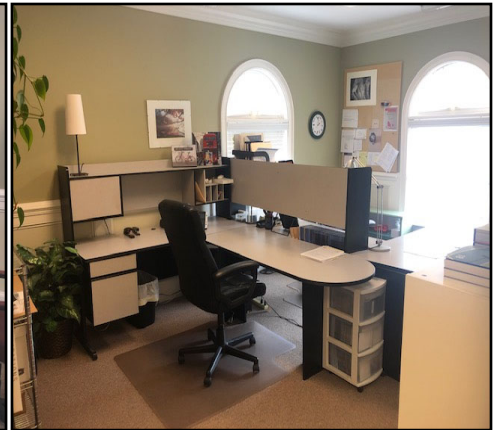


# OFFICE SPACE FOR LEASE

The Gates at McGinnis Ferry  
4080 McGinnis Ferry Rd., Unit #1406  
Alpharetta, GA 30005

# FOR LEASE

## 1,804 Sq. Ft.



### Outstanding Demographics

	<u>0-1 Mile</u>	<u>0-3 Miles</u>	<u>0-5 Miles</u>
2022 Average HH Income	\$118,775	\$145,144	\$155,780
Population 2022 Estimate	10,343	67,043	174,013
Population 2027 Projection	12,230	75,224	194,749

### Rental Rate:

\$16.00 psf

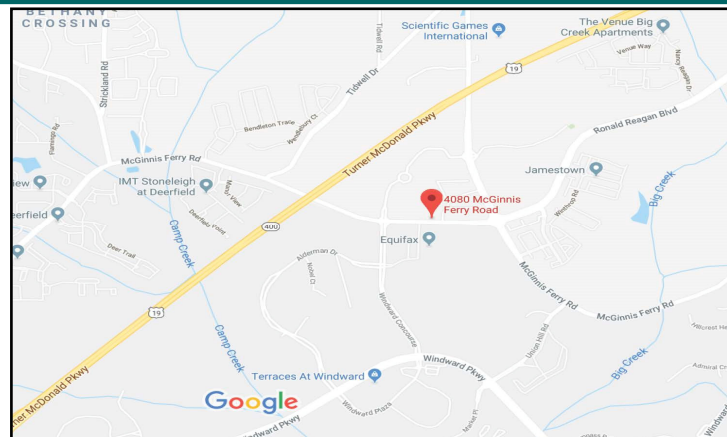
("Modified Gross")

(\$2,405.33/Mo.)

### Available Unit

Ste. 1406

- (5) Private Offices, Large Conference Room & Break Area
  - (4) Common Area Restrooms
  - 9' Ceilings, Solid Wood Doors
    - New HVAC (2018)
    - Available July 1, 2022
    - 2nd Floor Unit
  - Convenient Parking Available
- Near New Halcyon Mixed Use Development



### For Information:

**Philip Hollier**  
770-814-0061

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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