

FOR SALE



4015 Nine McFarland Drive | Alpharetta, GA 30004

## FREESTANDING OFFICE BUILDING

Three (3) story 9,000 SF

Price: \$1,305,000

Hard to find ownership opportunity in Milton

Outstanding location and accessibility just two (2) miles west of GA 400 at McFarland and Highway 9

Visibility and exposure to Highway 9

4.16 / 1,000 parking ratio

High quality interior finishes

Efficient floorplans for traditional office users

Buildings developed and well maintained by current ownership

New top coat & re-striped parking

Adjacent to corner site with traffic light

Semi finished 3,000 SF terrace level (currently used for storage and fitness)

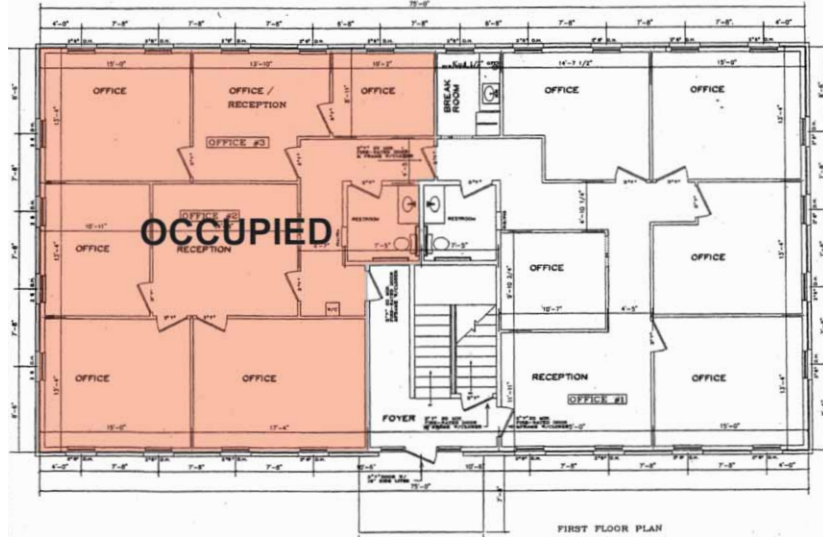


FOR MORE INFORMATION PLEASE CONTACT

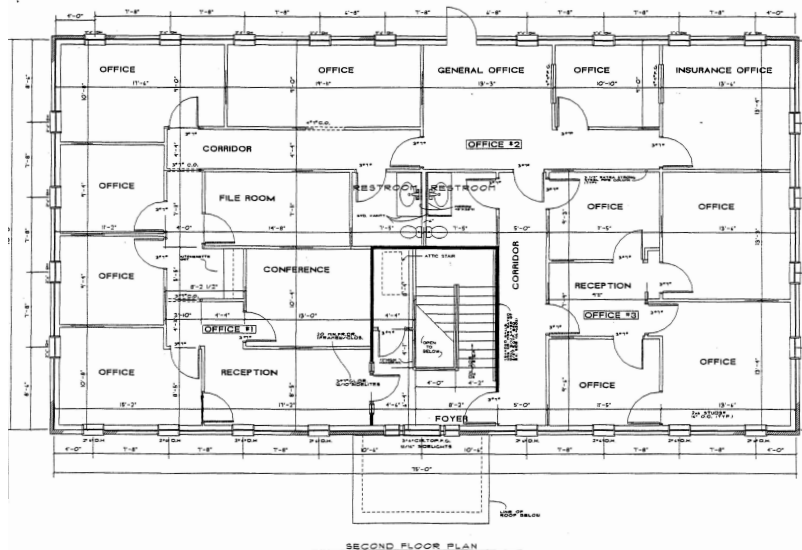
JOHN CAPE  
770.729.2820  
JWCAPE@LAVISTA.COM

WWW.LAVISTA.COM

### 1<sup>st</sup> Floor | 1,500 SF



### 2<sup>nd</sup> Floor | 3,000 SF



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