

**BERKSHIRE
HATHAWAY**
HOMESERVICES

GEORGIA
PROPERTIES



For Lease

11205 ALPHARETTA HIGHWAY UNIT E3 | ROSWELL, GA 30076

Office Suite

Monthly \$1,400



COMMERCIAL DIVISIONSM

3011 Sutton Gate Drive | Suite 150 | Suwanee, GA 30024 | 770-814-2300



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DISCLAIMER & CONDITIONS

This Confidential Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for a general reference purpose only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material changes or variations. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the property will be made available to qualified prospective purchasers.

In the Confidential Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Confidential Memorandum is subject to prior placement, errors, omissions, changes, or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Berkshire Hathaway HomeServices or the current Owner/ Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

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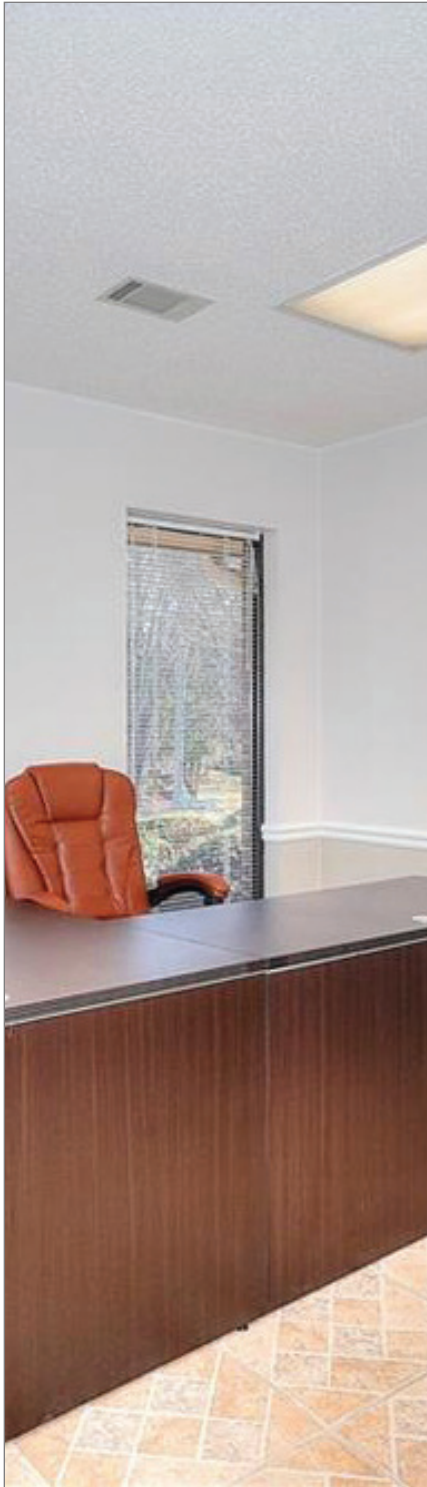
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Executive Summary

Alpharetta Hwy Unit E3 | Roswell, GA

This 1,100± SF turnkey office suite in Roswell Professional Park offers a move-in-ready workspace ideally located along Alpharetta Highway. The space features a flexible open floor plan with a welcoming reception area, one private office, two restrooms, a kitchenette, and ample storage, complemented by neutral finishes and parquet-style flooring. Office furniture is included, along with a smart door lock and security camera system, making it well suited for a variety of professional uses. The landlord covers the \$225 monthly HOA fee, which includes water, landscaping, common area and roof maintenance, and trash, with utilities separately metered. The suite will be available for occupancy on January 1st.



