

Property Type: Office Building

4296 Lawrenceville Highway

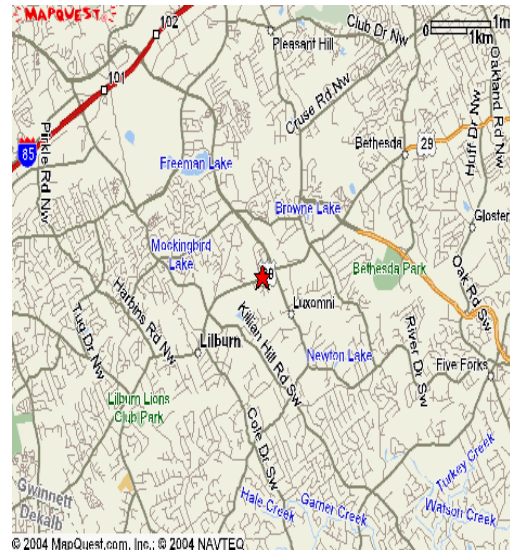
Lilburn, GA 30047

FOR SALE



4296 Lawrenceville Highway

- Available for sale to a 4,045-5,080 s.f. user
- One story building
- Ready for Occupancy October 1, 2004
- Park at your front door
- Located at Lawrenceville Highway and Beaver Ruin



Dan Decraene
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Tel. (770) 220- 2626 Fax (770) 220 -2606

Information contained herein has been obtained from the owner of the Property or other sources we deem reliable. We have no reason to doubt It's accuracy, but we do not guarantee it.

Inside Photos

*4296 Lawrenceville Highway
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Executive Summary

4296 Lawrenceville Highway

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Size	Total of 5,080 s.f.
Asking Price for Sale	\$375,000 or \$73.82 s.f.
Age	Built 1992
Acreage	.562 acres
Zoning	Property is zoned O & I
Utilities	All utilities are available to the site
Parking Ratio	5 spaces per 1,000 s.f.

Expenses

Utilities, including water	\$7,632
Insurance	\$2,000
Property Taxes	\$7,926
Repairs and Maintenance	\$2,500
Total Expenses	\$20,058

Existing Tenant

Tenant	Suite	S.F.	Lease Expiration	Monthly Rent	S.F. Rate	How Long a Tenant	Tenant & Landlord Expenses	Security Deposit	Miscellaneous
Atlanta Center for Athletes	A	1,035	11/30/05	\$1,333	\$15.46 s.f.	2 years	Landlord pays electrical, gas, insurance and property taxes. Tenant pays for inside maintenance including janitorial.	\$ 0	New owner may cancel this lease with 60 days written notice to tenant.

