

AVAILABLE FOR LEASE

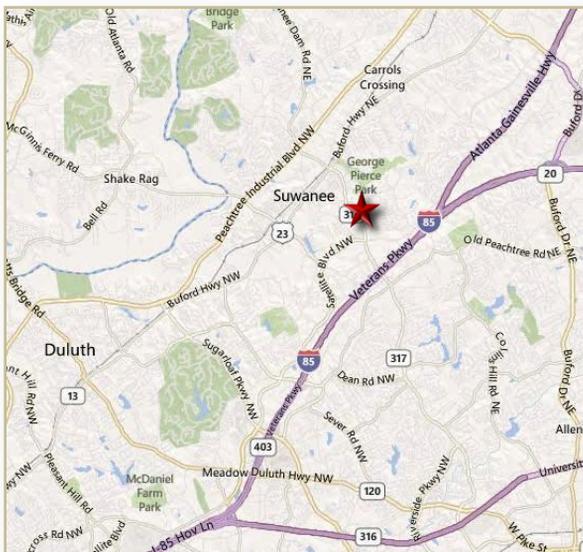
MORNINGVIEW CENTER

4000 Smithtown Road, Suwanee, Georgia 30024

Only 1 Suite Available



AREA MAP



DETAILS

- 4,200 SF Professional Office Space Available
- Split-Level Building with Ground Floor Entry on Both Floors
- Rental Rate: \$14.50/SF Modified Gross
- Quality Interiors Suited to Professional Office Setting
- Strategic Location – One Block from Lawrenceville Suwanee Road and 1 Mile West of I-85

CONTACT INFORMATION

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Roberts Commercial

REAL ESTATE SERVICES

3921 Johns Creek Court, Suite B, Suwanee, Georgia 30024 Tel: 770.840.9395 Fax: 770.840.0275

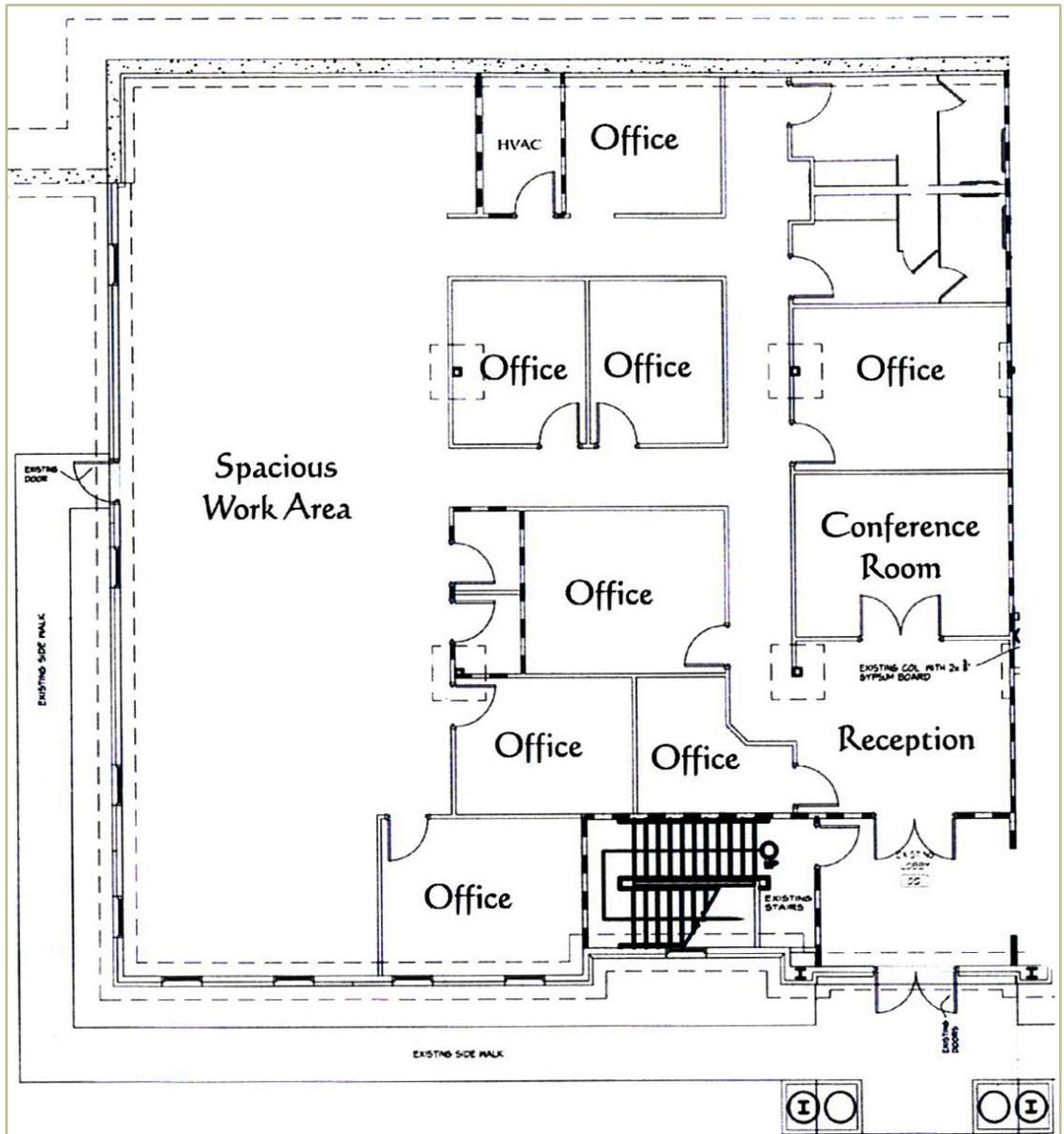
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LOWER LEVEL AVAILABILITY FLOORPLAN - 4,200 SF



