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Midtown West Area at the intersection of Howell Mill Road and Marietta Street

- 3,470 SF ± office
- 9,000 SF ± secured parking/storage
- Intown office with covered parking
- Ideal for construction or service business with vehicle fleet
- Convenient Midtown West location

Contact:

Matthew J. Levin, CCIM  
770-209-1700  
[levinm@svn.com](mailto:levinm@svn.com)

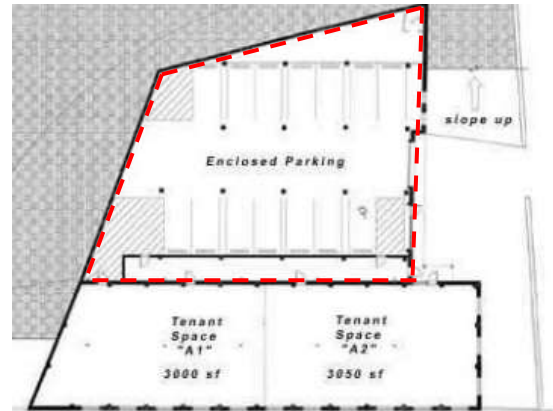
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**Sperry Van Ness - "Your Creative Edge"**  
3300 Holcomb Bridge Road S-250 Norcross GA 30092 770.209.1700v. 770.300.0507 fax

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**Service Facility  
1050 Marietta Street  
Lease Terms**

Property:	1050 Marietta Street, Atlanta, Fulton County, GA 30318.
Premises:	Unit D with 3,470 SF ± of conventional office space 9,000 SF± of secured parking and storage
Term of Lease:	Three to five years, plus negotiable renewal options.
Rental Rate:	\$10.00 per square foot to increase by 3% on each lease anniversary.
Common Area Maintenance, Taxes & Ins.:	Tenant shall pay a pro rata share of common area maintenance costs, taxes and insurance, trash dumpster and security (CAM charge). The CAM charge is estimated at \$2.60 SF.
Utilities:	Tenant shall pay gas, electric and water\sewer.
Repairs:	Landlord shall be responsible for maintaining the roof, exterior structure, utilities to the common areas, paved areas and landscaping. Tenant shall be responsible for all repairs, including HVAC systems within tenant's premises.
Initial Deposits:	The first month's rent and a security deposit subject to review of tenant's financial information.

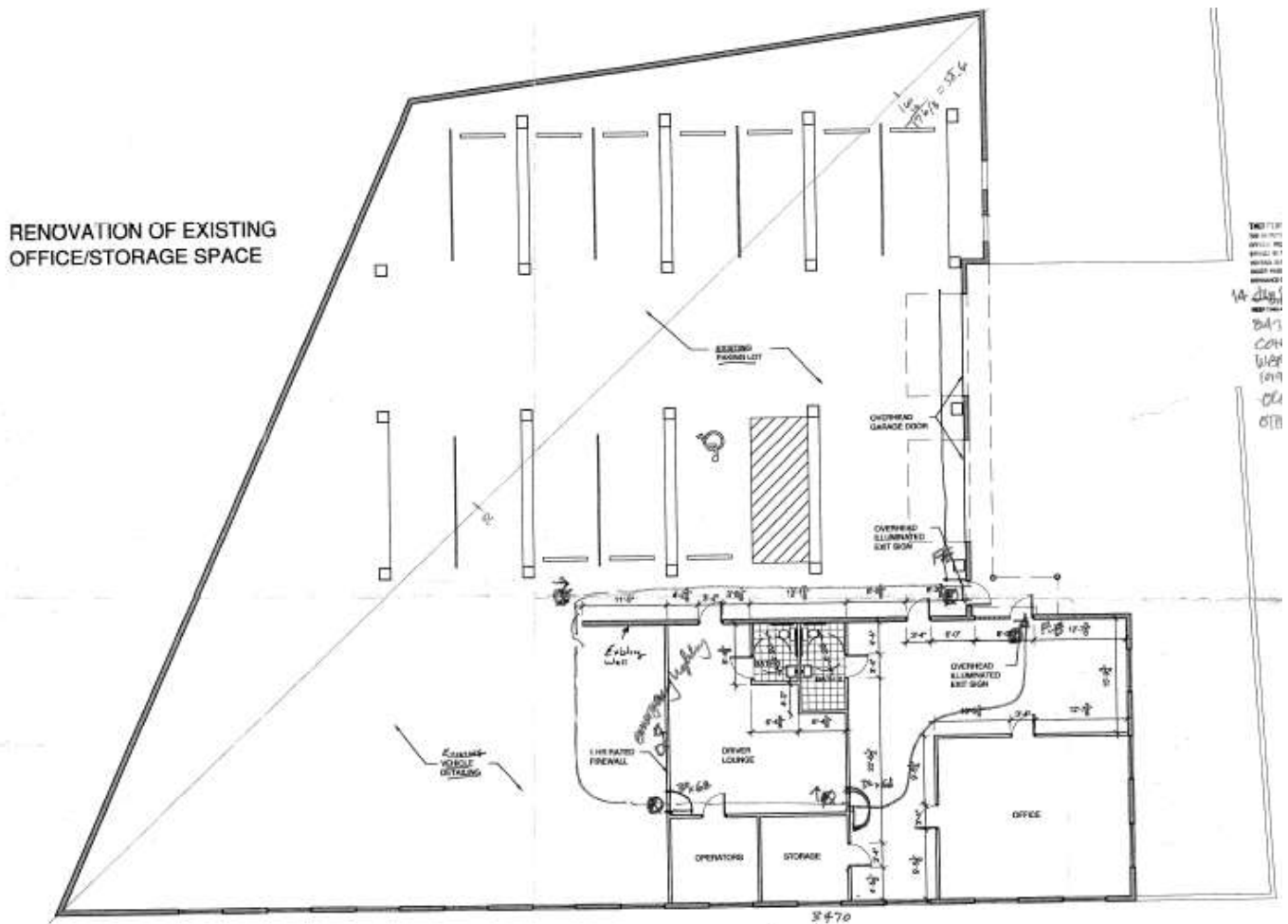
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