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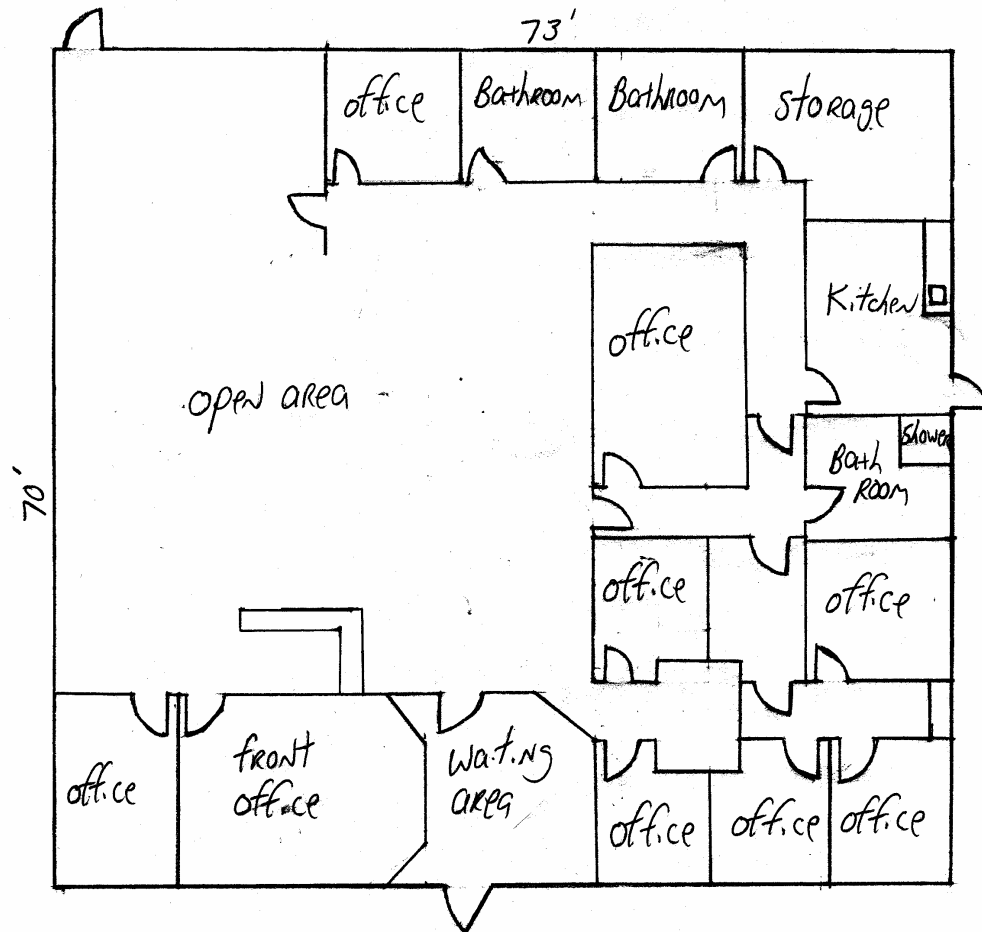
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Floor Plan

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5,080 s.f.

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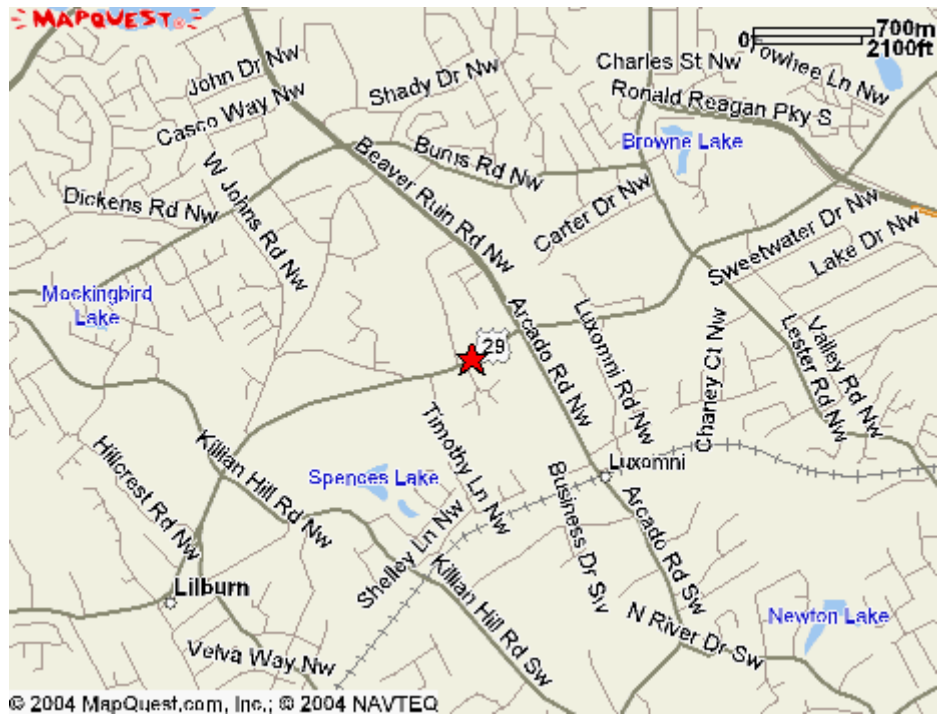
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Location

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