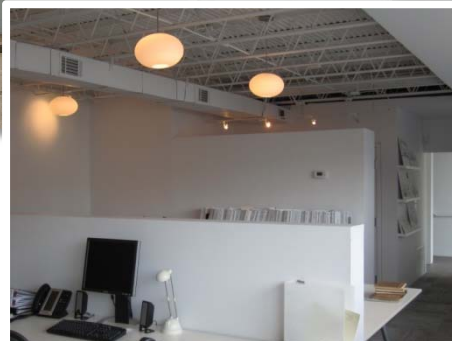


Office Space  
For *Sale*  
or *Lease*  
2,260 SF

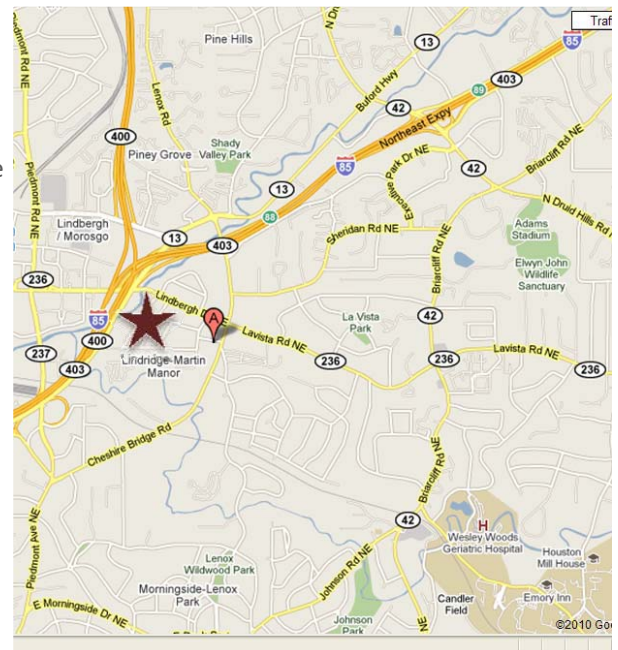
# 1085 Alco St

Atlanta, GA 30324



## Property Details:

- 2,260 sq ft free-standing office building
- Zoned NC4 – Cheshire Bridge North/ Neighborhood Commercial District
- Signage opportunity—property has excellent exposure on Cheshire Bridge Rd.
  - **Average Daily Traffic Count: 38,500**
- Upgraded throughout with new lighting, flooring, window treatments, speaker system, hardware & fixtures
- Layout designed to accommodate up to 10 employees including 3 offices and 6 workstations reception desk, conference room, kitchen area, multiple storage closets and 2 restrooms
- Tenant controlled HVAC
- T-1 internet connectivity
- Includes backyard/potential garden terrace or room for expansion
- Off-street parking
- Alarm system



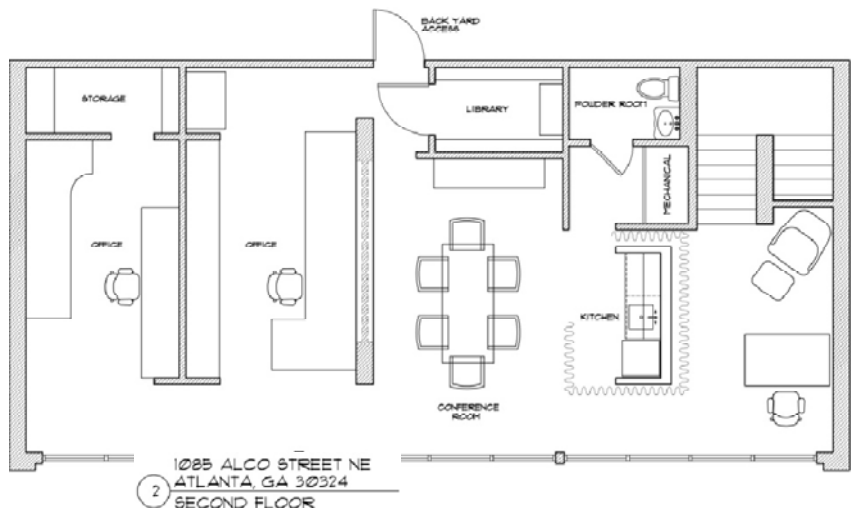
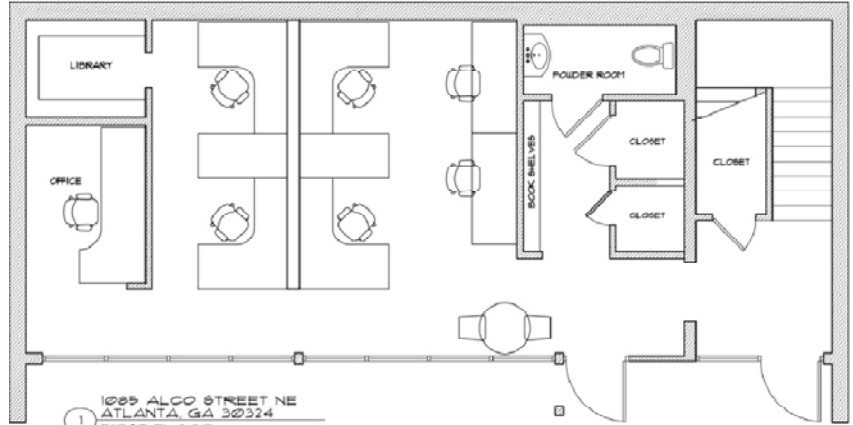
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### Area Highlights:

