

Office Space For Lease

The Gates at McGinnis Ferry
4080 McGinnis Ferry Rd., #804
Alpharetta, GA 30005

Now Leasing

Unit #804 - 2,561 Sq. Ft.



Outstanding Demographics

	<u>0-1 Mile</u>	<u>0-3 Miles</u>	<u>0-5 Miles</u>
2024 Average HH Income	\$123,342	\$149,330	\$162,648
Population 2024 Estimate	11,656	66,173	167,230
Population 2029 Projection	13,374	71,259	178,949

Rental Rate:

\$15.00/SF/YR

Est. C.A.M. (2024):

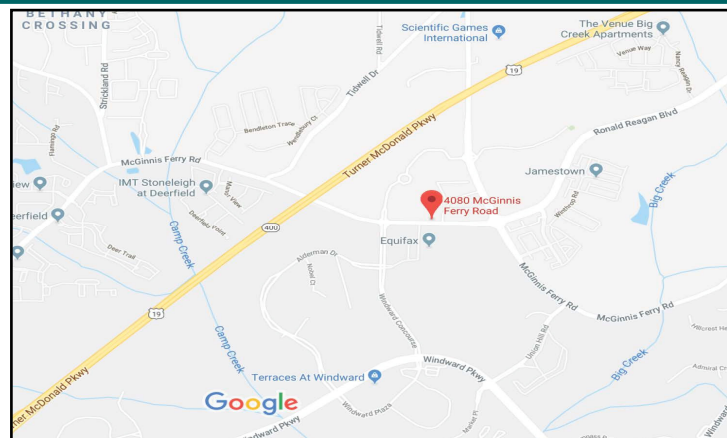
\$3.55/SF/YR

Available Unit

2nd Floor - Unit #804

UNIT INCLUDES:

- (7) Private Offices, Large Conference Room & Break Area
 - (2) Private Restrooms
 - 9' Ceilings, Solid Wood Doors
 - Updated HVAC
 - Immediate Availability
 - Convenient Parking
- Near New Halcyon Mixed Use Development



For Information:

Philip Hollier
770-814-0061

philip@nygaardproperties.com

Nygaard Properties, Inc.
1810 Peachtree Industrial Blvd.
Ste. 230

Duluth, GA 30097

www.nygaardproperties.com



Directions:

North on GA 400 to Exit 12, head East on McFarland Pkwy., take 1st right on Ronald Regan Blvd., cross over McGinnis Ferry Rd. and property is immediately on the right.