



Space Profile for

Unit: #12-Q - 3255-Q

Area: 1514 sq ft

Address

3255 Lawrenceville-Suwanee Rd., Ste.

Q

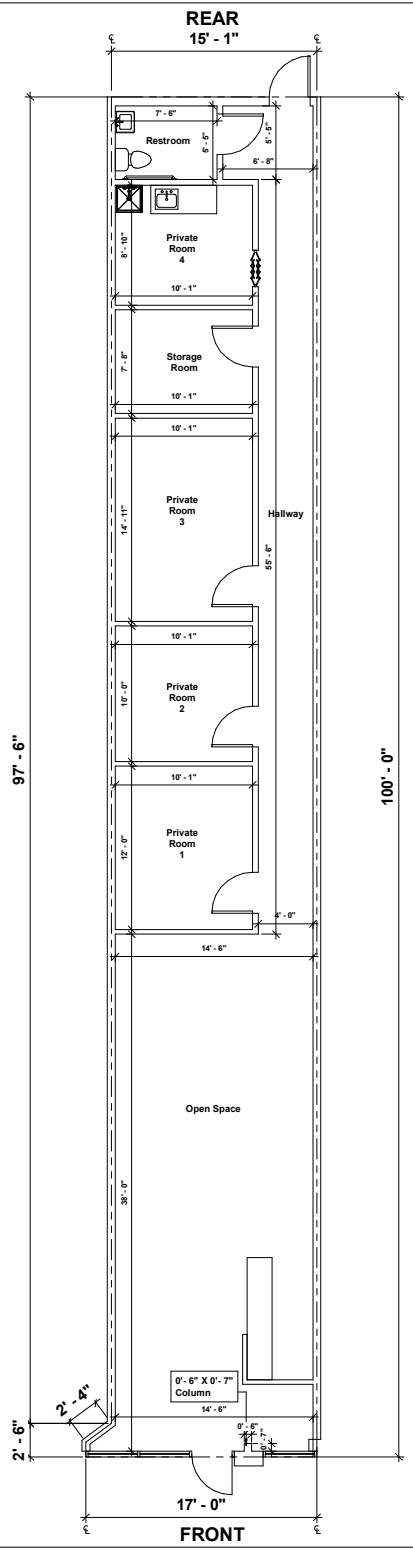
Suwanee, GA 30024



4300 West Cypress St., Suite 160

Tampa, FL, 33607

**A1 MAIN FLOOR**



**Suwanee Crossroads**



**CONTINENTAL REALTY CORPORATION**

1427 Clarkview Road, Suite 500, Baltimore, MD 21209

**Unit # 12-Q-3255-Q**  
**Ground Floor**  
**1,514 SF**

Square footage shown was measured on-site and adheres to BOMA standards.

**Width**  
**15' - 1"**

**Depth**  
**100' - 0"**

Revisions

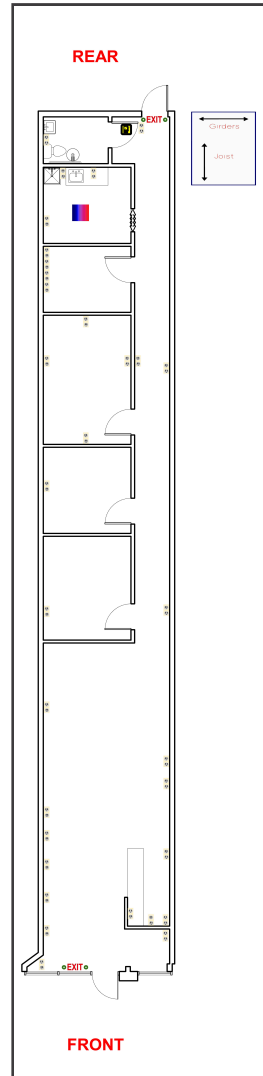
**Floor Plan**  
 Prepared 04/27/2026  
 Unit # 12-Q-3255-Q

