

Presented By:

DENNIS POWELL

Managing Broker

770.364.2740

dennisppg@gmail.com

POWELL PROPERTY GROUP, INC

343 Dahlonga Street, Suite A

Cumming, GA 30040

commercial400.com



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MCFARLAND STATION - OFFICE CONDOS

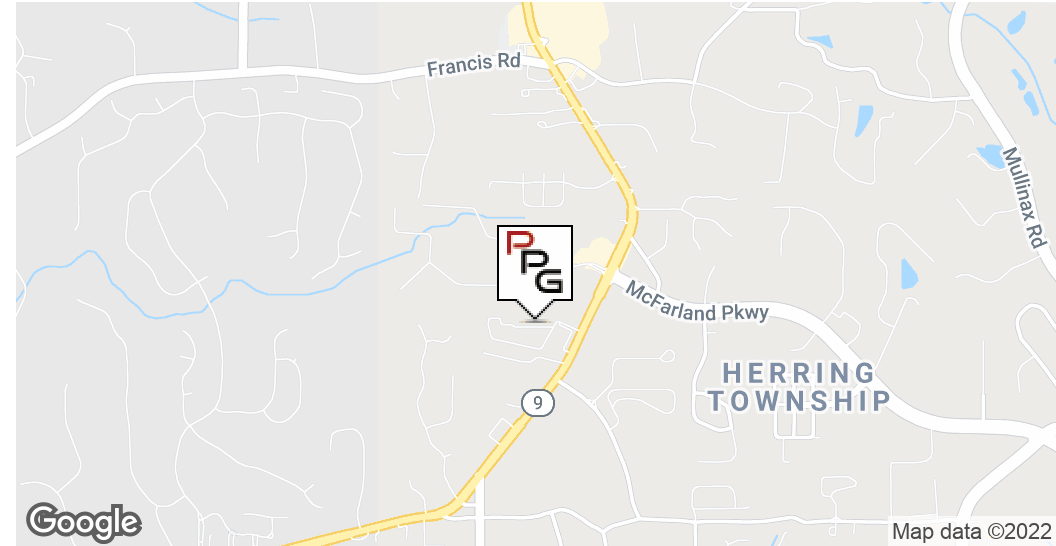
Office Building :

6110 MCFARLAND STATION DRIVE, ALPHARETTA, GA 30004

FOR SALE

McFARLAND STATION - OFFICE CONDOS

6110 MCFARLAND STATION DRIVE, ALPHARETTA, GA 30004



OFFERING SUMMARY

Sale Price:	\$245-250/sf
Building Size:	8,000 SF
Available SF:	
Year Built:	2021
Zoning:	M1
Market:	Atlanta
Submarket:	Metro Atlanta, Alpharetta

PROPERTY OVERVIEW

\$245-250 per square foot.
Office condos featuring true commercial look and construction
Building 1100 will be available in April 2022 and Building 1000 will be available in July 2022.

PROPERTY HIGHLIGHTS

- Groundbreaking architecture in both design and layout
- High quality substantial commercial look
- Clearspan construction allows for open floorplan, multiple offices, or custom to client layout
- 10-foot ceilings with 8-foot doors or available lofted ceiling with an open floorplan in the office area
- All interior walls insulated for sound isolation
- Single or multi-tenant layout
- Visit McFarlandStation.com for additional information