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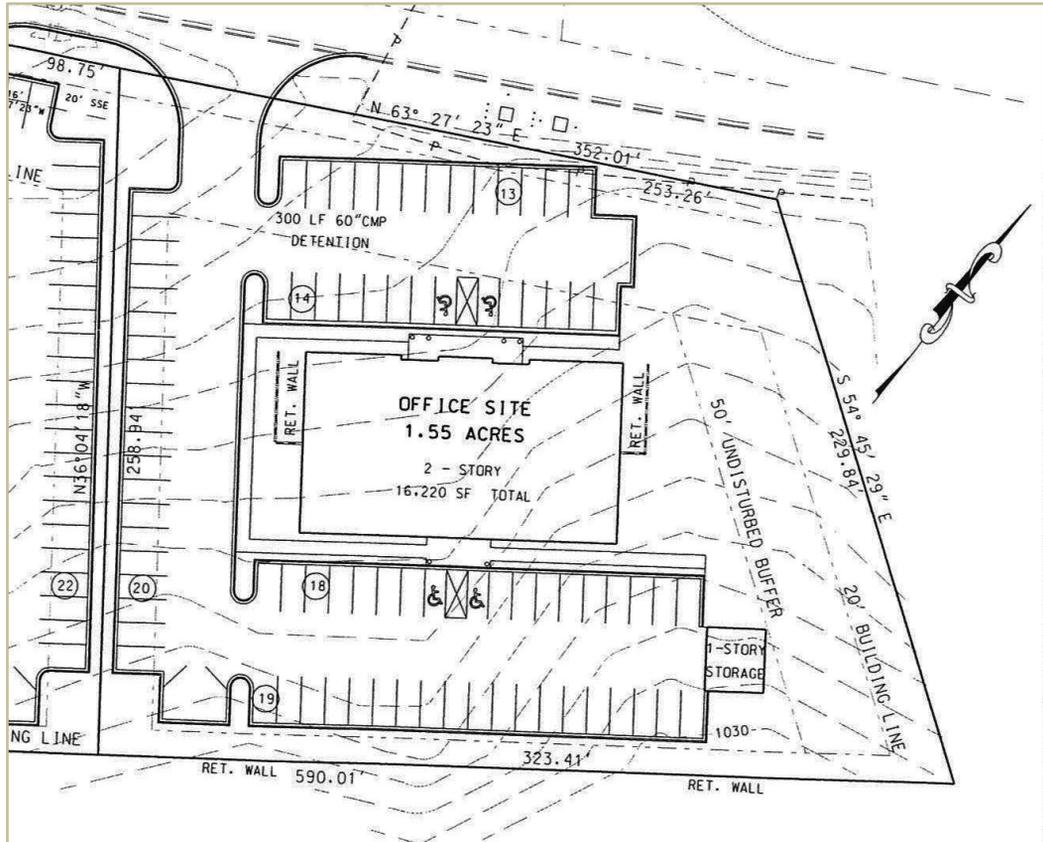
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SITE PLAN



MODIFIED GROSS LEASE

	Landlord Responsibilities	Tenant Responsibilities
HVAC Repair & Upkeep	✓	
Waste Service	✓	
Common Area Electrical	✓	
Parking Lot Lights	✓	
Pest Control	✓	
Landscape Maintenance	✓	
Property Taxes	✓	
Building Insurance	✓	
Common Area Upkeep	✓	
Utilities for Leased Suite		✓
Sign		✓
Business Insurance		✓
Monthly Lease		✓

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