



## 6045 Southard Trce

6045 Southard Trce, Cumming, GA 30040



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# 6045 Southard Trce

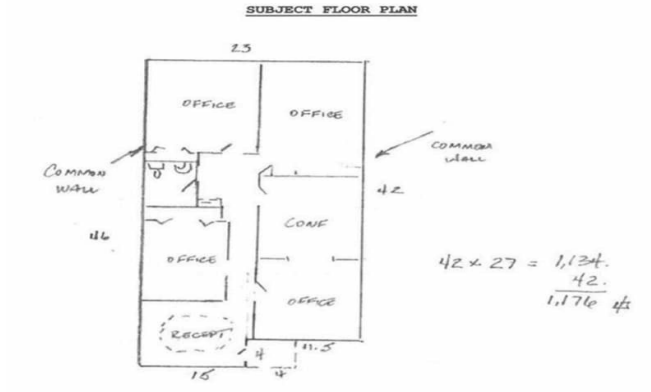
Upon Request

Well-maintained and renovated professional office suite located in a prime Cumming location near Bethelview Road. The space features a welcoming reception area, four private offices, a conference room, and a kitchen area with sink and cabinetry. Interior finishes include tile flooring, plantation shutters, and a private restroom (no shower). The layout is suitable for a variety of professional uses including insurance, medical or administrative offices, travel...

- 1,155 SF professional office suite – ideal size for small to mid-size businesses
- Move-in ready layout with private offices and open work area
- Excellent location just minutes from GA-400, Bethelview Rd, and Hwy 9
- Close to Fowler Park, providing strong daily traffic and visibility in the area
- Surrounded by major retailers including Publix, Kroger, banks, restaurants, and fitness centers
- Easy access for clients and employees from surrounding residential communities



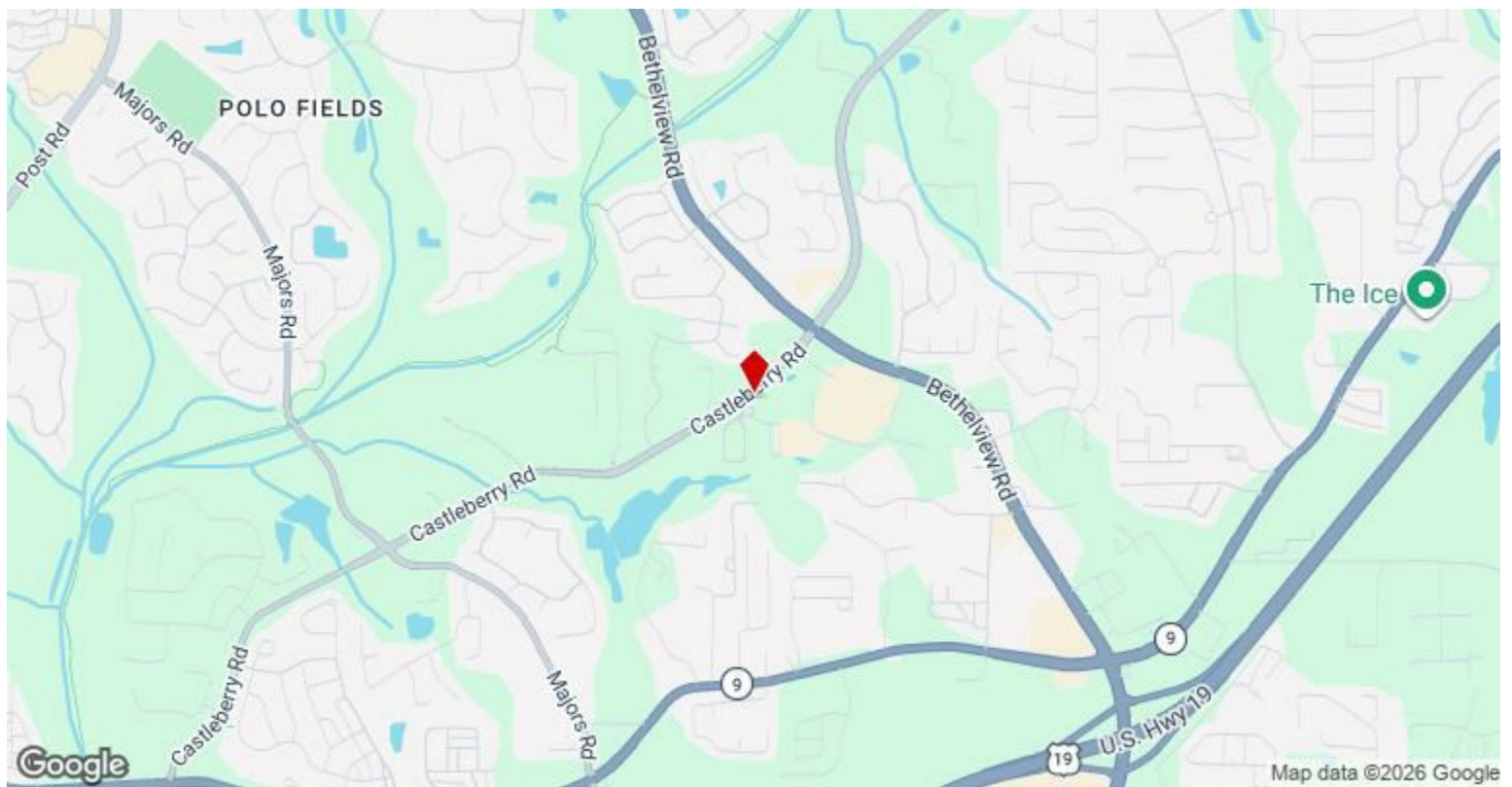
Rental Rate:	Upon Request
Property Type:	Office
Property Subtype:	Office/Residential
Building Class:	B
Rentable Building Area:	1,155 SF
Year Built:	2006
Walk Score ®:	50 (Fairly friendly)
Rental Rate Mo:	Upon Request



