

Holly Springs Office Suites

FOR LEASE

310 Paper Trail Way, Holly Springs, GA 30115



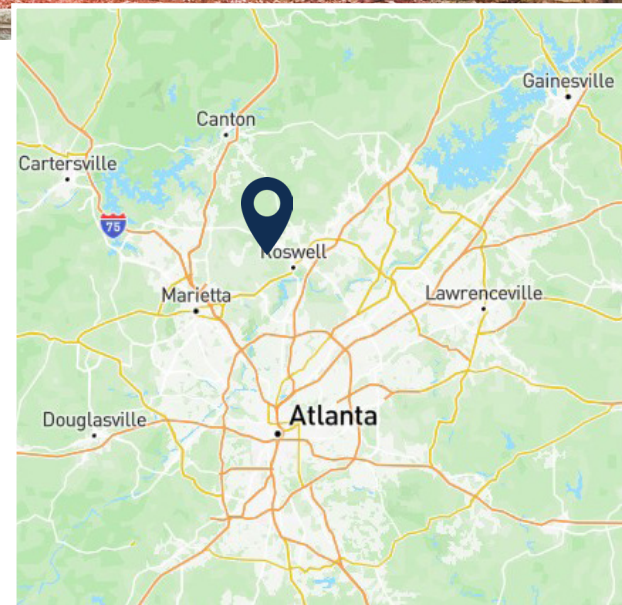
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PROPERTY OVERVIEW

- Suite 97: ± 100 SF single office with utilities and Wi-Fi included, perfect for a streamlined, all-inclusive workspace
- Suite 103: Spacious $\pm 2,400$ SF office suite (modified gross lease) designed for productivity and flexibility
 - 5 private offices for executive or team use
 - Dedicated conference room for meetings and presentations
 - Welcoming reception and waiting area for clients and guests
 - Expansive open bullpen area ideal for collaborative work
 - 2 separate entrances for convenience and accessibility
 - 2 restrooms for added comfort and functionality
- Prime location with easy access to surrounding amenities
- Flexible lease terms to suit your business needs
- Well-maintained, professional office park environment
- Ample on-site parking for tenants and visitors
- Building signage available for increased business visibility



SUITE	SPACE SIZE	LEASE RATE	AVAILABLE
97	± 100 SF	\$600/Month (Full Service)	Immediately
103	$\pm 2,400$ SF	\$22/SF (MG)	Immediately

Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.

CONTACT



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DEMOGRAPHICS

	5 Min.	10 Min.	15 Min.
 Population	8,675	38,115	100,194
 Households	2,775	12,969	34,997
 Avg. Household Income	\$171,254	\$139,174	\$130,263

Source: 2025 ESRI

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