



FOR LEASE

514 West Maple St Cumming, GA. 30040


Property Highlights:


- Several Suites coming available in 1st quarter of 2026
- 1,100 +- SF up to 6,600 +- SF
- Base Rent: \$19.00 SF/YR + CAM
- CAM: \$2.00 SF/YR
- Class A Office Space
- High End Finishes
- Plenty of parking
- Showings by appointment only.




Presented by: Doug Sills, Associate Broker

 Doug@BagleyCommercial.com

 7770.781.5935 (office)

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 BagleyCommercial.com

**All information believed accurate but not warranted. Tenant responsible for verification.*

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- **Suites Coming Available in 1st quarter:**

- **Suites 102/103/104** : 3,300 +- SF (triple unit) - \$5,225.00 base rent + CAM (\$550) per month
 - **Suite 201/202** – 2200 +- SF (double unit) – \$3,483.00 base rent per month + CAM (\$267.00) per month
 - **Suite 301/302** – 2200 +- SF (double unit) – \$3,483.00 base rent per month + CAM (\$267.00) per month
 - **Suite 303/304** – 2200 +- SF (double unit) – \$3,483.00 base rent per month + CAM (\$267.00) per month
 - **Suite 403/404/405**- 3300 +- Sf (triple unit) -\$5,225.00 base rent per month + CAM (\$550.00) per month
 - **Suite 503/504** – 2200 +- SF (double unit) – \$3,483.00 base rent per month + CAM (\$267.00) per month
 - **Suite 801/802/803/804**- 4400 +- SF – \$6,967.00 + CAM (\$733.00) per month
 - **Suite 805/806** - 2200 +- SF (double unit) – \$3,483.00 base rent per month + CAM (\$267.00) per month
 - All of building 800 can be leased to 1 tenant, discuss with agent.
- Showings by appointment only with Listing agent present, no exceptions.
 - Do not disturb the Tenant.
 - Tenant in all units is Forsyth County Gov't. As the new County building becomes available to occupy the tenants will move their departments and the suites will be available.
 - Firmer dates will be known as the more information on the occupancy dates for the tenant's new bldg become available.

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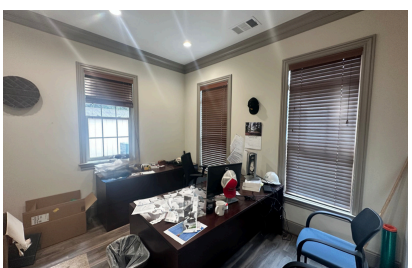


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514 W Maple Street Cumming GA. 30040 - Building 800



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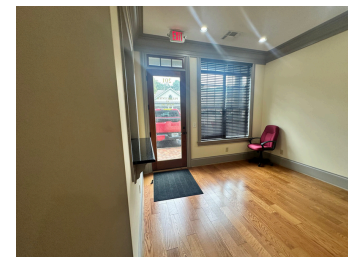
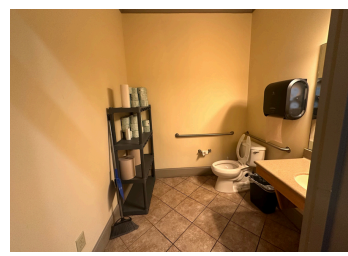
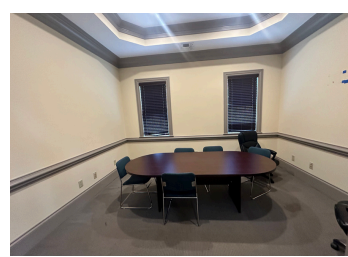
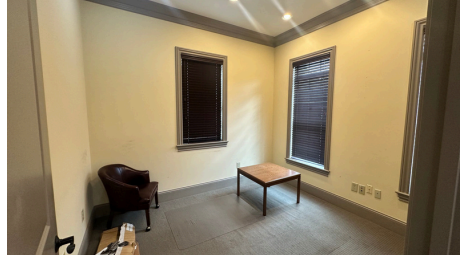


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514 W Maple Street Cumming GA. 30040 - Suite 201/202 - Double



