

NOW LEASING

HOLCOMB WOODS OFFICE CENTER

1570 OLD ALABAMA ROAD | ROSWELL, GEORGIA | 30076



Property Overview

Holcomb Woods Office Center is a first class 20,000 square foot recently constructed office building, perfect for Medical, Office and/or Retail use. A prime small suite may become available in 2018 - approx. 816sf with a reception area, and large private office. The property offers superb amenities such as garage parking, premium finishes, architectural windows and doors.

Holcomb Woods Office Center is located at a signalized intersection a few hundred yards north of Holcomb Bridge Road along Old Alabama Road within the City of Roswell, two traffic lights east of Georgia 400 off the Holcomb Bridge Road Exit 7. Each tenant enjoys outstanding lighted fascia signage, excellent visibility, and easy access. Each tenant also has a panel on a monument sign located at the front corner of the property.

Traffic Counts

16,980 cars per day north of Subject Property

67,480 cars per day Holcomb Bridge Rd West

35,460 cars per day Holcomb Bridge Rd East

Demographics

	1 Mi	3 Mi	5 Mi
Population	14,347	78,827	140,763
Median HH Income	\$71,400	\$94,516	\$115,660

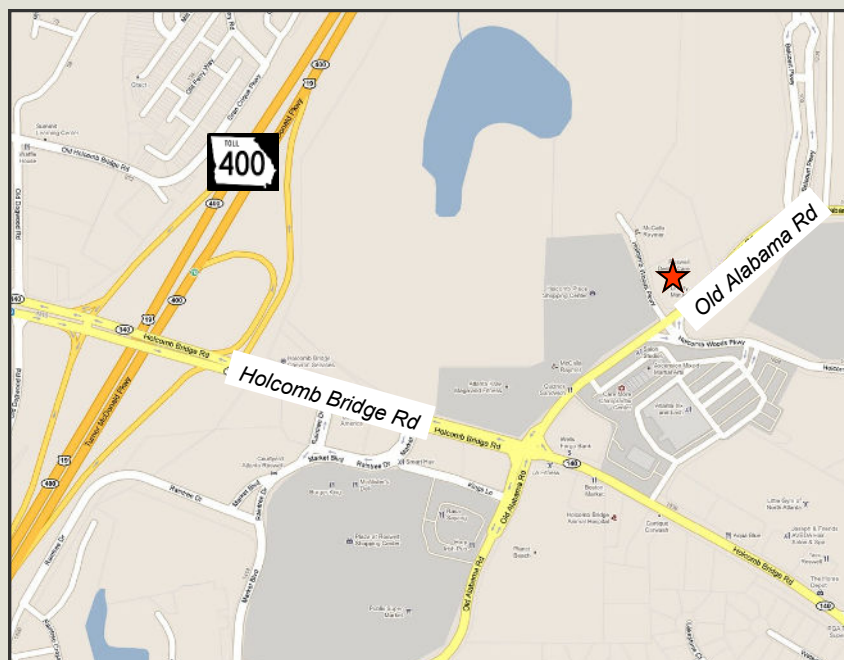
Highlights

Professional Office, Medical and/or Retail Use

Approx 816 RSF available

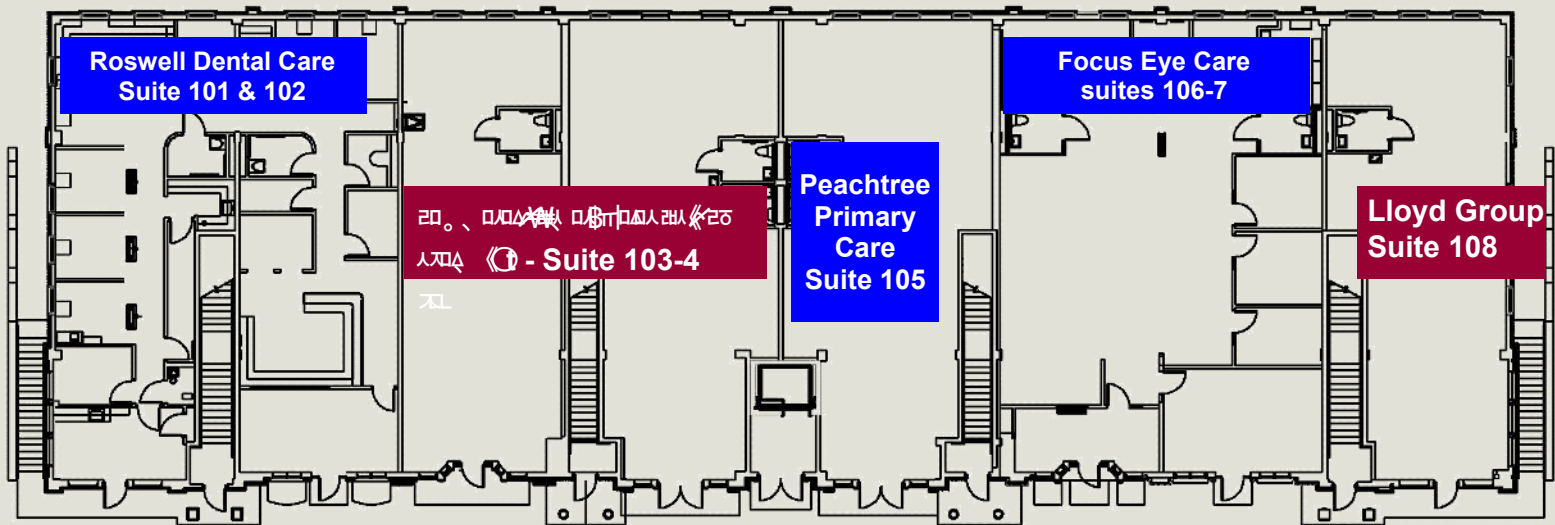
Parking Garage with Elevator Access

Excellent Access to Holcomb Bridge Road and GA 400

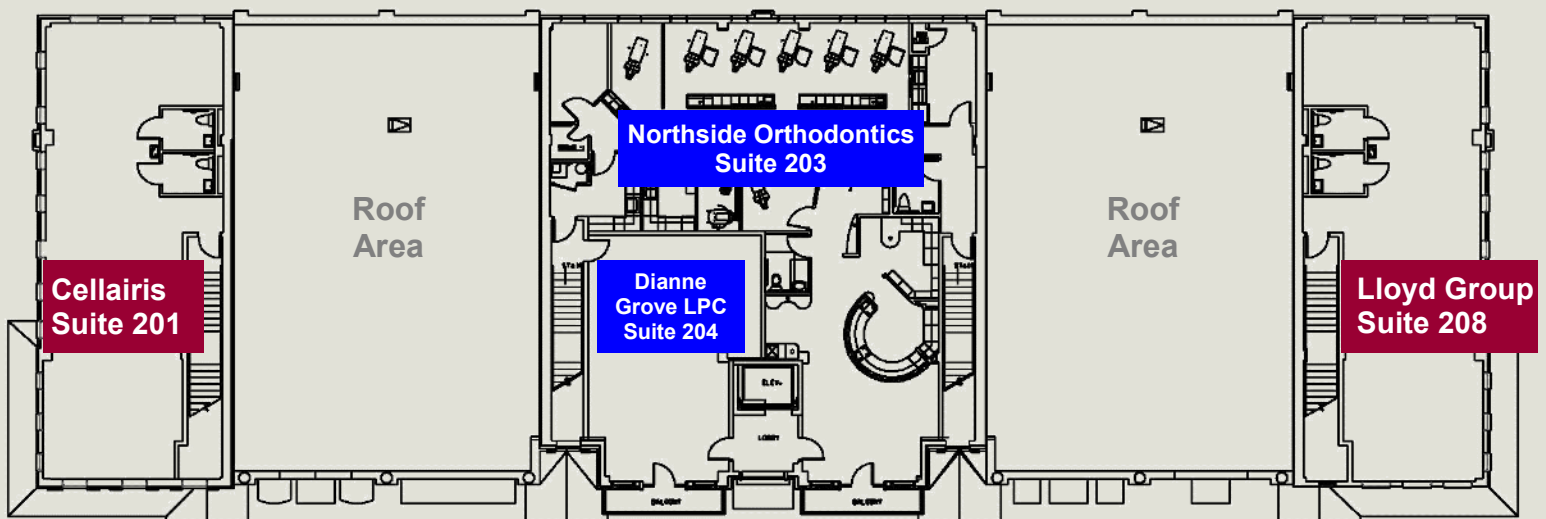




FIRST FLOOR



SECOND FLOOR



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