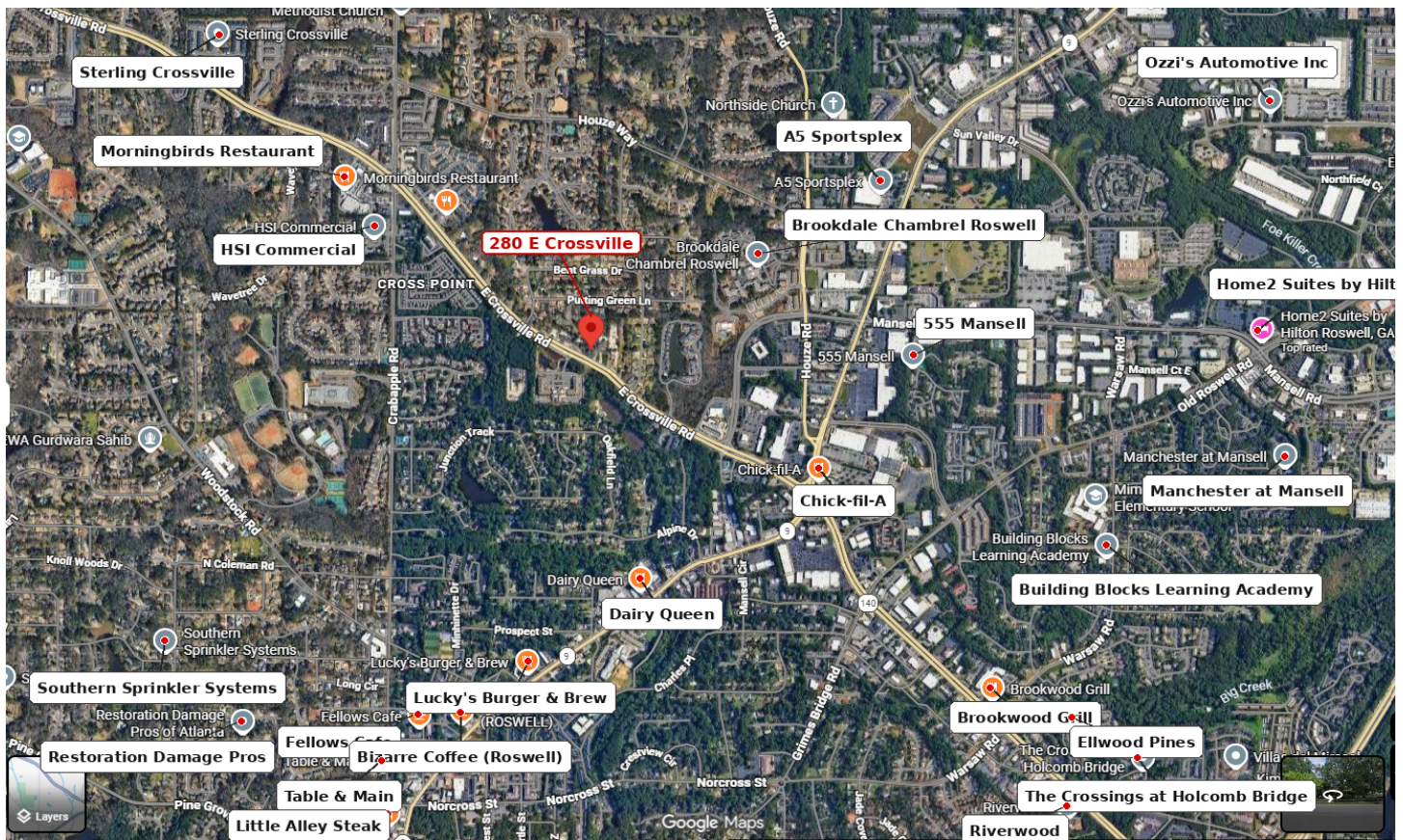
Lease Type	Triple Net (NNN)
Monthly Rent	\$4,200/month
Availability	Immediate

IDEAL TENANT PROFILE

- Law Firm / Legal Services
- Medical / Therapy / Counseling
- Insurance / Financial Services
- Consulting / Professional Services
- Non-Profit / Government Services

PROPERTY HIGHLIGHTS

- 44,500 VPD — one of Roswell's busiest corridors
- Monument sign — maximum road visibility
- Two-story layout — flexible use of space
- Brick construction — professional, established presence
- 12 dedicated parking spaces
- New roof — zero near-term capital expense
- Backup generator — uninterrupted operations
- Cat 5 wiring — ready for modern office/tech use
- Fully ADA compliant — ramp and accessible entry
- Surrounded by professional services corridor
- Immediate availability — no waiting



280 E Crossville Road sits minutes from the Mansell Road corridor — one of North Fulton's most active commercial nodes — with 44,500 vehicles per day on E Crossville Road alone. The surrounding trade area includes Chick-fil-A, Table & Main, Brookwood Grill, Lucky's Burger & Brew, Dairy Queen, Home2 Suites by Hilton, A5 Sportsplex, and 555 Mansell. This is a high-income, high-activity corridor with dense residential, hospitality, and dining immediately surrounding the subject property — exactly the location professional tenants compete for in Roswell.