## 1st Floor

Space Available	1,155 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Professional Services
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

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# Property Photos



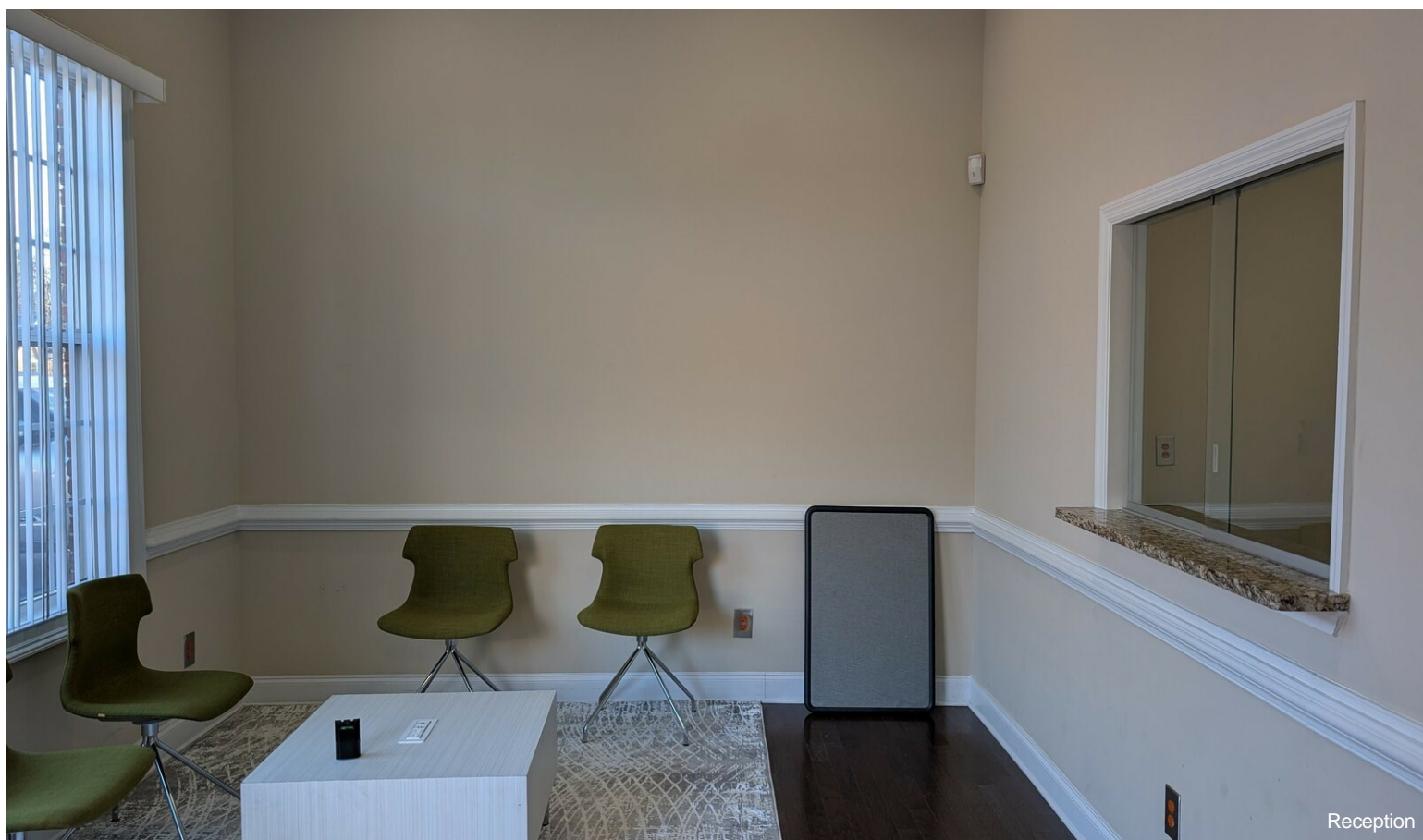
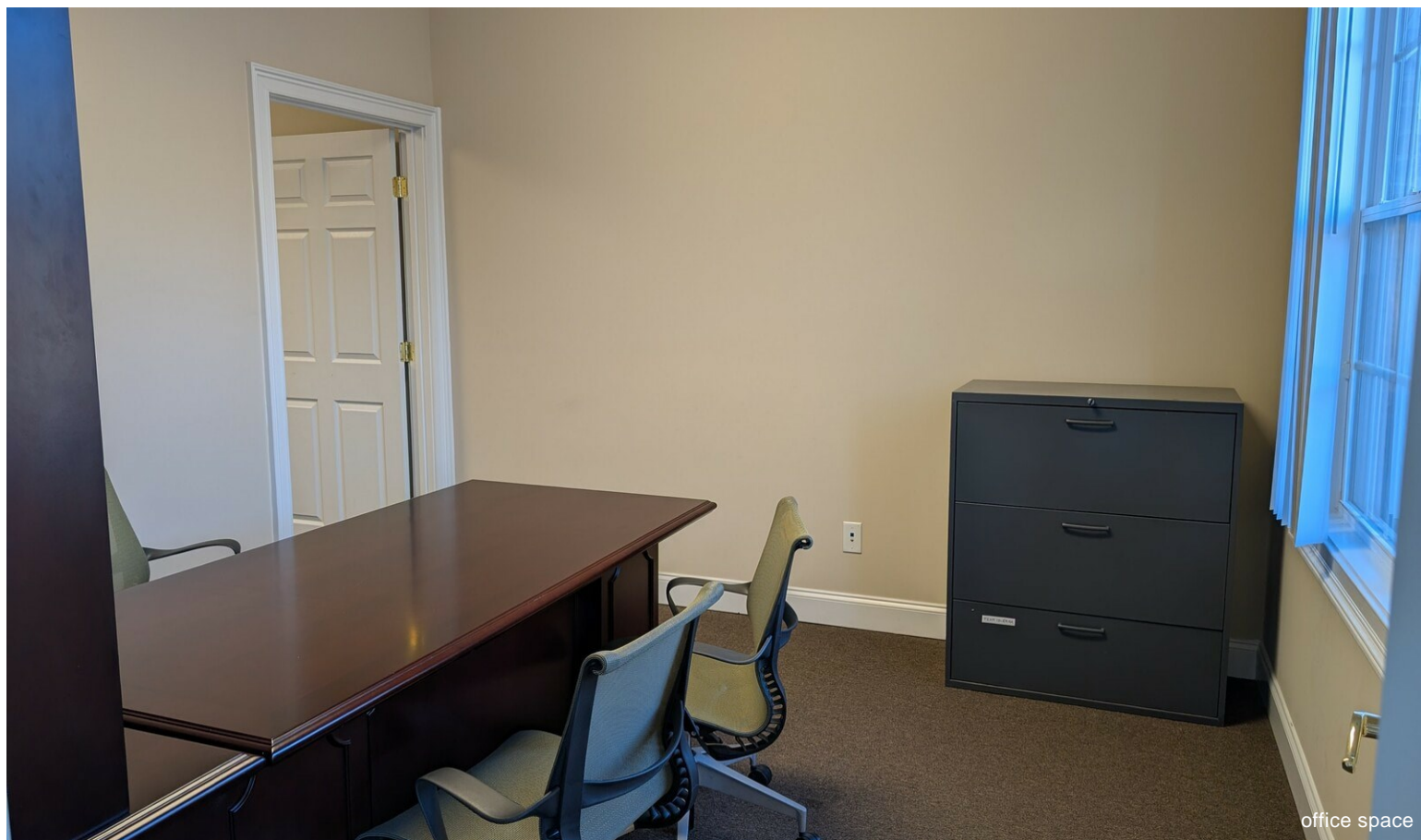
