

LEASE

DOROTHY-OFFICE

6615 Dorothy Drive Jonesboro, GA 30236



PROPERTY DESCRIPTION

This property is located in the unincorporated city of Jonesboro in Clayton County, within walking distance of the intersection of Mount Zion Road and Tara Boulevard, and approximately one mile from the I-75 Exit.

The location is within walking distance to numerous shops, restaurants, and public transportation, that offers both convenience and great road accessibility.

The property consists of two sections—Building A and Building B—each containing five executive office suits, with a shared parking area located in the center of the campus. Each suit is approximately 1,085 square feet and features an open-concept layout. The main floor includes a spacious office area, kitchenette, full bathroom, and closet. A rear staircase leads to a loft-style second floor that includes additional storage as well.

This property is zoned for General Business District use, which allows a wide range of permitted uses.

PROPERTY HIGHLIGHTS

- Townhouse style offices, each unit has a front entry and a back door, including a kitchenet and a loft in the second floor.

OFFERING SUMMARY

Lease Rate:	\$995.00 per month (MG)
Available SF:	1,085 - 10,850 SF
Lot Size:	0.975 Acres
Building Size:	10,850 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	289	1,200	4,666
Total Population	808	3,471	12,988
Average HH Income	\$51,247	\$53,642	\$58,080

Adam Shekarabi
(770) 632-1774



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LEASE RATE

\$995.00 PER MONTH

LOCATION INFORMATION

Building Name	Dorothy-office
Street Address	6615 Dorothy Drive
City, State, Zip	Jonesboro, GA 30236
County	Clayton
Market	Jonesboro/Clayton
Sub-market	Jonesboro
Cross-Streets	Mount Zion Rd & Tara BLVD

BUILDING INFORMATION

Building Size	10,850 SF
Building Class	C
Tenancy	Multiple
Ceiling Height	14 ft
Minimum Ceiling Height	8 ft
Number of Floors	2
Average Floor Size	1,085 SF
Year Built	2007
Year Last Renovated	2025

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	Mix-Use District (includes GB District & OI District)
Lot Size	0.975 Acres
APN #	13146A A005

PARKING & TRANSPORTATION

UTILITIES & AMENITIES



Property Street View

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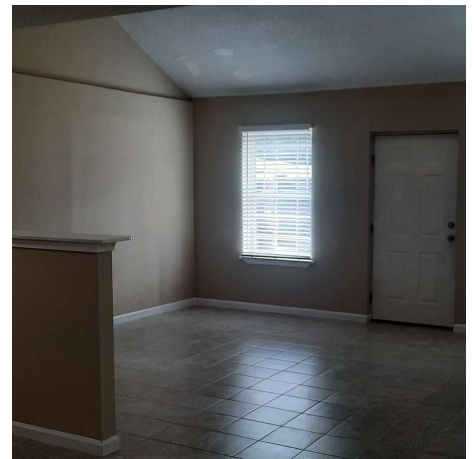
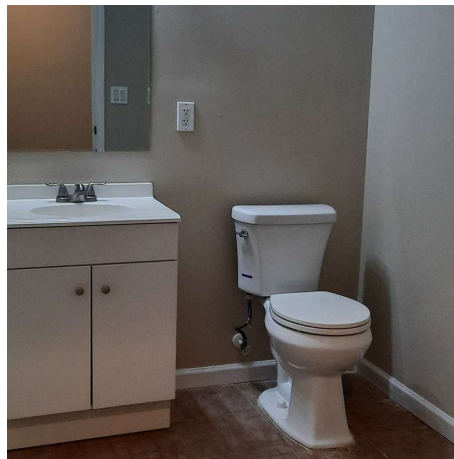
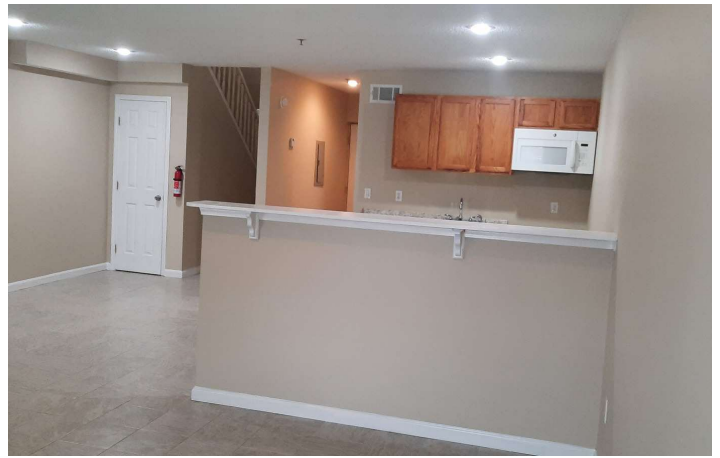