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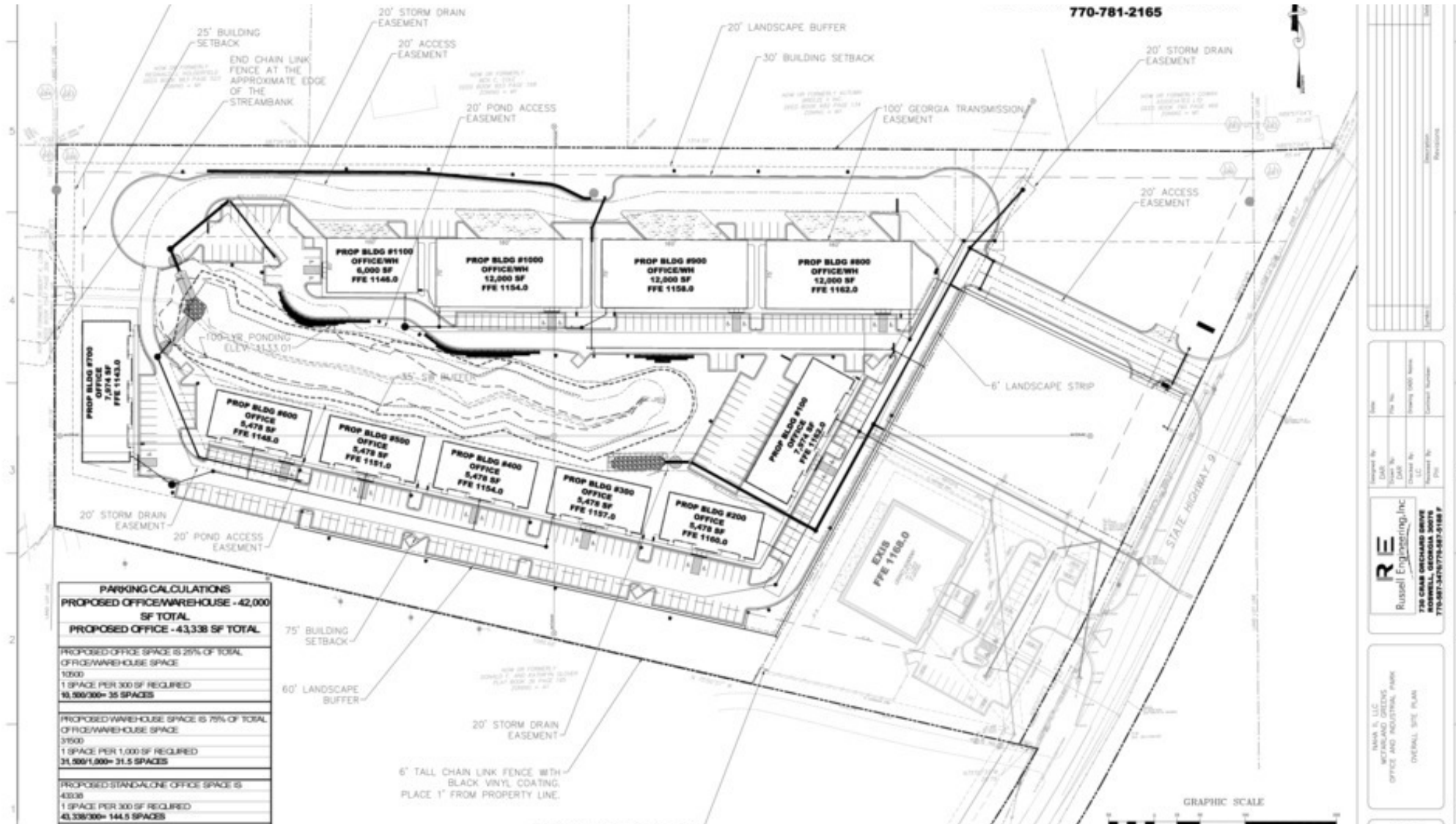
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1
A3

PROPOSED FLOOR PLAN

SCALE: 1/8" = 1'-0" GROUND FLOOR = 5,992 S.F.