PROPERTY FEATURES

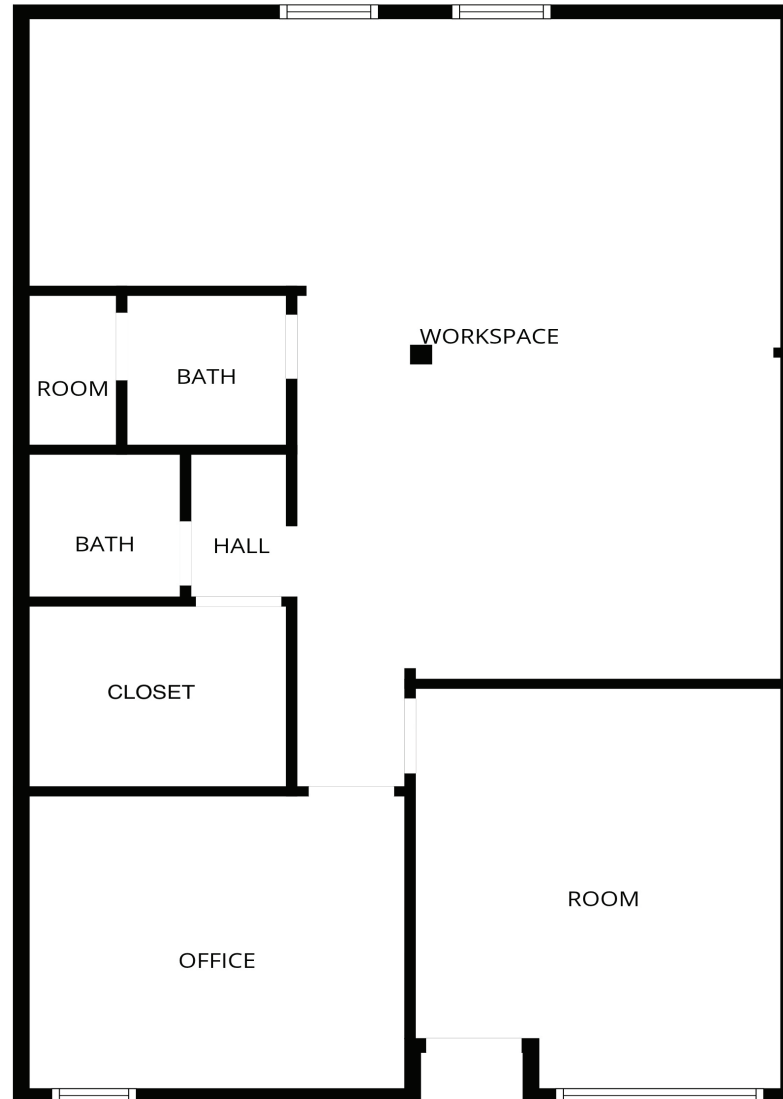
Commercial Office Lease | Offered for \$1,400 monthly

- **Property Type:** Office Condo
- **Township:** Roswell
- **County:** Fulton
- **No. of Buildings:** 1
- **Stories:** 1
- **SQFT:** 1,000
- **Parking Spaces:** 21
- **Water:** Public
- **Sewer:** Public Service

PROPERTY IMAGES



FLOOR PLAN



PROPERTY IMAGES



PROPERTY IMAGES



PROPERTY IMAGES





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AREA REPORT



VERY CONVENIENT

This home is in a **very convenient** area. Some daily errands in this location **require a car** and most major services are within **1 mile**.



MEDICAL



COFFEE



GROCERIES



PHARMACY



ATM



<0.1
MILES

0.2
MILES

0.2
MILES

0.4
MILES

0.5
MILES



MOVIE THEATER



GAS



CLEANERS



GYM

0.8
MILES

0.8
MILES

0.7
MILES

0.6
MILES



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OUTDOOR REPORT



THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR

	PARK RAINBOW PLAY SYSTEMS	0.7 MILES
	GOLF COURSE THE FRINGE MINIATURE GOLF	1 MILES
	DOG PARK WAGGY WORLD PAW PARK	2.3 MILES
	HIKING BIG TREES FOREST PRESERVE	6.3 MILES





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FOOD REPORT



NEIGHBORHOOD EATS

This home is located near **156** moderately priced restaurants and has an **above average** variety of cuisines.

177



WITHIN 5 MILES

\$

81

\$\$

75

\$\$\$

12

\$\$\$\$

3

GOOD EATS BY CATEGORY

AMERICAN	36
FAST FOOD	23
PIZZA	14
ASIAN	12
INTERNATIONAL	10
MEXICAN	10
ITALIAN	9
THAI	8
SEAFOOD	7
OTHER	13



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SCHOOL REPORT



SCHOOLS IN YOUR AREA

The assigned schools are **above average** for the area. There are also **28** private schools and **3** charter schools within **5** miles.

PK-5

HEMBREE SPRINGS
ELEMENTARY SCHOOL
ASSIGNED

6
RATING

6-8

ELKINS POINTE MIDDLE
SCHOOL
ASSIGNED

7
RATING

9-12

MILTON HIGH SCHOOL
ASSIGNED

9
RATING