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Number of Floors	2
Average Floor Size	1,085 SF

The lease includes the following rent price and Terms:

- 1- Duration of the lease : 3 years (36 months) (the landlord has the option to consider and approve longer or shorter lease time.)
- 2- Property size : Unite Size: 1085 SQF
- 2- Monthly Rent: \$13.75 per SQF, or \$1,243/month, The first year rent will start at the promotional price of \$995.00 .
- 3- Tenant will pay all utilities, including phone service and internet.
- 4- Landlord will pay for the Trash removal and water bill
- 5- Landlord will be responsible for HVAC service maintenance & repair
- 7- Landlord is responsible for all the out side repair and maintenance



- Great location, Townhouse style offices, each unit has a front entry and a back door, including a kitchenet and a loft in the second floor. and multiple closets for storage.

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LOCATION DESCRIPTION

This property is located in the Clayton County–Jonesboro area, within walking distance of the intersection of Tara Boulevard and Mount Zion Road. It is approximately seven miles from Hartsfield–Jackson Atlanta International Airport, about one mile from Exit 235 on I-75 via Tara Boulevard, and about 13 miles from downtown Atlanta.

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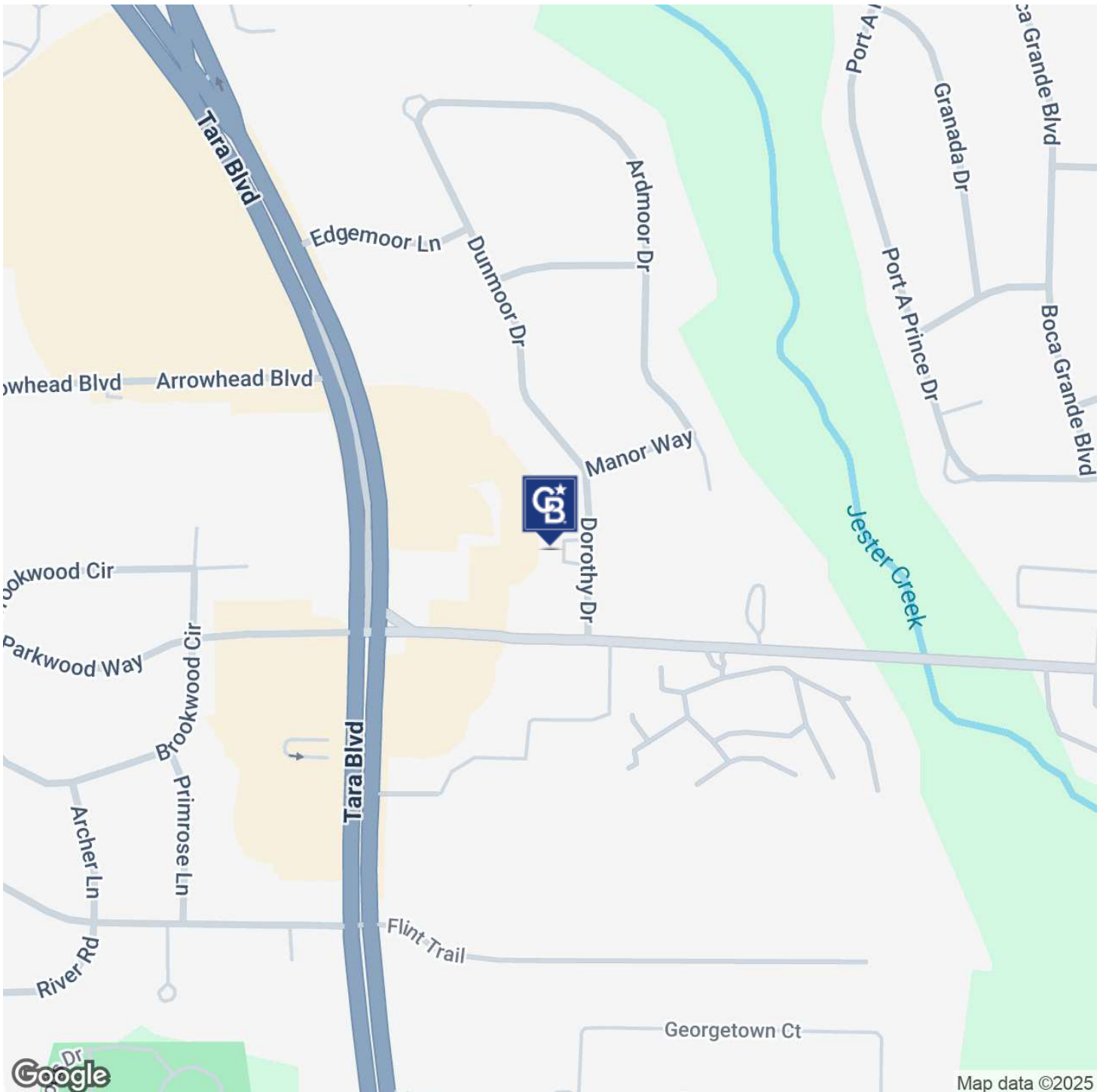