Plans Produced by:  
**ID PLANS**

















































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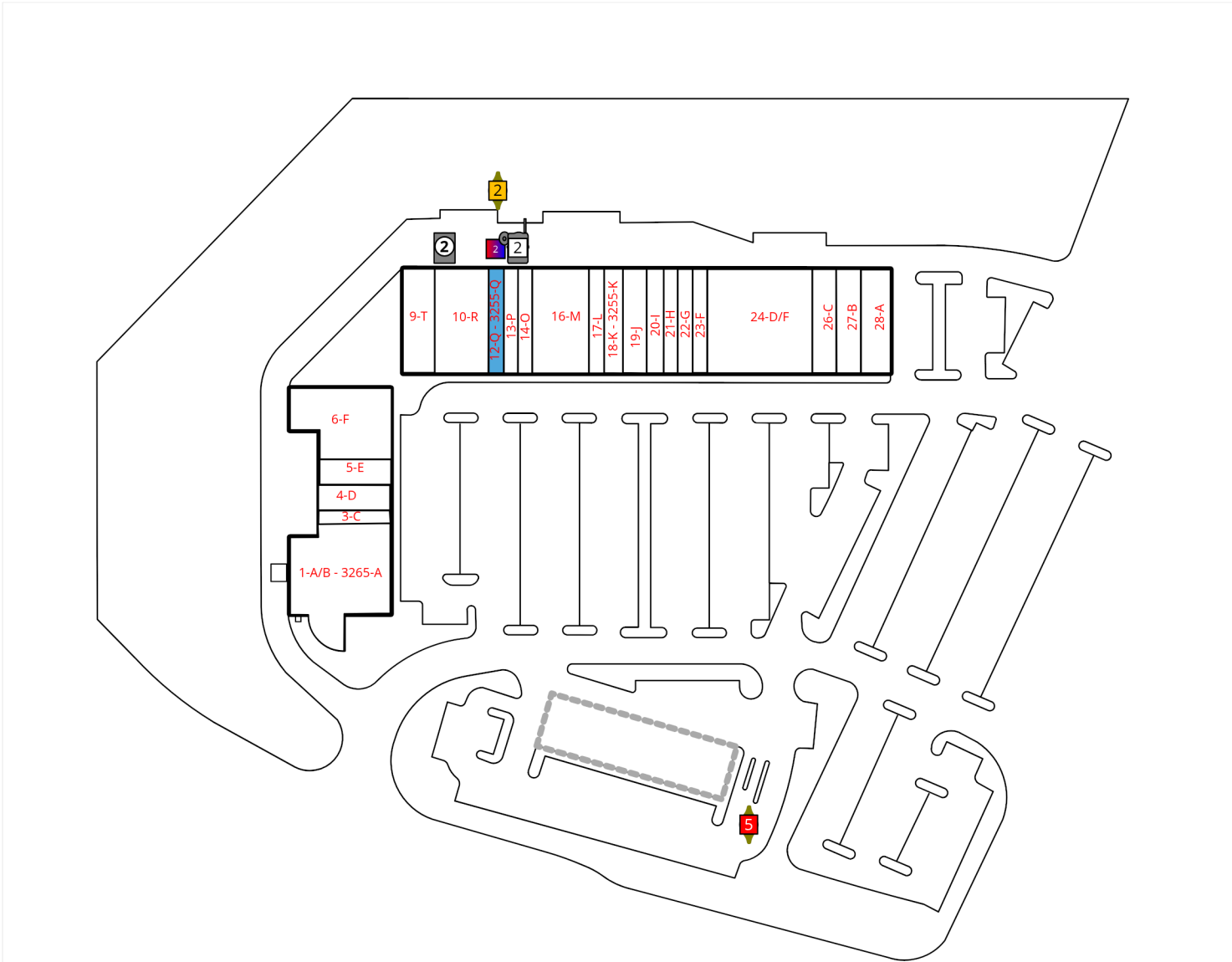


Floor plan is for general use and purposes only. ID Plans does not guarantee the accuracy or validity of provided information. Measurements are not intended to be architecturally valid for construction purposes or accepted as replacement for documents, drawings, or media intended or claimed to be structurally accurate, such as blueprints. The property owner has and reserves the right and responsibility to verify, change or alter the provided information at any time for any reason.