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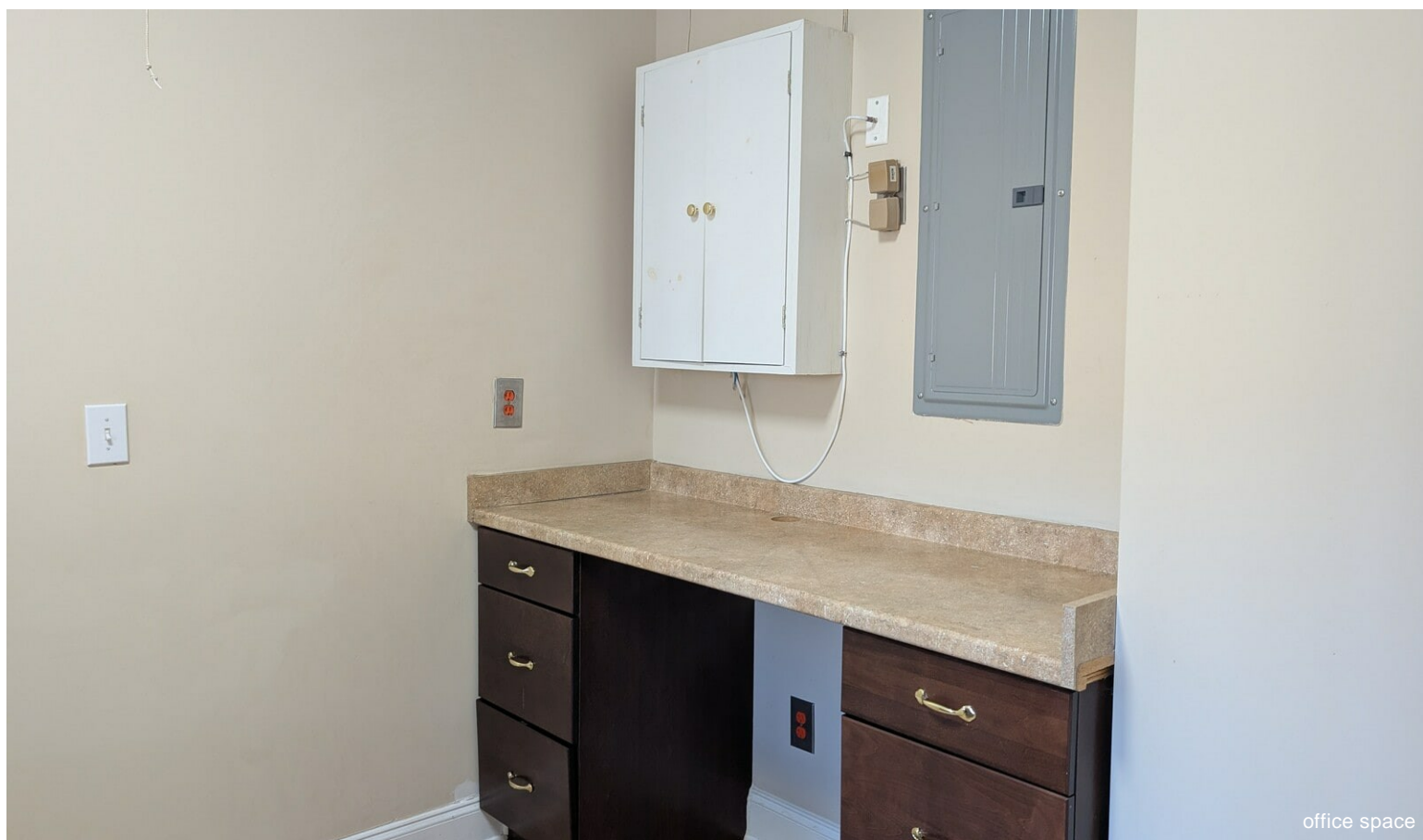
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