

CUSTOM BUILT CALL CENTER | 12,578 SF

5175 PERFORMANCE DRIVE

CUMMING, GA 30040

FOR LEASE



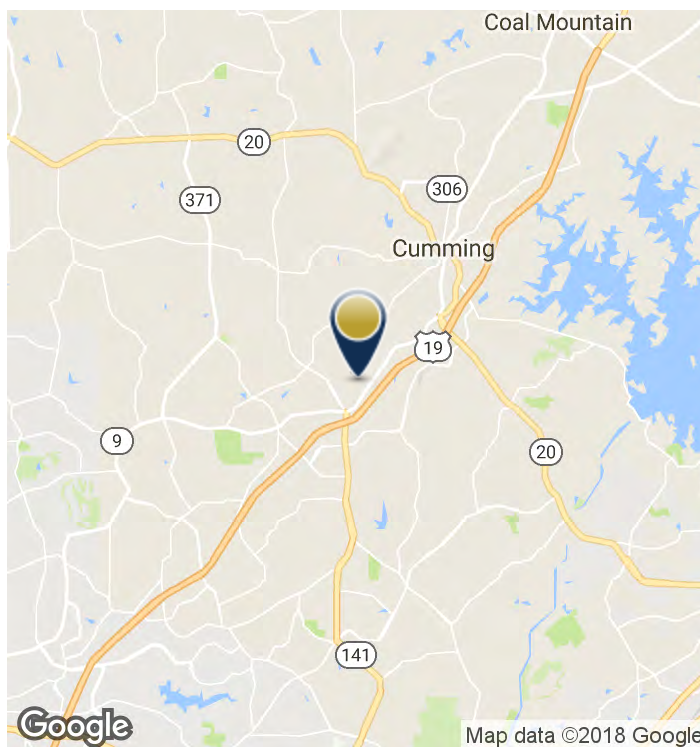
PROPERTY HIGHLIGHTS

- 12,578 SF custom built call center
- Offered for lease at \$9.75/SF NNN
- High quality build out
- Bullpen area for over 100 operators
- 4 executive offices
- 7 private offices
- Executive lounge
- Employee break room
- 110 parking spaces

LOCATION OVERVIEW

Only 5 minutes from GA Hwy 400 at Exit 13, in one of the best school districts in Georgia, this is an excellent opportunity to locate your business in a safe, convenient community with easy access to the main highway.

Office and flex properties are in demand in Forsyth County. Conveniently located close to GA Hwy 400 and just 30 minutes from the Perimeter, there are no similar properties in this size and price range in Forsyth County. A commercial helipad with hangar is adjacent to the property (also owned by Seller) and is available for sale or lease as well. This is a truly unique opportunity for any business or investor.



CUSTOM BUILT CALL CENTER | 12,578 SF | Georgia | 1 of 5



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PHOTOS



CUSTOM BUILT CALL CENTER | 12,578 SF | Georgia | 2015



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Google

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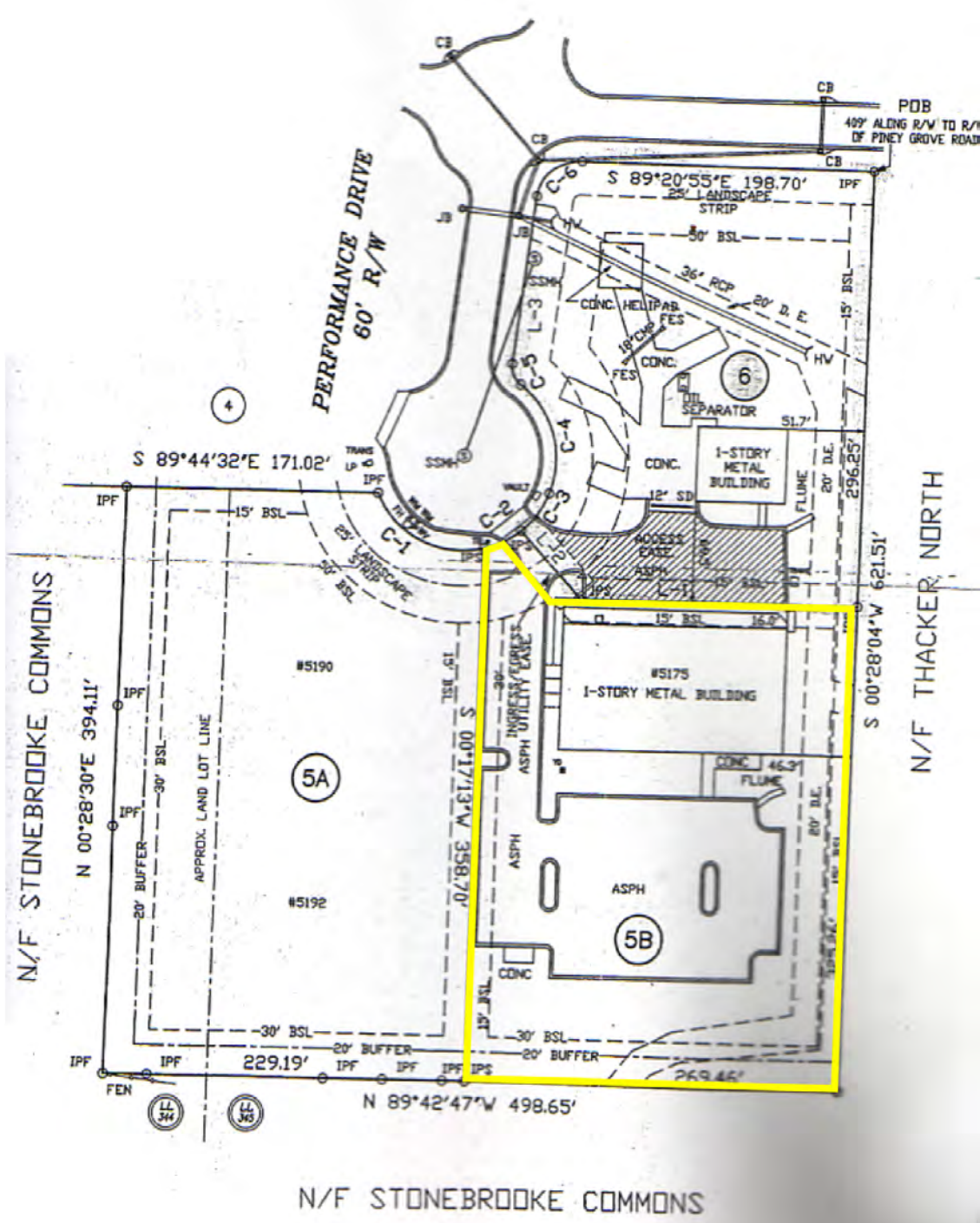
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SURVEY