# Legend

	Tenant Water Meter		Air Handler		Rectangular Column		Disconnect
	Sub Water Meter		HVAC Unit		Appliance Outlet		Freezer
	House Water Meter		Blank Air Handler		Outlet		Can Light
	Blank Water Meter		Blank HVAC Unit		Service Panel		Recessed Light
	Tenant Gas Meter		Vertical Fire Riser		Water Heater		Ceiling Fan w/ Light
	Sub Gas Meter		Horizontal Fire Riser		RJ45		Ceiling Fan
	House Gas Meter		Fire Sprinkler		Backflow Preventer		Diffuser
	Blank Gas Meter		Fire Alarm Pull		Water Fountain		Air Vent
	Tenant Electric Meter		Fire Alarm		Grease Trap		Emergency Light
	Sub Electric Meter		Fire Extinguisher		Step Down Transformer		4 Bulb Fluorescent
	House Electric Meter		Thermostat		Floor Drain		2 Bulb Fluorescent
	Blank Electric Meter		Fire Alarm Control Panel		Tankless Water Heater		1 Bulb Fluorescent



## Space Overview

Overview	Actual Square Footage	Measured Depth of Space
	1514 SQFT	100' 0"

Thickness	Front Wall	Rear Wall	Left Wall	Right Wall
	0' 5"	0' 8"	0' 7"	0' 7"

Flooring	Concrete	Carpet	Tile	Other	Unit	Total
				1393.27 SQFT	1514 SQFT	1393.27 SQFT

<b>Ceiling Information</b>	Height From Floor To Ceiling	Height From Floor To Bottom Of Deck	Height From Floor To Bottom Of Joist	Height From Floor To Bottom Of Girder
	Front: 9' 9" Back: 9' 10"	Front: 15' 9" Back: 13' 11"	Front: 14' 1" Back: 12' 3"	

<b>Ceiling Information Cont.</b>	Clear Ceiling Height
	9' 7"

## Mechanical

HVAC	Reference	Manufacturer	Model	Serial	Tonnage	Year	Notes
	2	CARRIER	48FCDM07A2A5A0A0A0	1623C07459	6	2023	

Not Present	Assets Not Present
	Air Handler

## Electric

Disconnect	Reference	Amps	Location	UL Number	Manufacturer	Handle or Breaker	Notes
	1	200	Rear Exterior	Not Listed	General Electric	Handle	

Electric Meter	Reference	Meter #	Location	Amps	Notes
	2	G014248888	Rear Exterior		

Not Present	Assets Not Present
	Step-Down Transformer

Service Panel	Reference	Amps	Service Type	Panel Type	Panel UL Number	Manufacturer	Location	Number of Circuit Breakers	Notes
	1	0	Not Listed	Powermark Plus Load Center	Not Listed	General Electric	Rear Wall		Amps not listed

*\*IDPlans does not provide an Ampacity Report\**

## Plumbing

Backflows	Number of Backflows	Location	Size	Notes
	1	Meter Vault	3"	

Not Present	Assets Not Present
	Water Fountains

Water Heater	Reference	Manufacturer	Model	Serial	Gallons	Tank	Water Line (in)	Location	Notes
	1	Inaccessible	Inaccessible	Inaccessible	6	Tank	3/4"	Restroom Ceiling	Label inaccessible due to location

Water Meter	Reference	Meter #	Location	Meter Size	Meter Type	Notes
	2	10432494	Rear Exterior	1 inch	Sub	
	5	70170207	Meter Vault	3 inch	House	Compound Meter

## Waste

Not Present	Assets Not Present
	Grease Trap
	Grease Container

Fire

<b>Not Present</b>	Assets Not Present
	Fire Extinguisher
	Fire Alarm Control Panel

<b>Sprinkler Heads</b>	Sprinkler Type	Sprinkler Heads Present	Sprinklers Located in Space	Riser Located in Space	Additional Information
				Yes	No

## Gas

Gas Meter	Reference	Meter #	Location	Size	Notes
	2	1795210	Rear Exterior	1 inch	The utility company will not confirm the name on the account.

Room

Restroom	Unit	Description
	Restroom 1	