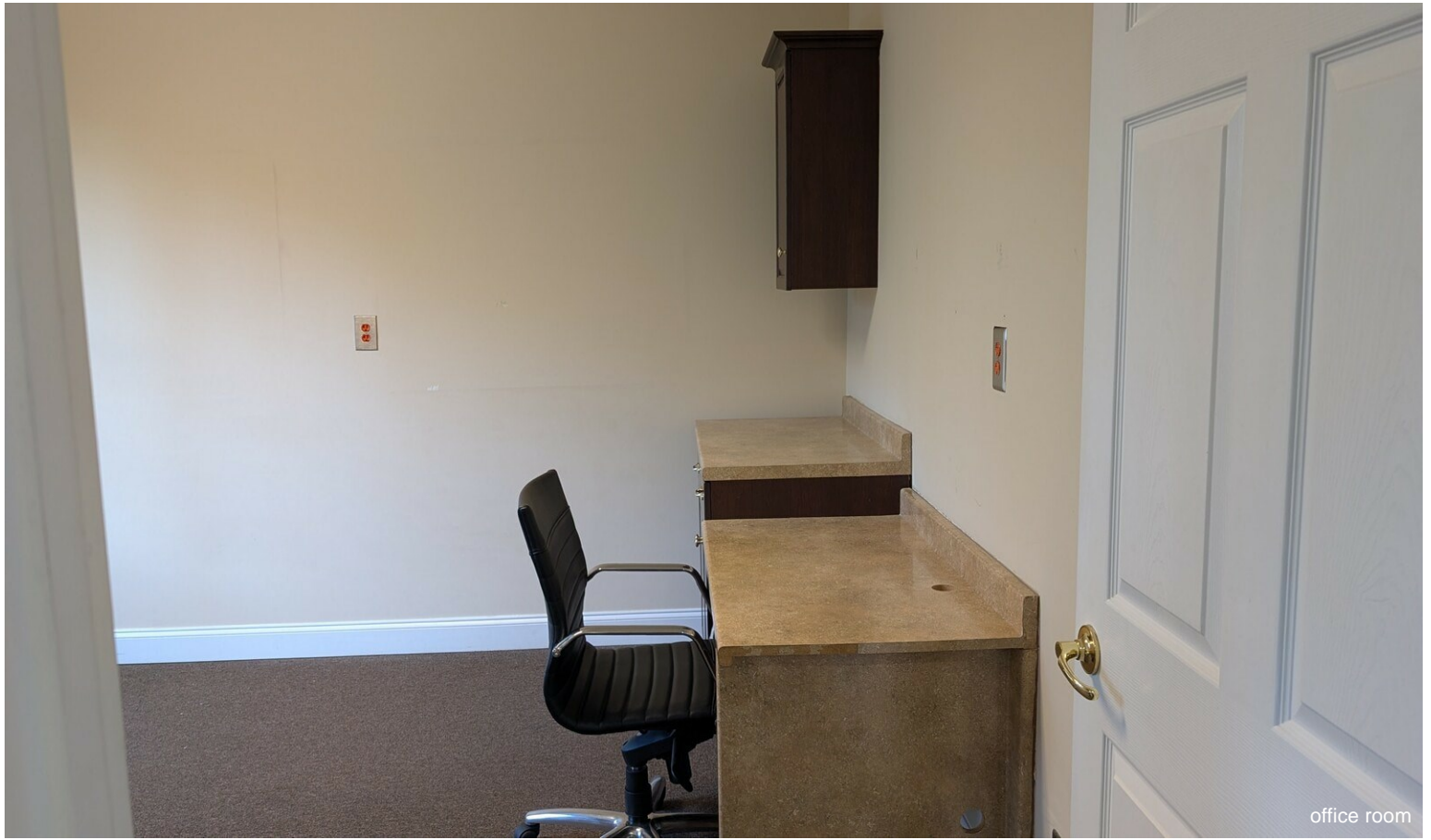
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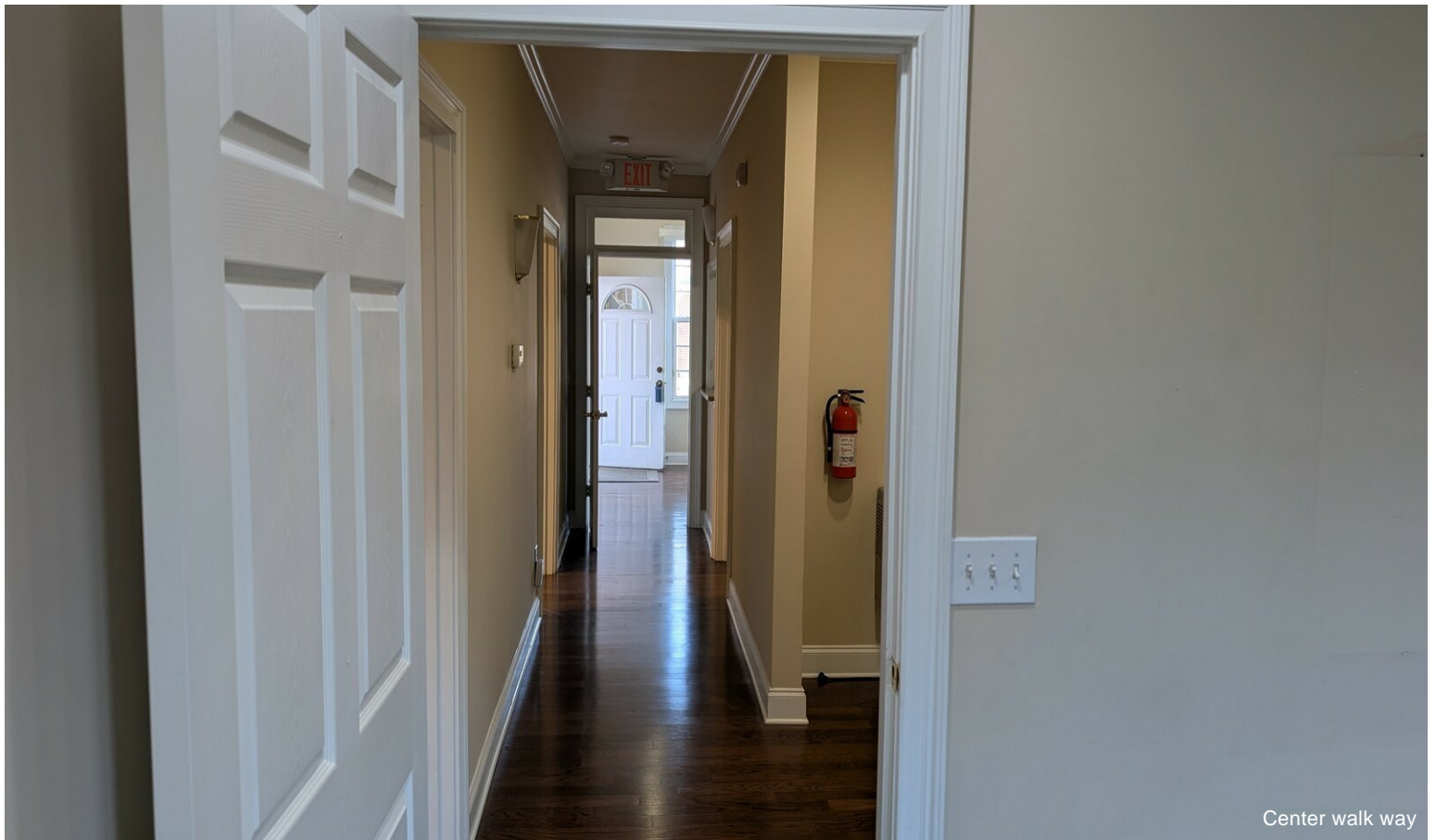