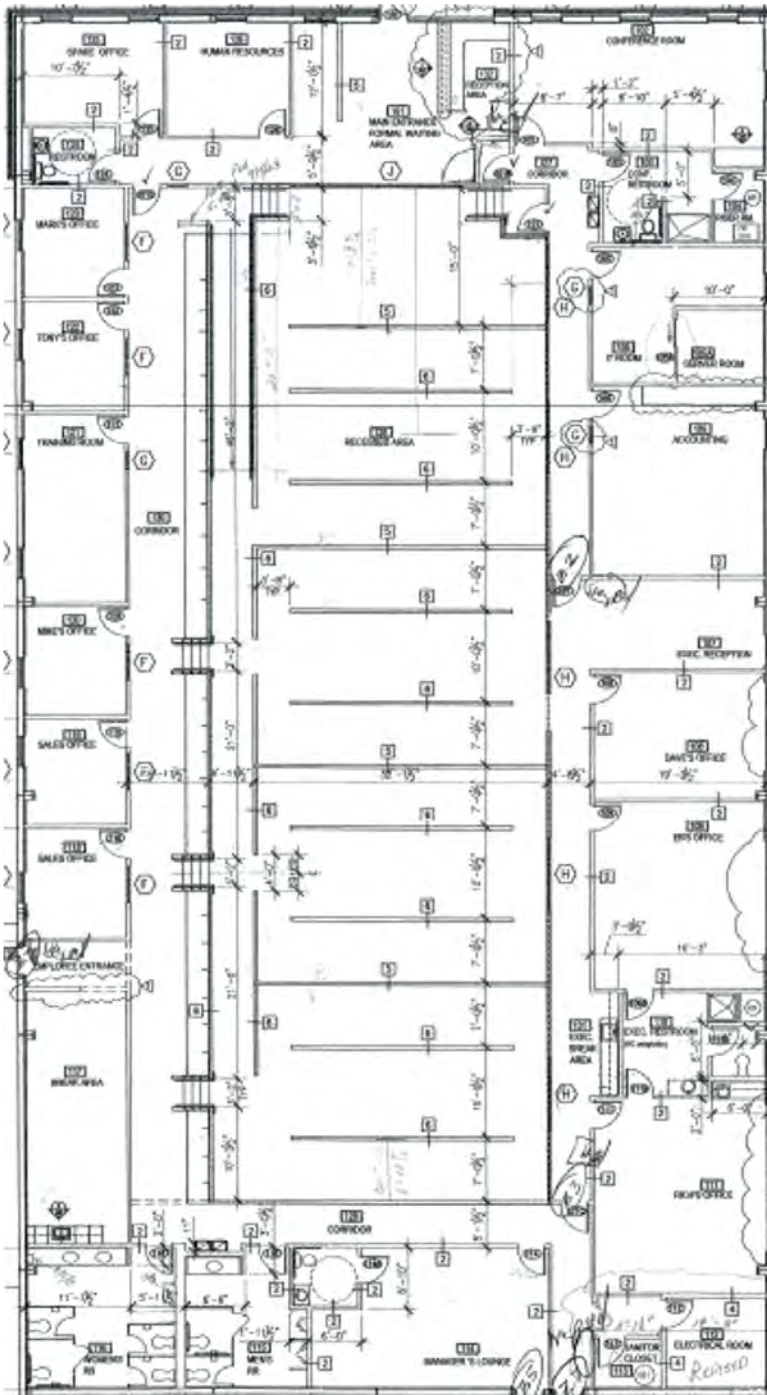


CUSTOM BUILT CALL CENTER | 12,578 SF | Georgia | 40fs

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FLOOR PLAN



CUSTOM BUILT CALL CENTER | 12,578 SF | Georgia | 505



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