

FOR LEASE
2,100 - 5,300 SF
Office & Flex Space



Shallowford Business Park East 2100 Chapman Road

Property Features

- Multi-Tenant Complex
- Land Size - 3.9 Acres
- Total Building Size - 68,454 SF
- Year Built 1984
- Flexible Floor Plans
- Ample Parking
- Traffic Counts - 73,000 on Hwy 153
- NNN Estimated @ \$1.80

Comments

Business Park with pure office & "flex" space (office /warehouse) available. Convenient location with complex visibility on Hwy 153. Located just off Shallowford Road exit next to Hunt Nissan.



Available Suites:

| Suite | 105 | 119 | 124 | 135 |
|--------------|--------|--------|--------|--------|
| Total SF | 3,042 | 5,289 | 2,158 | 3,902 |
| Offices # | 8 | 10 | 10 | 4 |
| Dock | No | Yes | No | Yes |
| Warehouse SF | 0 | 0 | 0 | 1,800 |
| Rate PSF NNN | \$8.75 | \$7.75 | \$8.75 | \$4.75 |

For more information:

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Lease Rate:
\$4.75 - \$8.75/SF NNN

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy but we do not guarantee it. All information should be verified prior to purchase or lease.

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2100 Chapman
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