

# Freedom Parkway - 1 Office, 12-foot roll-up door, fully temperature controlled

1,000  
SQUARE FEET

**\$1,500.00**  
RENT

**\$18.00** /yr  
RENT / SF

(404) 949-3177  
www.w1lease.com



## PROPERTY ADDRESS

2450 Freedom Pkwy  
Suite 202  
Cumming, GA 30041

COMMERCIAL TYPE: Industrial    AVAILABLE: Now

## DESCRIPTION

This suite in our recently developed community is perfectly designed to meet your business needs. This space features one office, a restroom, and a 12-foot roll-up door, all within a fully temperature-controlled workspace for control throughout.

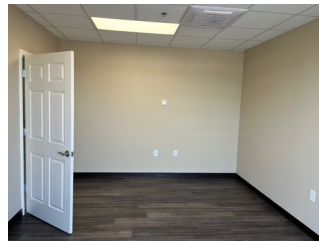
Key highlights of this suite include:

- Utilities and Internet Services: Powered entirely by electricity, utility management is straightforward. Tenants cover the monthly costs for electricity and prewired internet service through AT&T or Comcast. Water for standard office use, dumpsters, and exterior surveillance are provided by the Landlord.
- Lease Terms: A minimum lease term of three years is required, ensuring a stable foundation for your business operations.
- Liability Insurance: Tenants must provide general liability insurance in the amount of \$1,000,000 per occurrence.

This is a prime opportunity to establish your business in a modern workspace designed for efficiency and success.

## RENTAL TERMS

|                  |                                             |
|------------------|---------------------------------------------|
| Rent             | \$1,500                                     |
| Security Deposit | Based on results of credit/background check |
| Credit Check Fee | \$80                                        |



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