

# FOR LEASE

## OAKLAKE OFFICE CENTER

5950 LIVE OAK PARKWAY  
NORCROSS, GA 30093

  
AMERICAN CAPITAL PROPERTIES



### OVERVIEW

- » Newly renovated, including tenant lounge and conference room
- » Beautiful lake views
- » Will build to suit; tenant improvement allowance available
- » No operating expenses, pass-through or CAM charges
- » Monthly rent includes utilities
- » Abundant parking
- » UPS and FedEx drop boxes on-site
- » Free space planning services
- » Flexible lease terms

### LOCATION

- » Easy access to I-85 and minutes to I-285
- » Just east of Oakbrook Square Shopping Center and many retailers and restaurants

### ASKING RATE

- » \$15–15.50/sf

### LEASE TYPE

- » Full Service Gross

### SPACES AVAILABLE

- » Suite 172: 2,607 rsf
- » Suite 220: 5,960 rsf

### FOR LEASING INFORMATION, PLEASE CONTACT:

KENT WALKER | (770) 530-0896  
KENTWALKER@AMERICANCAPITALPROPERTIESLLC.COM

FOR OTHER AVAILABILITY, VISIT US AT [WWW.ACP-SE.COM](http://WWW.ACP-SE.COM)



## AERIAL MAP



## TRAFFIC COUNTS

---

- » I-85 = 257,420 daily traffic count
- » Jimmy Carter Blvd = 50,290 daily traffic count

## FOR LEASING INFORMATION, PLEASE CONTACT:

KENT WALKER | (770) 530-0896  
KENTWALKER@AMERICANCAPITALPROPERTIESLLC.COM

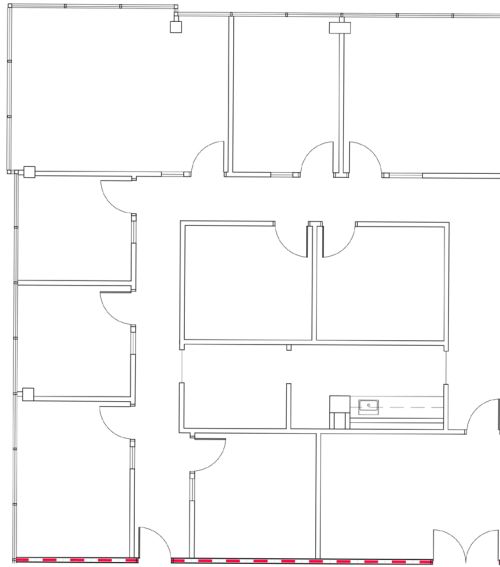
---

FOR OTHER AVAILABILITY, VISIT US AT [WWW.ACP-SE.COM](http://WWW.ACP-SE.COM)

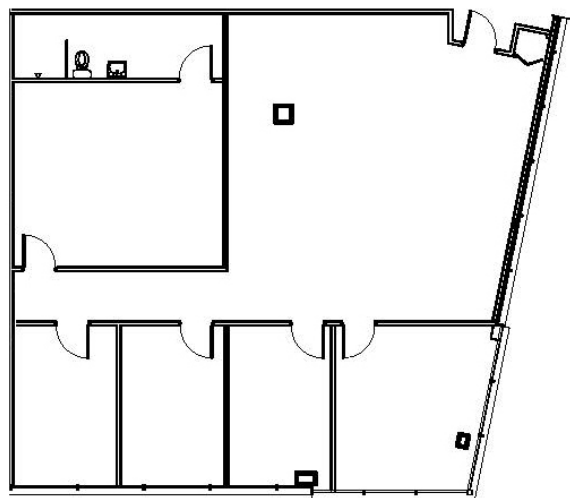
## AVAILABLE FLOOR PLANS

| SUITE | SQ FT |
|-------|-------|
| 172   | 2,607 |
| 220   | 2,500 |

SUITE 172



SUITE 220



### FOR LEASING INFORMATION, PLEASE CONTACT:

KENT WALKER | (770) 530-0896  
KENTWALKER@AMERICANCAPITALPROPERTIESLLC.COM

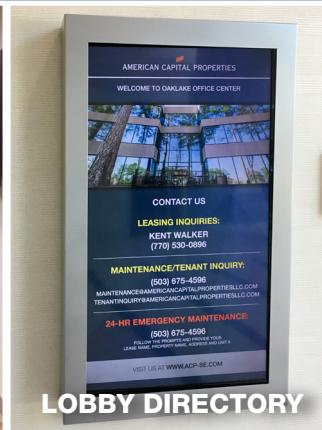
FOR OTHER AVAILABILITY, VISIT US AT [WWW.ACP-SE.COM](http://WWW.ACP-SE.COM)



## ADDITIONAL PHOTOS



**TENANT LOUNGE**



**LOBBY DIRECTORY**



**CONFERENCE ROOM**



**FOR LEASING INFORMATION, PLEASE CONTACT:**

KENT WALKER | (770) 530-0896  
KENTWALKER@AMERICANCAPITALPROPERTIESLLC.COM

FOR OTHER AVAILABILITY, VISIT US AT [WWW.ACP-SE.COM](http://WWW.ACP-SE.COM)