

FOR LEASE > Commercial Office Space

312 MALL BLVD, Suite A

Situated centrally on Mall Boulevard, directly in front of Kroger and Dick's Sporting Goods and conveniently located across from Oglethorpe Mall.



This 2nd floor space (± 1,400 SF) recently underwent a beautiful renovation including all new flooring and will be ready for occupancy after August 1, 2025.

The monthly rent of \$2,400.00 includes ALL utilities (except phone, cable and internet services), HVAC maintenance, security system with monitoring, trash service, common area maintenance expenses, building property taxes and insurance. The tenant will be required to carry business liability insurance.

Several offices(4), reception area, meeting room, plumbed for a break room (or can be used as a 5th office). Direct first floor entrance into the space from the parking lot.

There is abundant parking on site. The exterior north wall of the space faces the Dick's/Kroger parking lot and storefronts and offers a terrific opportunity for highly visible signage.

This second floor space is located on Mall Boulevard in front of Dick's Sporting Goods and Kroger between Abercorn Street and Hodgson Memorial Drive. The Oglethorpe Mall is directly south of the property on the other side of Mall Boulevard. Other adjacent/neighborhood Tenants include AT&T, Jason's Deli, Chase Bank, Truist Bank, Bank of America, Chipotle, Taco Bell, and other office and retail Tenants.

BUILDING AMENITIES

- > Great Visibility from Mall Boulevard
- > Newly Renovated
- > Prominent Areas to Display Signage
- > Lots of Parking
- > All Inclusive Rent (phone, internet & cable are excluded)

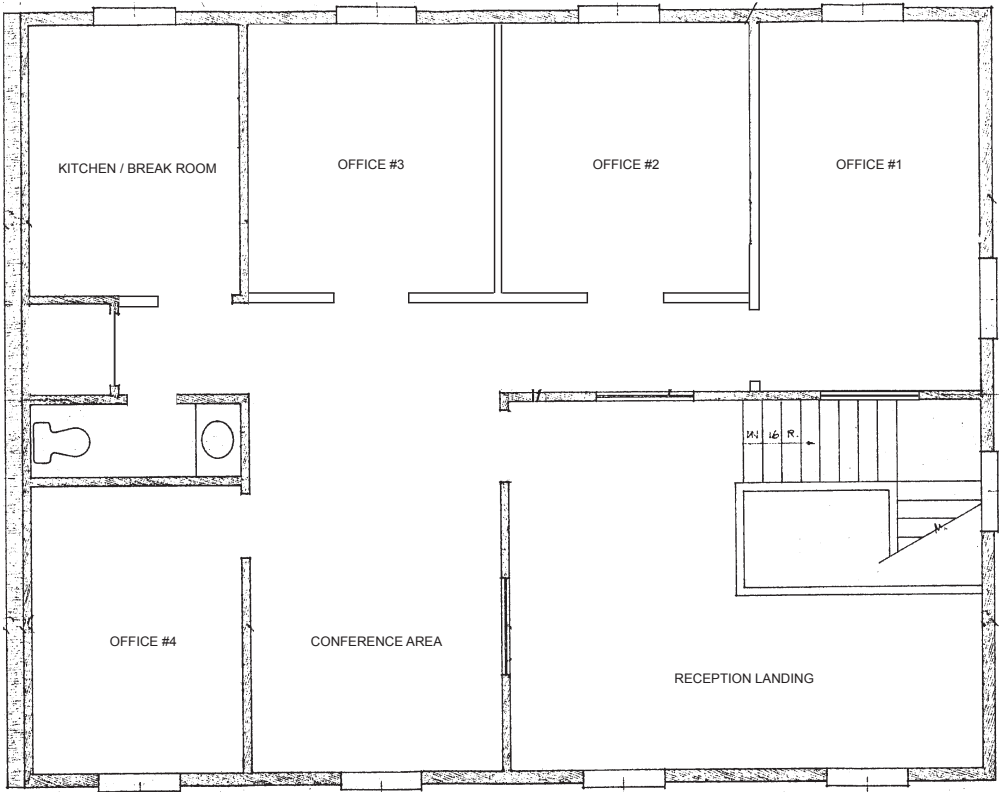
FOR MORE INFORMATION, CONTACT:

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FLOOR PLAN | 312 MALL BOULEVARD, SUITE A

312 MALL BLVD, SUITE A (2ND FLOOR)



312 MALL BLVD, SUITE A (1ST FLOOR)

