

GOVERNOR'S RIDGE OFFICE PARK

1640 POWERS FERRY ROAD

* BUILDING 20 *

FOR LEASE – OFFICE SPACE



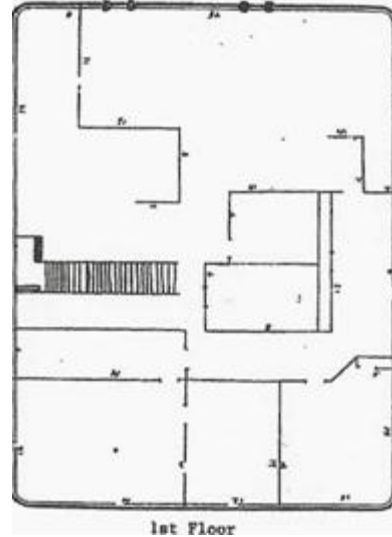
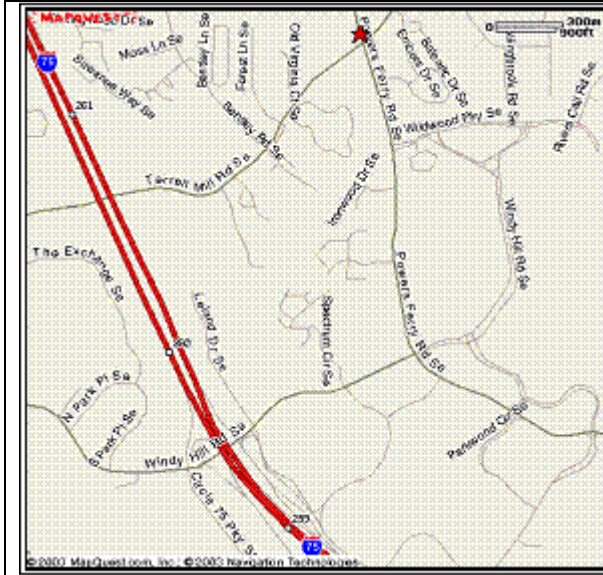
Immediate Occupancy

Whole/Half suite available – A must see.

Terrace Level – 1920 sq ft.

Combination large open plan with executive office suites. Newly redecorated!

Ideal for 16-30 people.



FEATURES:

- Full Service Building
- Free Parking
- Low Introductory Rental Rate
- Flexible Terms-Rent Concessions
- Floor Plans on reverse
- 24 Hour & Weekend Access
- After hours/Over weekend access to heat and air (Tenant controlled)
- One, three & five year leases
- Non-smoking offices
- Includes Janitorial & Utilities
- On-site Management
- Prestigious Area, High Visibility
- Brokers Co-op invited
- Excellent Access to I-75/I-85 & I-285
- Great access to banking, restaurants, gyms, parks, running trails, hotels and shopping in Cobb County

Directions

From I-75N

Exit 260; take right on Windy Hill Rd
Turn left on Powers Ferry Road
Turn left into Governor's Ridge Office Park

From I-285

Exit 22; take right on Powers Ferry Rd,
Crossing over the Chattahoochee River, then cross Windy
Hill Rd, turn left into Governor's Ridge Office Park

PRESTIGIOUS GOVERNORS' RIDGE OFFICE PARK

Governor's Ridge Office Park offers every important amenity for your business location. The offices are located opposite the prestigious Wildwood Complex, surrounded by running trails, river walks, executive gyms, shopping malls, restaurants, conference center's, parks and is close to the Cobb County Chamber of Commerce.

Employees and guests will be at home in a quiet pleasant environment set in tree lined avenues of Cherry Blossoms and Bradford Pears surrounded by Williamsburg style two and three story office buildings.

Each office has ample parking with easy access to the lobby. The buildings are surrounded by well-manicured lawns and retain the authentic detail and fine keeping of the Williamsburg community. Governors' Ridge is a Professional environment and is home to Doctors, Attorneys, Engineers and High Tech companies alike.

Presently, Deel Properties Holdings is pleased to announce office locations available in Building 20.

The terrace level suite available has easy access at ground entrance includes a large principle office that has an open space plan for a larger group.

Please call Stacey or Derek for details.

Telephone: (770) 952-4848 x 245 or Weekends/Cell 404 513-5585

Fax: (770) 951-9627

staceym@edgeware.net CC derekj@edgeware.net

DEEL PROPERTIES HOLDINGS, LLC