

FOR LEASE



514 West Maple St Suite 305/306
Cumming, GA. 30040

Excellent Office Location

Call Agent For Additional Leasing Information

♦ Suite 305/306: 2200 +- Square Feet

PRICING:

- ♦ Base Rent: \$3,850.00 per month
- ♦ CAM : \$367.00 per month

DESCRIPTON:

- ♦ Class A Medical Office Space
- ♦ Move in Ready
- ♦ 1 Large Reception/Waiting room
- ♦ 1 Receptionists office
- ♦ 5 exam rooms w/ sinks
- ♦ 4 physician offices
- ♦ 1 lab room
- ♦ 1 breakroom/staff kitchen
- ♦ 2 bathrooms
- ♦ storage rooms
- ♦ ADA Compliant

LOCATION:

- ♦ West Maple Office Park
- ♦ Downtown Cumming
- ♦ Walking distance to City Square
- ♦ Minutes to GA 400 via exit 15



BAGLEY COMMERCIAL PROPERTIES

Doug Sills, Associate Broker
Cell (678) 923-5538

doug@bagleycommercial.com

ALL INFORMATION BELIEVED ACCURATE BUT NOT WARRANTED.

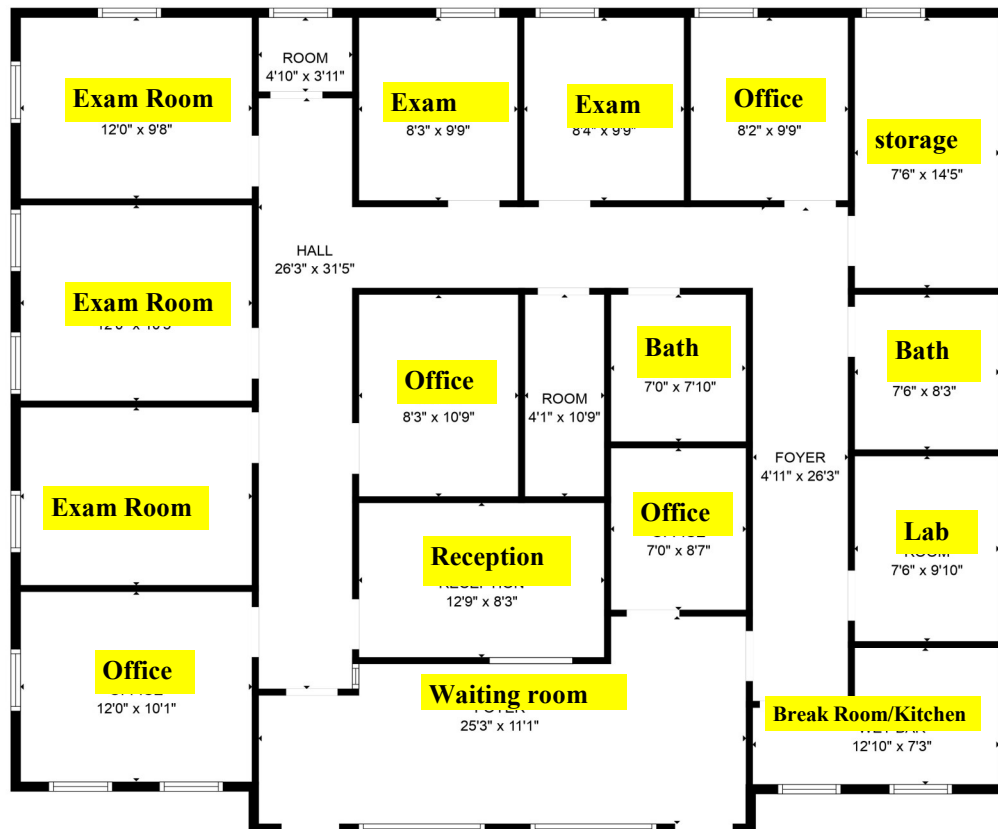


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West Maple Office Park

FLOOR PLAN OF UNIT 305/306 2200 +- Square Feet :

