

FOR LEASE



Marconi Forest 2855 Marconi Drive ■ Alpharetta, GA 30005

Single-Story Business Service Office Building

Largest Contig. Space.....	20,000	Sq. Ft. Rate.....	\$9-11 NET
Minimum Space.....	5,000	Parking Ratio/Covered.....	4.0/No
Total Square Feet.....	45,000	County.....	Fulton
No. of Floors (Bldgs.).....	1(1)	Year Built.....	2001
Escalation Type.....			DOE+
Build-out Allowance			Inquire



Features

- Immediate access to GA 400 (Third traffic light East of GA 400)
- Drive-in and Dock High Doors
- Fiber optics to building
- 20% to 100% build-out available
- 18ft Clear ceiling height

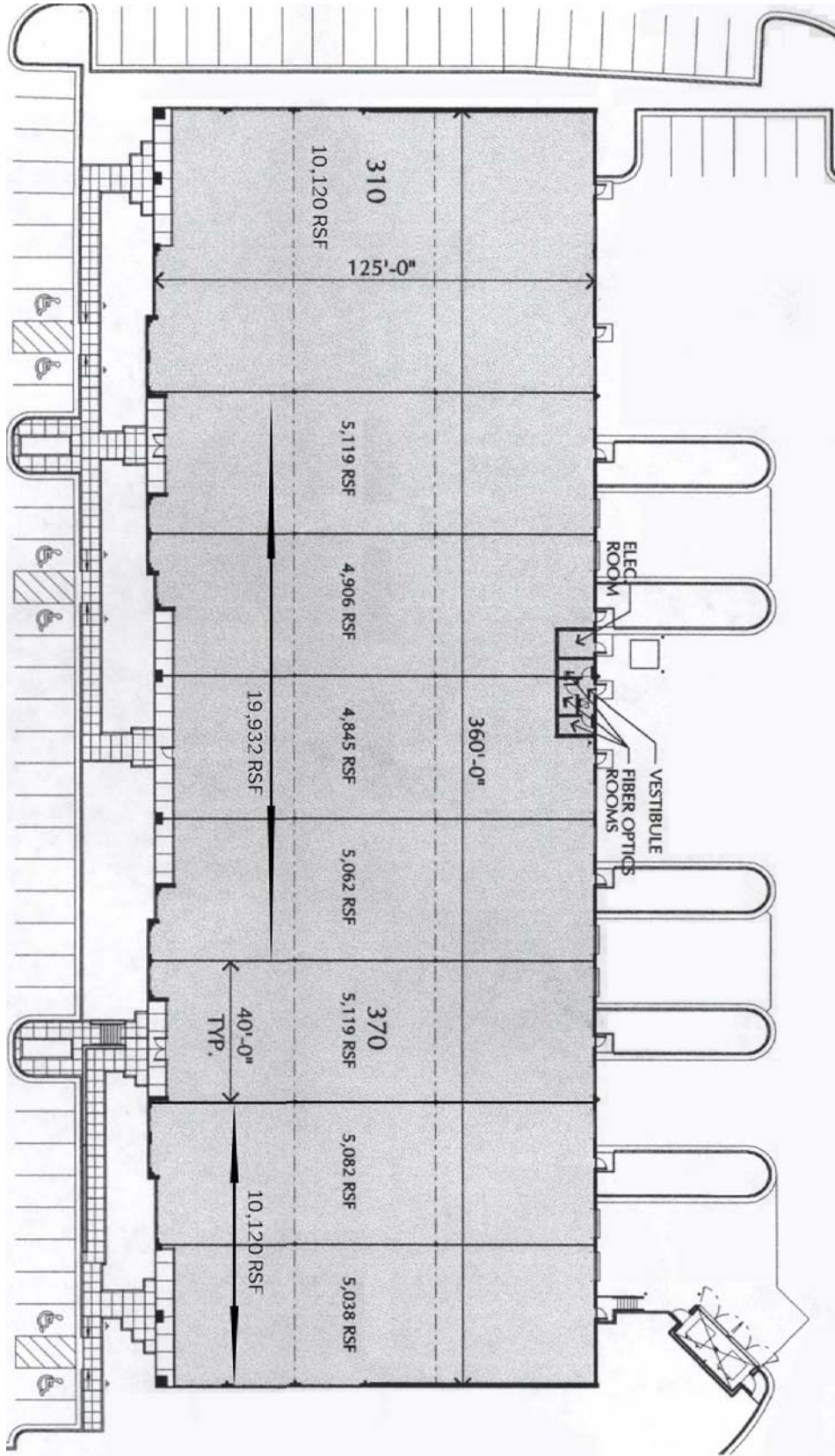
Darren Jones -or- Mike Jones, CCIM
Phone: 770.551.8484 ■ Fax: 678.916.4844



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Kingston Commercial Real Estate
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Phone: 770.551.8484 Fax: 678.916.4844
www.kingstoncommercial.com



Suite 310—Leased
Suite 370—Leased
19,932 rsf—Available
10,120 rsf—Available