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BUILDING 1100

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EXTERIOR FINISH BOARD

JUNE, 2018 David Riddle, Architect

Building 100

FORSYTH COUNTY, GA



BRICK



GOOSENECK EXTERIOR LIGHTING

METAL ENTRY DOOR



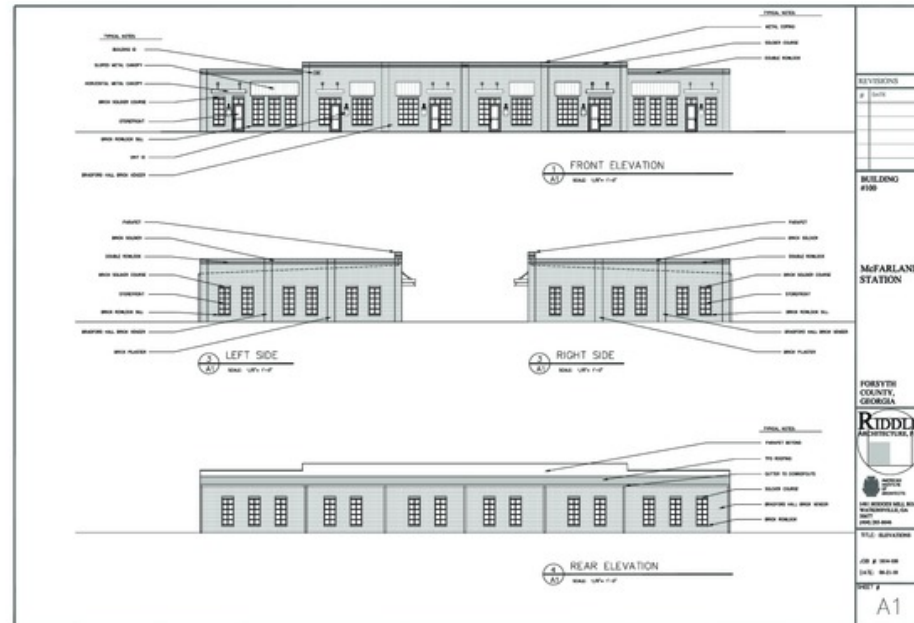
GUTTER



AWNING



CANOPY



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BUILDING 700



BUILDING 700

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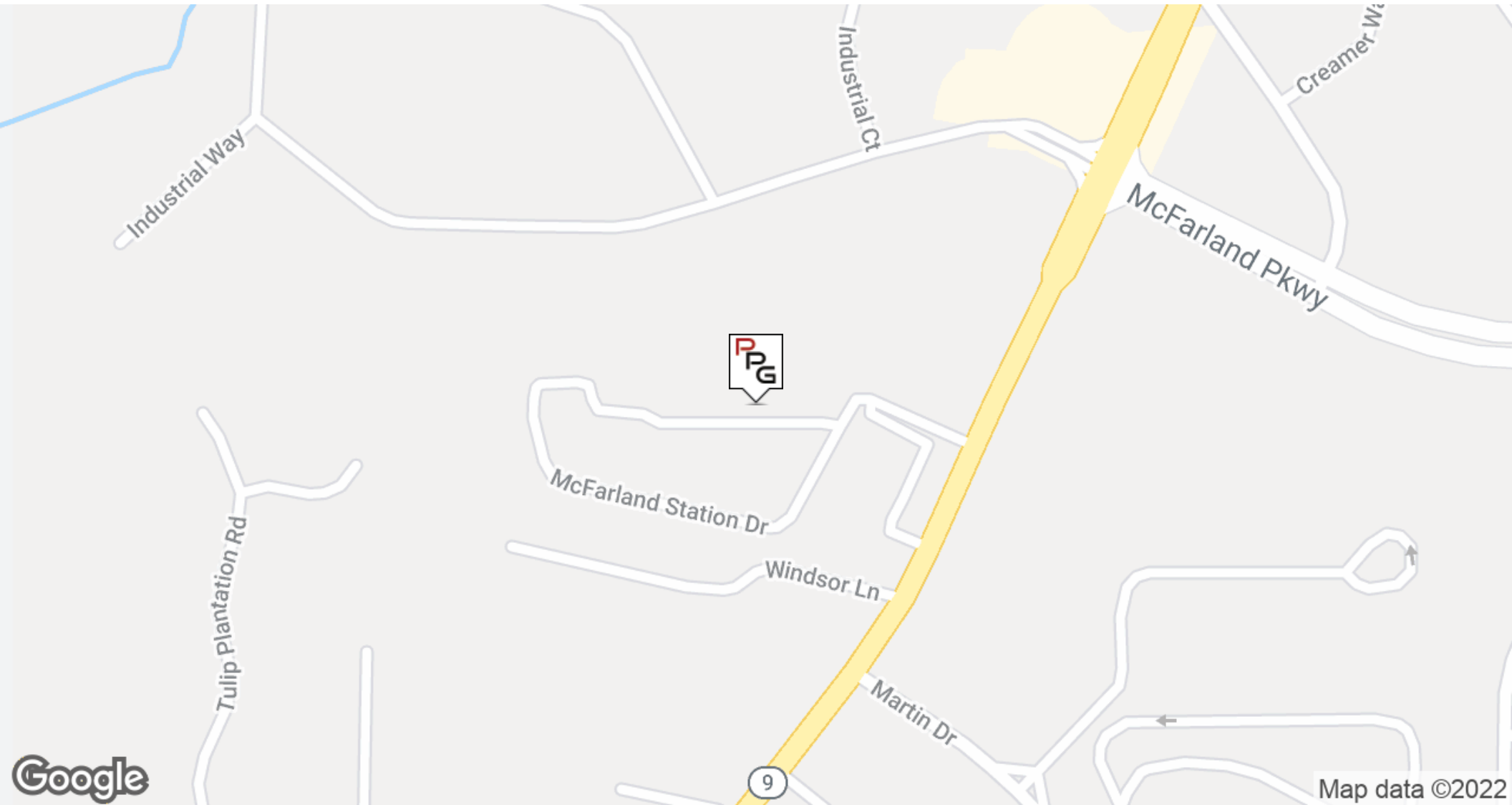
