

PRIME OFFICE SPACE · CUMMING, GEORGIA · FORSYTH COUNTY

MOVE-IN READY OFFICE SUITE

\$800

PER MONTH

400 SF · \$24/SF/yr · Utilities Included

Atomic Storage Group — Cumming, GA 30040 | GA-400 Corridor | All Utilities Included


400 SF
TOTAL SPACE


PRIVATE
EXTERIOR ENTRY


INCLUDED
DEDICATED PARKING



PRIVATE
IN-SUITE BATHROOM



INCLUDED
ALL UTILITIES



ON-SITE
STORAGE ACCESS



IMMEDIATE
AVAILABILITY


PROPERTY FEATURES


PRIVATE EXTERIOR ACCESS
Direct entry from outside with no shared lobbies or common areas


DEDICATED PARKING
Reserved parking spaces included with the lease at no extra cost


IN-SUITE BATHROOM
Private restroom inside the office with no shared facilities


UTILITIES INCLUDED
All utilities covered in monthly rent. No surprise bills.


ON-SITE STORAGE ACCESS
Climate-controlled and drive-up storage available if you need to scale


GA-400 CORRIDOR ADDRESS
Growing Forsyth County market with easy access to North Atlanta

IDEAL TENANT TYPES

INSURANCE AGENTS

REAL ESTATE

ACCOUNTANTS & CPAS

CONTRACTORS

ATTORNEYS

CONSULTANTS

FINANCIAL ADVISORS

REMOTE WORKERS

SALES OFFICES

PROPERTY DESCRIPTION

Turnkey office suite available for immediate occupancy in the heart of Forsyth County. This **400 SF private suite** at a professionally managed Cumming storage facility offers a rare combination for the GA-400 corridor: move-in-ready office finishes, dedicated parking, a private exterior entrance completely independent of the main property, and direct on-site access to climate-controlled and drive-up self-storage for tenants who need to scale inventory, files, or equipment without a second lease.

The suite features a **private in-suite bathroom**, finished office areas, and a clean functional layout. Ready to configure as a private professional office, sales office, or satellite location. **All utilities included**, just move in and get to work.

Ownership is flexible on terms and structure. Short-term lease, multi-year, gross, or modified gross. We will structure something that fits your business. Ready for immediate occupancy.

LEASE TERMS

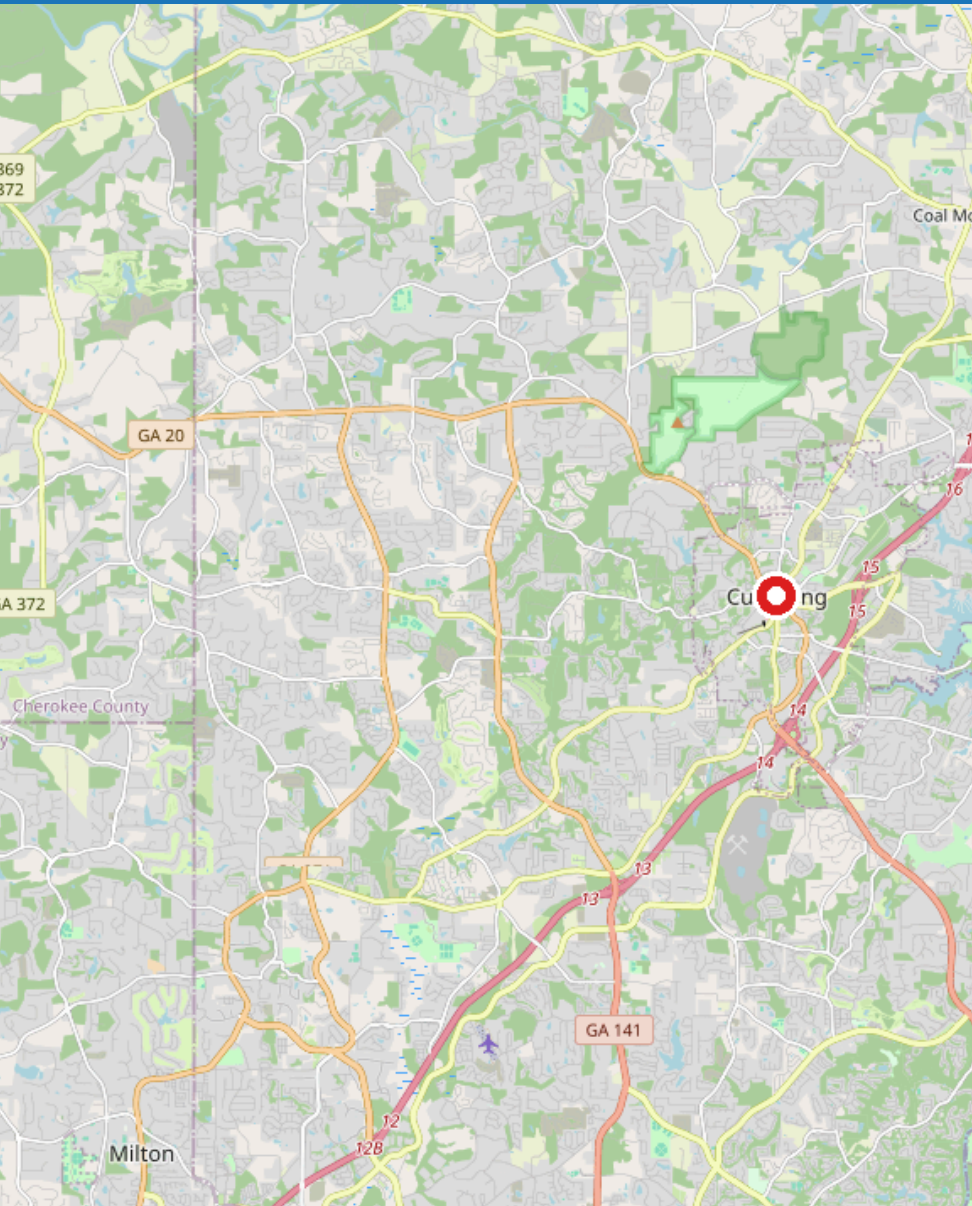
MONTHLY RENT
\$800 / MO

SPACE SIZE
400 SQ FT

LOCATION & MARKET OVERVIEW

Cumming, GA · Forsyth County · GA-400 Corridor

400 SF · \$800/MO · UTILITIES INCLUDED



CUMMING, GEORGIA
Forsyth County · GA-400 Corridor

LOCATION HIGHLIGHTS



HEART OF FORSYTH COUNTY

Central to Cumming's expanding residential and commercial base. Minutes from downtown Cumming and The Collection at Forsyth.



GA-400 DIRECT ACCESS

Quick access to GA-400 connects you to Alpharetta in 15 minutes, Roswell in 25 minutes, and Atlanta in under 45 minutes.



ONE OF GEORGIA'S FASTEST-GROWING MARKETS

Forsyth County consistently ranks among the top-growth counties in Georgia, bringing a strong and expanding professional customer base.

FLEXIBLE LEASE TERMS

Ownership is flexible on terms and structure. We will work with you to find an arrangement that fits your business needs and timeline.

SHORT-TERM LEASE

MULTI-YEAR

GROSS LEASE

MODIFIED GROSS

IMMEDIATE OCCUPANCY

SCHEDULE A SHOWING TODAY

Contact us to arrange a private tour of the space



EMAIL

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