

AVAILABLE FOR SALE OR LEASE

THE GATES AT MCGINNIS FERRY ~ BUILDING 1400 ~ SUITE 1401
4080 McGinnis Ferry Road, Alpharetta, Georgia 30005



1 MILE

Population
3,048

Avg. HH Income
\$107,807

Households
1,430

3 MILE

Population
52,959

Avg. HH Inc.
\$107,807

Households
19,774

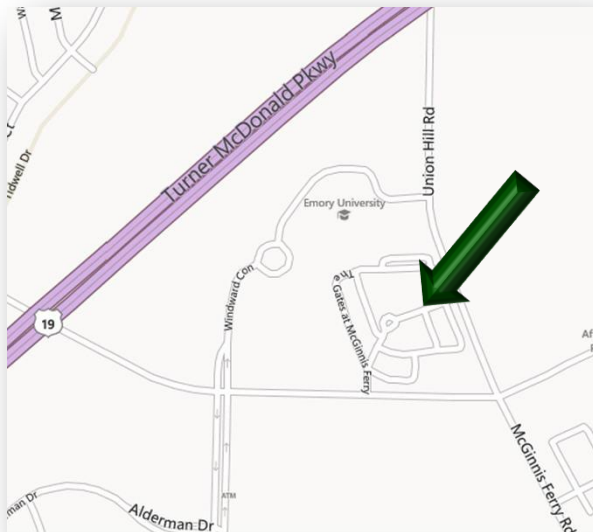
5 MILE

Population
142,969

Avg. HH Inc.
\$112,907

Households
50,824

AREA MAP



DETAILS

- **1,782 SF Fully Furnished Office**
 - ❑ Sale: \$220,000
 - ❑ Lease: \$11.95/SF
- **Ground Floor Unit**
 - ❑ Windows in Every Office
 - ❑ 4 Offices
 - ❑ Reception
 - ❑ Conference Room
 - ❑ Kitchen/Break Room
 - ❑ 2 Restrooms
- **Average Vehicles Per Day: 20,000**

CONTACT INFORMATION

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www.robertscommercial.com

Roberts Commercial
REAL ESTATE SERVICES

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

Information contained herein has been provided to broker by sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

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FULLY FURNISHED OFFICE SUITE



Entrance Door



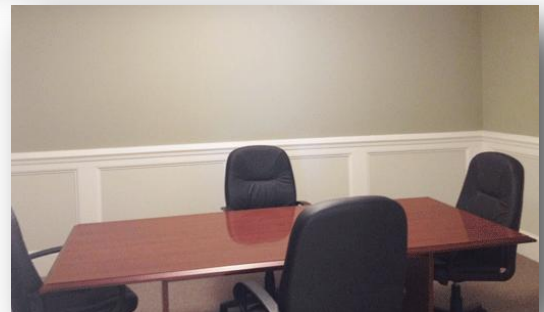
Reception Area



Private Offices with Windows



Break Room



Conference Room



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