

FOR SALE > OFFICE CONDO > GWINNETT COUNTY

# PREMIER OFFICE CONDO FOR SALE

4485 TENCH ROAD, SUITE 341, SUWANEЕ, GA 30024



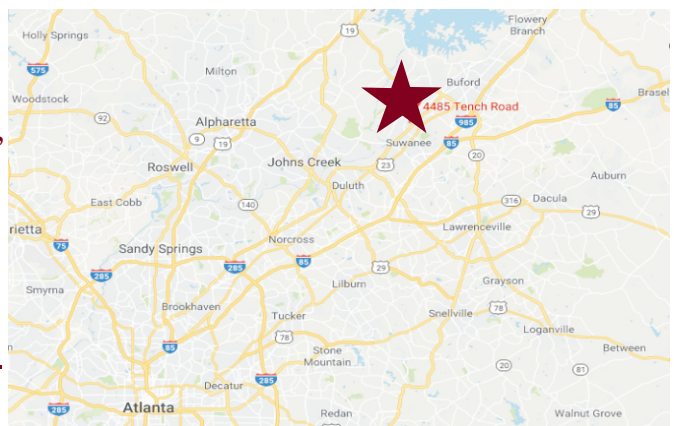
<b>Purchase Price</b>	<b>\$139,800</b>
<b>Price per SF</b>	<b>\$107.37</b>
<b>Appx. SF</b>	<b>1,302</b>

## Investment Highlights

- Great Suwanee location!
- Excellent Owner/User Office Condo
- Well maintained and convenient office in Suwanee, Gwinnett County
- Easy access to Peachtree Ind. Blvd., Buford Hwy, and I-85
- Spacious floor plan has reception, with 4 offices and conference room, kitchenette, and break room/server room.
- Professional office condo ready for move-in
- Good condition and ample parking

## Overview

The subject property is a well maintained office condominium of 1,302 SF located in Peachtree Commons Business Center. Three offices, conference room, reception area, work room (could be another office) storage closet, coffee break area and rest room. Great Suwanee location. All brick construction. Easy access to the City of Suwanee, Peachtree Industrial Blvd., and I-85.



**TBRE**  
REAL ESTATE SERVICES

2700 N BERKELEY LAKE RD, SUITE 230, DULUTH, GA 30096  
Ph: 678.417.1434 Fax: 678.417.1438 www.tbrealtor.com info@tbrealtor.com