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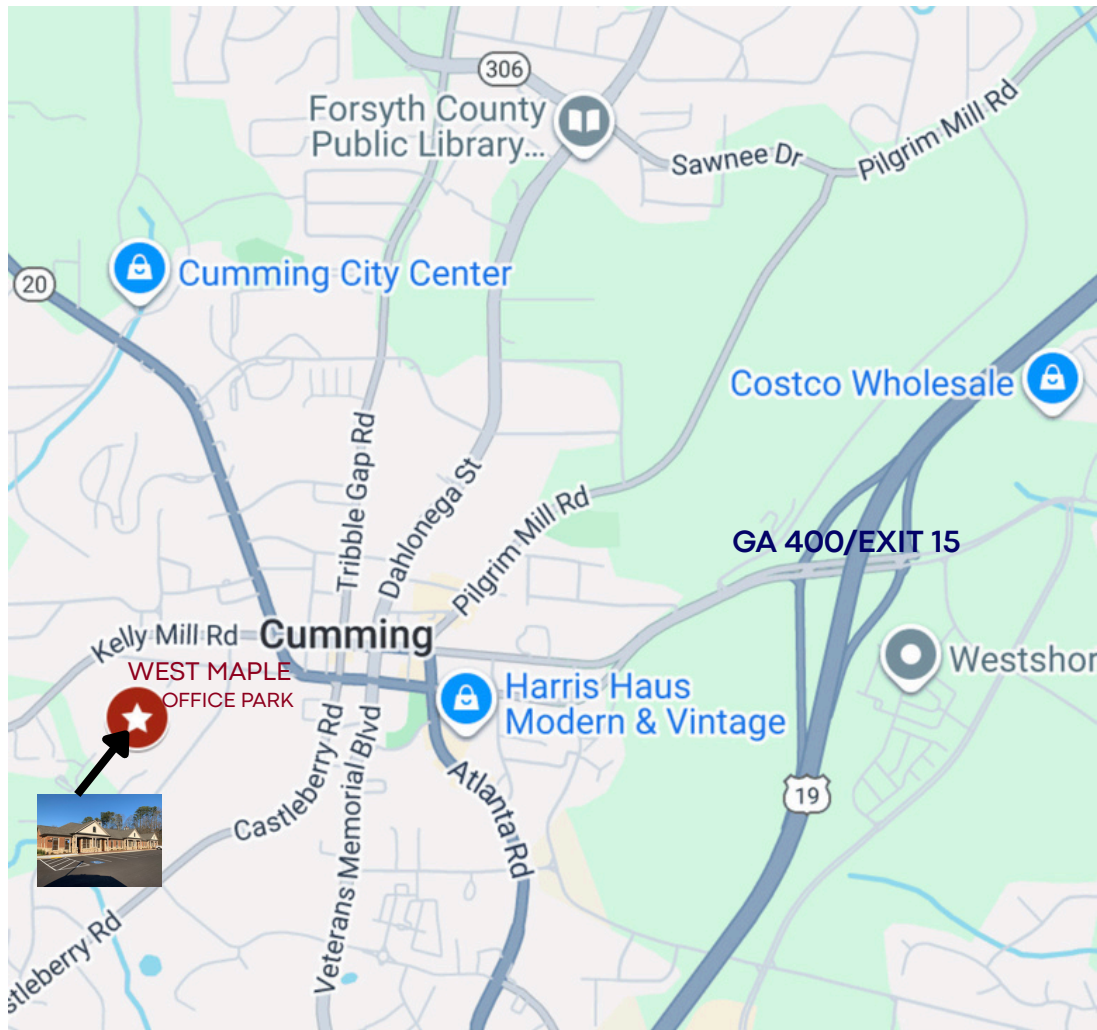


LOCATION MAP

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Disclaimer: The information included in this packet has been obtained from sources believed to be reliable. While Bagley Commercial Properties does not doubt its accuracy, we do not make any guarantee's, warranties, with regards to the included information. It is your responsibility to independently confirm its accuracy and completeness. References to square footage or age are approximate. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. The information contained in this packet is proprietary and confidential, and should not be distributed to any other potential Tenant without the consent of Bagley Commercial Properties.



About Bagley Commercial

With over 53 years of combined experience, Bagley Commercial Properties stands among North Georgia's elite real estate firms. The 400 North Board's Circle of Excellence and the title of Best in Forsyth County Commercial Real Estate for six consecutive years. Based in Cumming, the brokerage specializes in industrial, office, retail, land, and commercial transactions. They're known for assembling land parcels for residential and commercial builders, leasing, or selling to national and local clients alike.

Bagley Commercial prides itself on a foundation of integrity, transparency, and exceptional service—now backed by a proven track record and deep local market knowledge.

For questions, contact.




Doug Sills


Commercial Sales & Leasing Specialist | Associate Broker


Doug Sills, commercial real estate is about more than buildings and numbers—it's about people, vision, and creating opportunities that last. A Georgia resident for nearly three decades, Doug brings both local expertise and a client-centered approach to every transaction. His background in psychology and professional counseling gives him a unique ability to understand client goals deeply and guide them with clarity and confidence.

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Specializing in industrial, retail, investment properties, and land acquisition, Doug helps developers, investors, and business owners make smart, strategic decisions. Whether assembling parcels for a new project, matching landlords with long-term tenants, or guiding investors to high-yield opportunities, he combines data-driven insight with a personal commitment to his clients' success.

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