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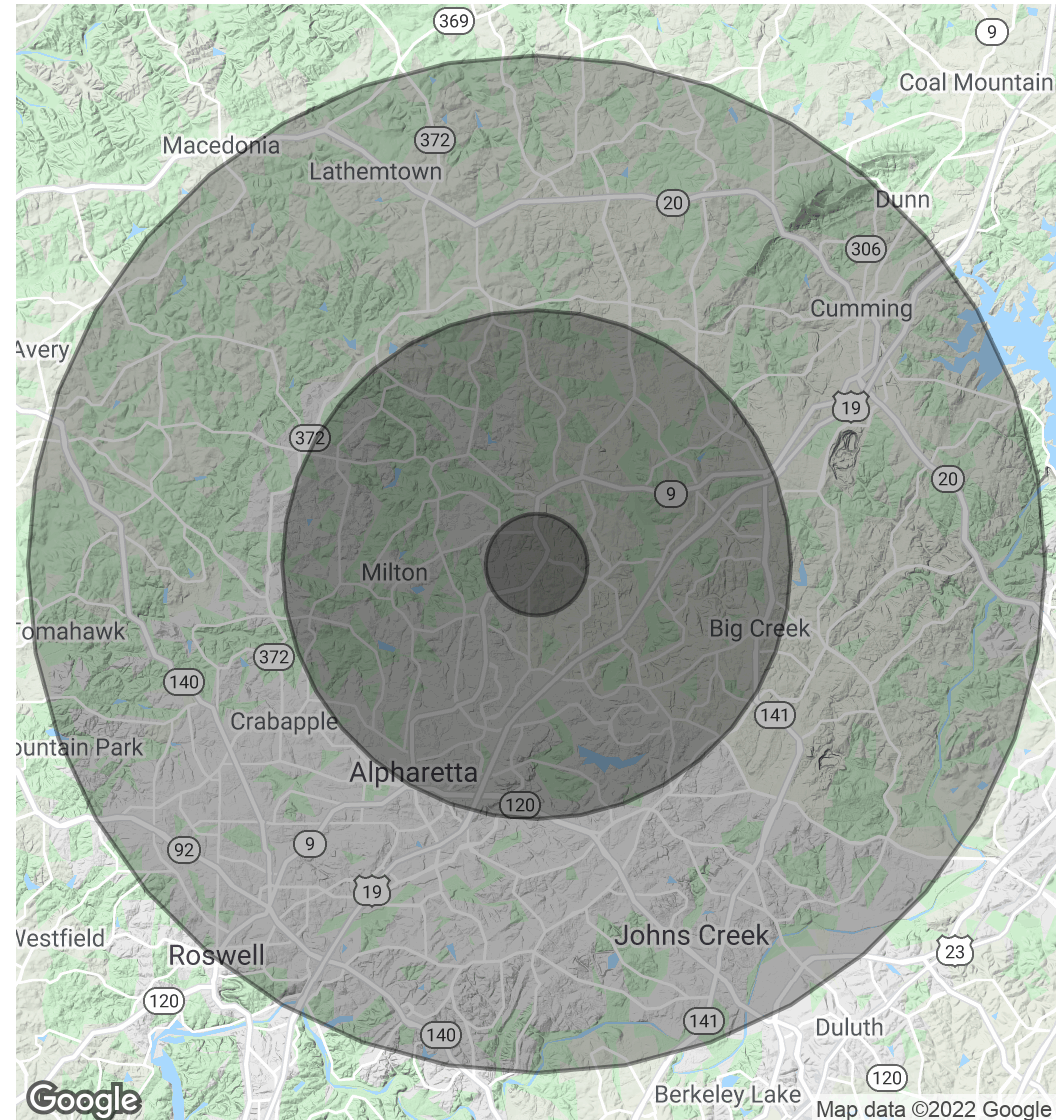
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,954	123,568	447,638
Average age	35.3	35.6	36.3
Average age (Male)	36.6	35.0	35.7
Average age (Female)	32.6	36.0	36.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	636	43,232	156,145
# of persons per HH	3.1	2.9	2.9
Average HH income	\$151,933	\$121,995	\$116,212
Average house value	\$452,203	\$396,040	\$377,965

* Demographic data derived from 2010 US Census



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