

# Northfield Business Center

4000 Northfield Way  
Roswell, GA 30076

12,400 sf including  
approx. 6,400 sf of office/work rooms



## 4000 Northfield Way, Suite 100

This property is located on Northfield Way just north of Old Roswell Road, just minutes from Georgia 400 and Mansell Road.

### Features

This space has approximately 6,400 sf of office/air conditioned of office and work rooms.

Rear drive-in and dock high loading

20' clear ceiling height

Fully sprinklered building

200 amp 3 phase electrical service

Parking: 1 space per 750 sf rentable

Common Expenses: \$1.08 apsf

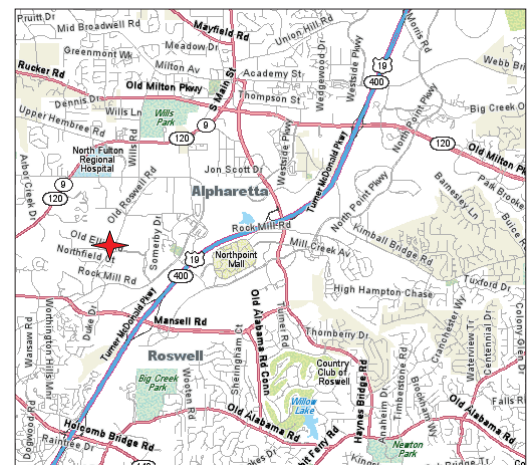
Rental Rate: \$7.00 apsf nnn with

3% Annual Escalations

Located in Roswell's "Opportunity Zone"

Job Tax Credits Provided

See attached Opportunity Zone fact sheet



**MEWS**  
DEVELOPMENT

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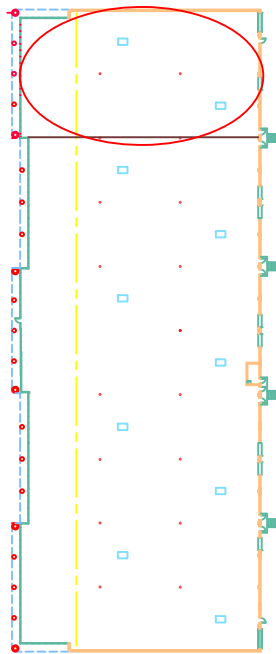
Deshion Crawford

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 Roswell, GA 30076  
 12,400 SF

KEY PLAN (NOT TO SCALE)



Fenced 8' x 12'  
 pad with 5-ton  
 HVAC unit for  
 prep room

