

# Friendship Circle - 1 Office, 14-foot roll-up door, partially temperature controlled

1,000  
SQUARE FEET  
**\$1,375.00**  
RENT

\$16.50 /yr  
RENT / SF

(404) 949-3177  
www.w1lease.com



## PROPERTY ADDRESS

1750 Friendship Circle  
Suite 110  
Cumming, GA 30028

COMMERCIAL TYPE: Industrial AVAILABLE: Now

## DESCRIPTION

This suite in our newly developed community is perfectly designed to meet your business needs. This space features one office, a restroom, and a 14-foot roll-up door, all within a partially temperature-controlled workspace.

Key highlights of this suite include:

- Utilities and Internet Services: Powered entirely by electricity, utility management is straightforward. Tenants cover the monthly costs for electricity and prewired internet service through AT&T. Water for standard office use, dumpsters, and exterior surveillance are provided by the Landlord.
- Lease Terms: A minimum lease term of three years is required, ensuring a stable foundation for your business operations.
- Liability Insurance: Tenants must provide general liability insurance in the amount of \$1,000,000 per occurrence.

This is a prime opportunity to establish your business in a modern workspace designed for efficiency and success.

## RENTAL TERMS

|                             |                                 |
|-----------------------------|---------------------------------|
| Rent                        | \$1,375                         |
| Security Deposit            | Based upon credit check results |
| Credit/Background Check Fee | \$80                            |



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