All measurements are Approximate



ESTIMATED AREAS
GLA FLOOR 1: 2216 sq. ft EXCLUDED AREAS 0 sq. ft
Total GLA 2216 sq. ft, total area 2216 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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INTERIOR PHOTOS: SUITE 305/306



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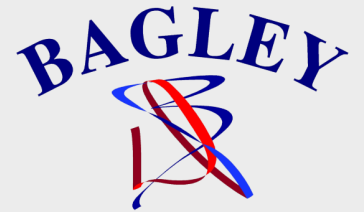
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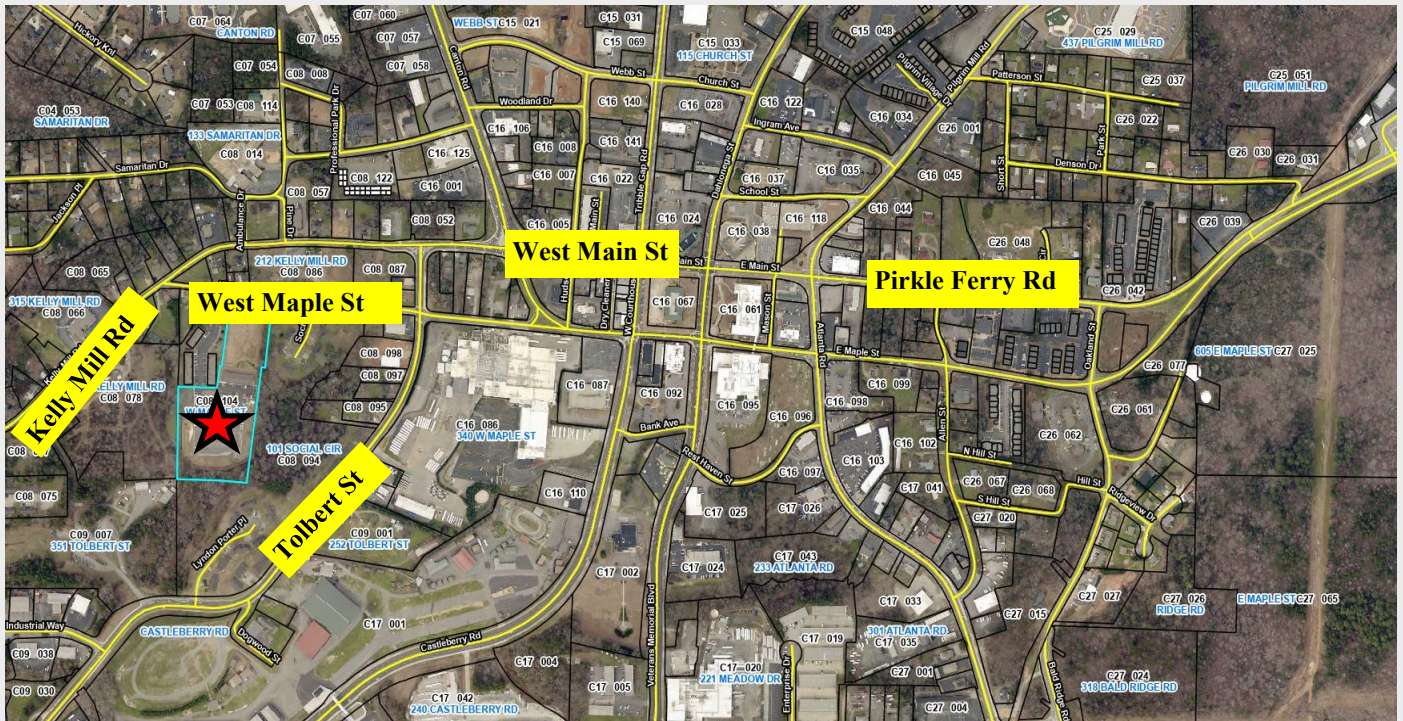
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Location Map



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 purchaser without the consent of Bagley Commercial Properties.

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