- Conveniently located less than a mile from I-85 and GA 400 near the intersection of Lindbergh Dr. and Cheshire Bride Rd. in Atlanta
- Prime location in the heart of the planned Cheshire Bride Rd. comprehensive redevelopment area
- Extensive amenity base with restaurants and shopping within short walking distance
- Surrounded by affluent neighborhoods
- Close to Midtown, Buckhead, Lenox, Atlantic Station, and other vital destinations



» Survey included on following page

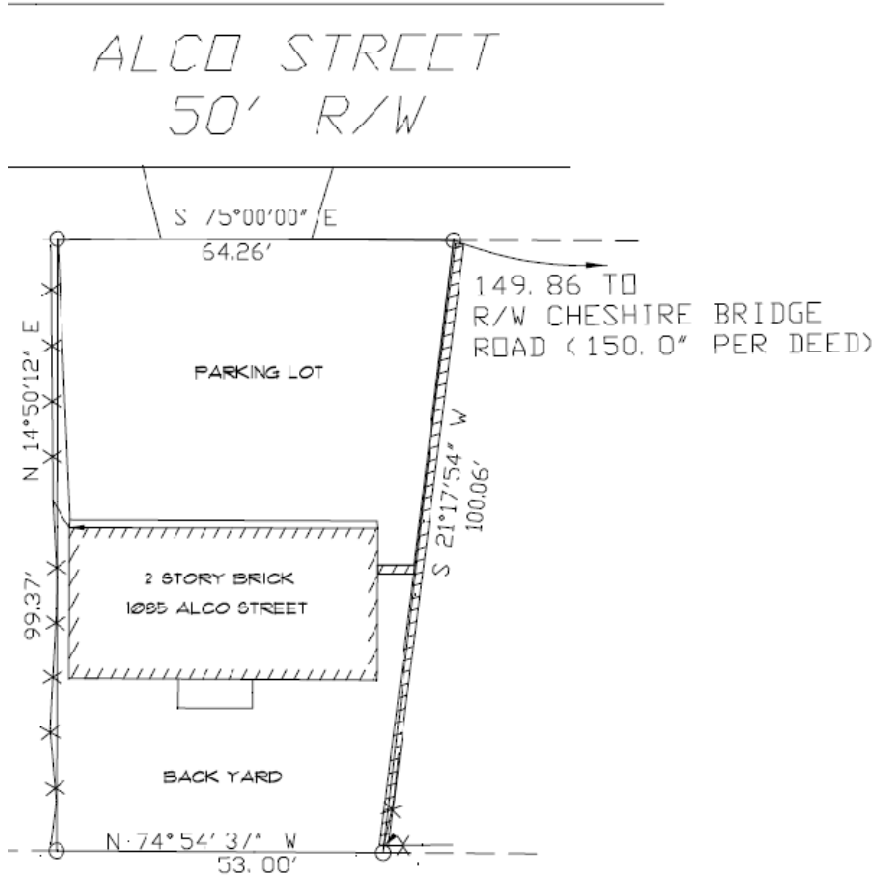
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2,260 SF

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Atlanta, GA 30324



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