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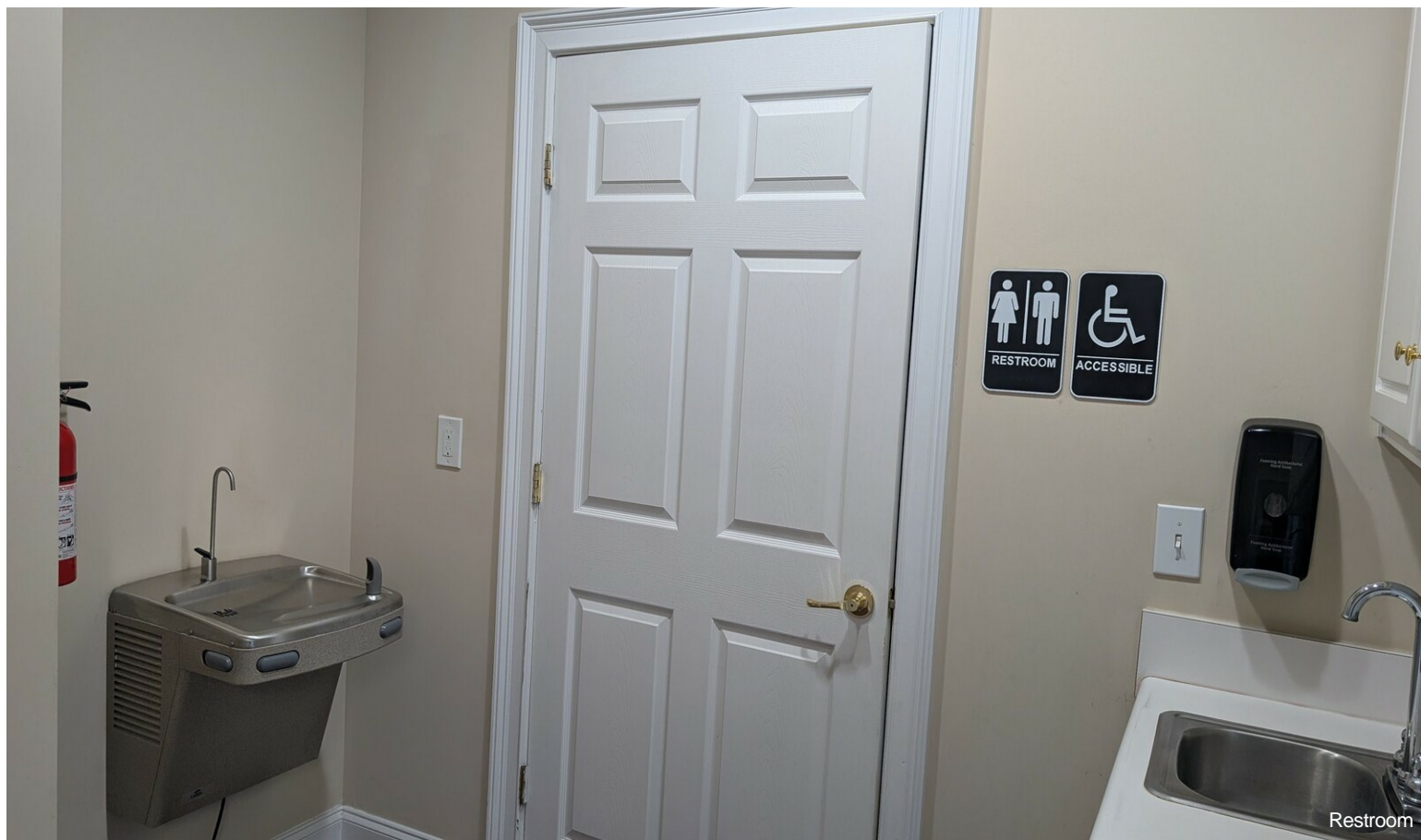


office room



Center walk way

# Property Photos



Restroom



wash basin sink

# Property Photos



Post box access



Exit or post collection

# Property Photos



Front View



Street View

# Property Photos



Building view



Parking View