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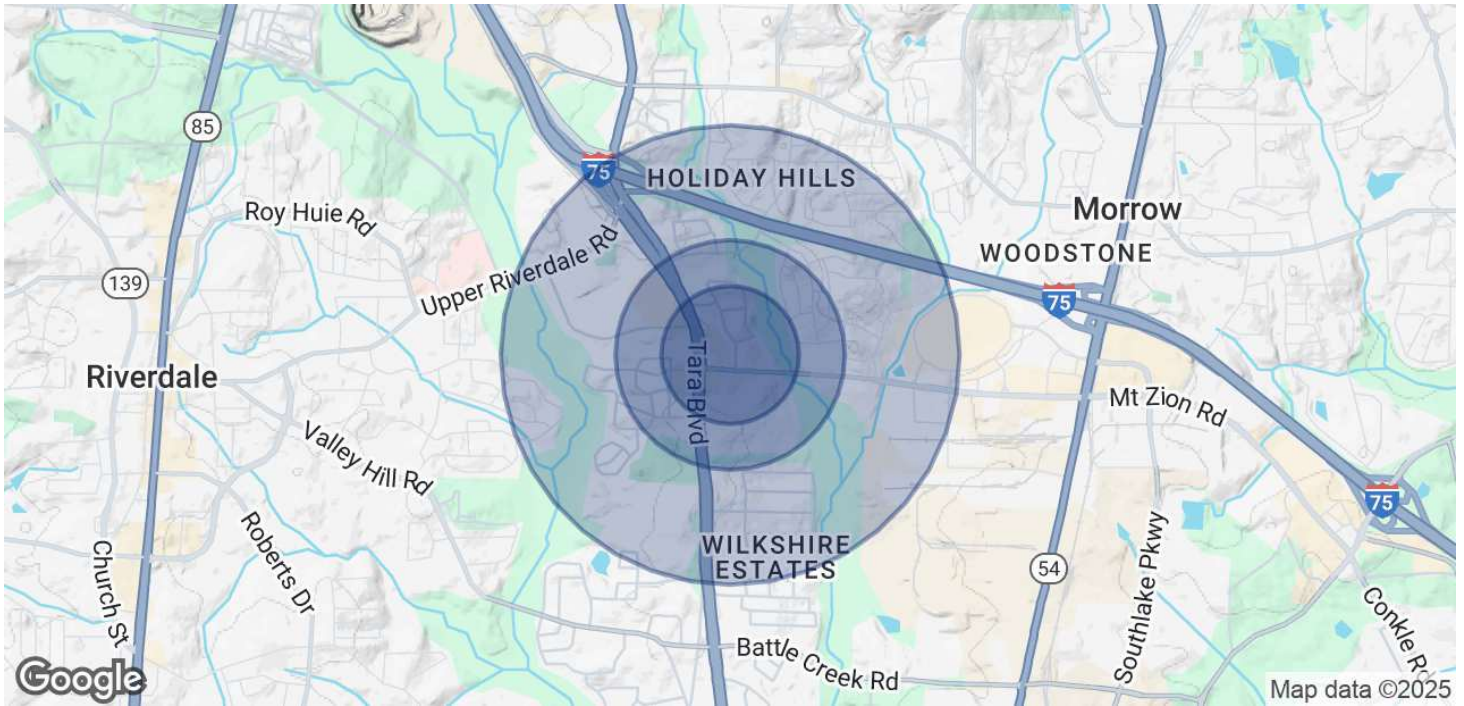


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	808	3,471	12,988
Average Age	31	32	33
Average Age (Male)	30	31	33
Average Age (Female)	33	33	34
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	289	1,200	4,666
# of Persons per HH	2.8	2.9	2.8
Average HH Income	\$51,247	\$53,642	\$58,080
Average House Value	\$127,390	\$121,523	\$140,349

Demographics data derived from AlphaMap

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