

4482 Commerce Dr,
Buford, GA 30518

4482 4482 COMMERCE DRIVE

EXECUTIVE OFFICE SUITES

-  WELL MAINTAINED OFFICE BUILDING
-  INCOME PRODUCING INVESTMENT
-  INSIDE WELL MAINTAINED MILL CREEK PROFESSIONAL Park



Rare opportunity to acquire a heavily occupied executive office asset with stable in-place income and long-term demand in one of Metro Atlanta's strongest suburban commercial markets.



CONFERENCE ROOM



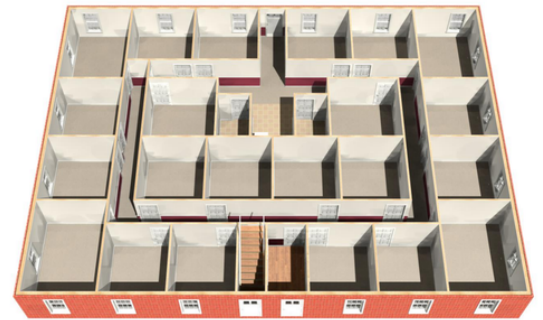
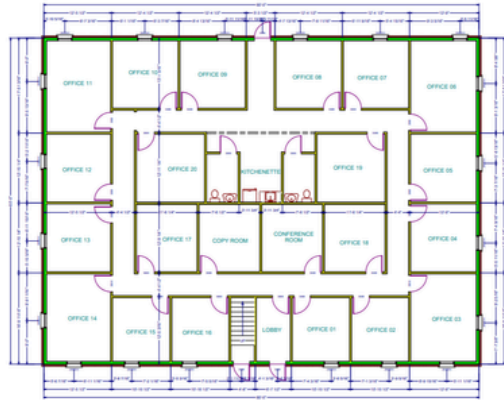
LOBBY




KITCHEN AREA

INVESTMENT HIGHLIGHTS

-  ±7,300 SF Total Building Size
-  98% Occupied
-  Multi-Tenant Executive Office Model
-  Strong Historical Occupancy
-  Rent Roll Available with NDA
-  Ample Parking
-  Well Maintained Asset



MARKET POSITIONING

-  Located in Buford, GA
- Strong Population Growth
- Near Mall of Georgia / I-85
- Established Business Corridor
- High Demand Suburban Office Location



PRIME LOCATION



WELL MAINTAINED ASSET



AMPLE PARKING



SCHEDULE A TOUR OR REQUEST DETAILS TODAY:

Rebecca Davis, Summit Real Estate

 rdavis@summitgeorgia.com |  770-633-4370