

# LEASE

## 2ND FLOOR PROFESSIONAL OFFICE SUITE

21 West Main Street, Suite 201 - Forsyth, Monroe County, GA 31029



### REDUCED BASE LEASE RATE:

~~\$16.00/PSF~~ \$14.00/PSF

(CAM, T & I: \$3.88/PSF)

**TOTAL MONTHLY RENT: \$2,443.60**

### PROPERTY OVERVIEW

- Suite 201 - 1,640± SF
  - 2nd Floor Office Suite
  - Three (3) offices
  - Large conference room
  - Open work area
  - Break area
  - Restroom
- New build-out including hardwood floors
- Upstairs entrance off West Main Street
- Parking available in adjacent parking lot

### LOCATION OVERVIEW

- Located Downtown Forsyth main city square near the signalized intersection of W Main Street and N Jackson Street
- 1/4 mile from Interstate 75
- Neighbors: Monroe County Courthouse, Forsyth-Monroe County Chamber of Commerce, Grits Café, The Pickled Okra, Bank of Dudley, Simply Dance, Wild + Rooted Hair Company, Robins Federal Credit Union

STEPHANIE FOLSOM, CCIM  
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EBERHARDT & BARRY

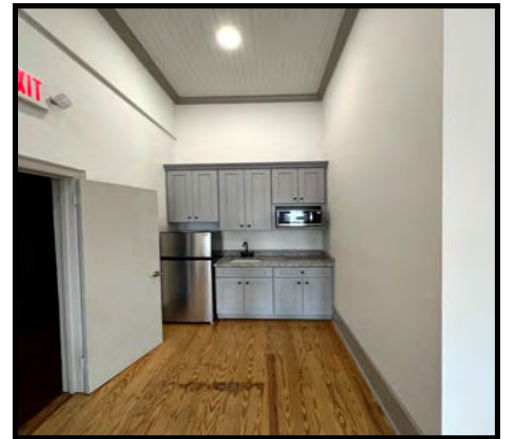
Revised 03/05/24

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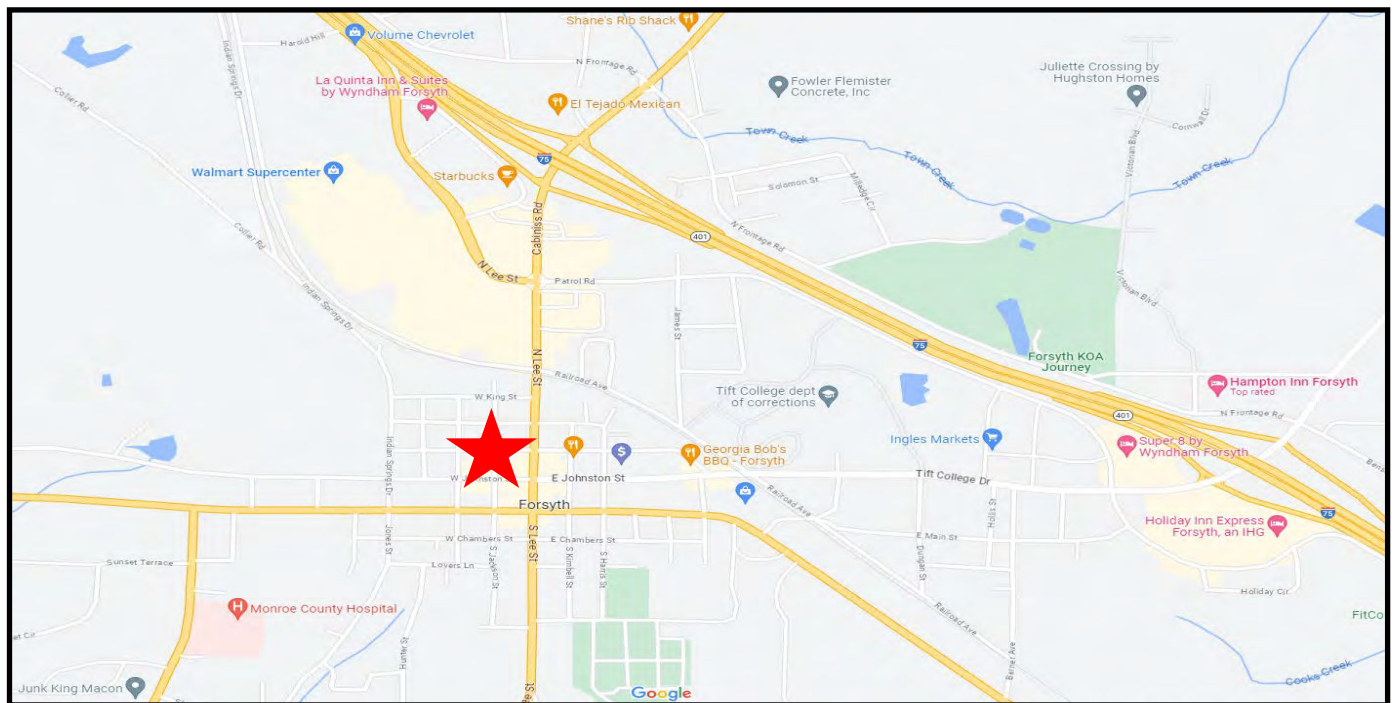
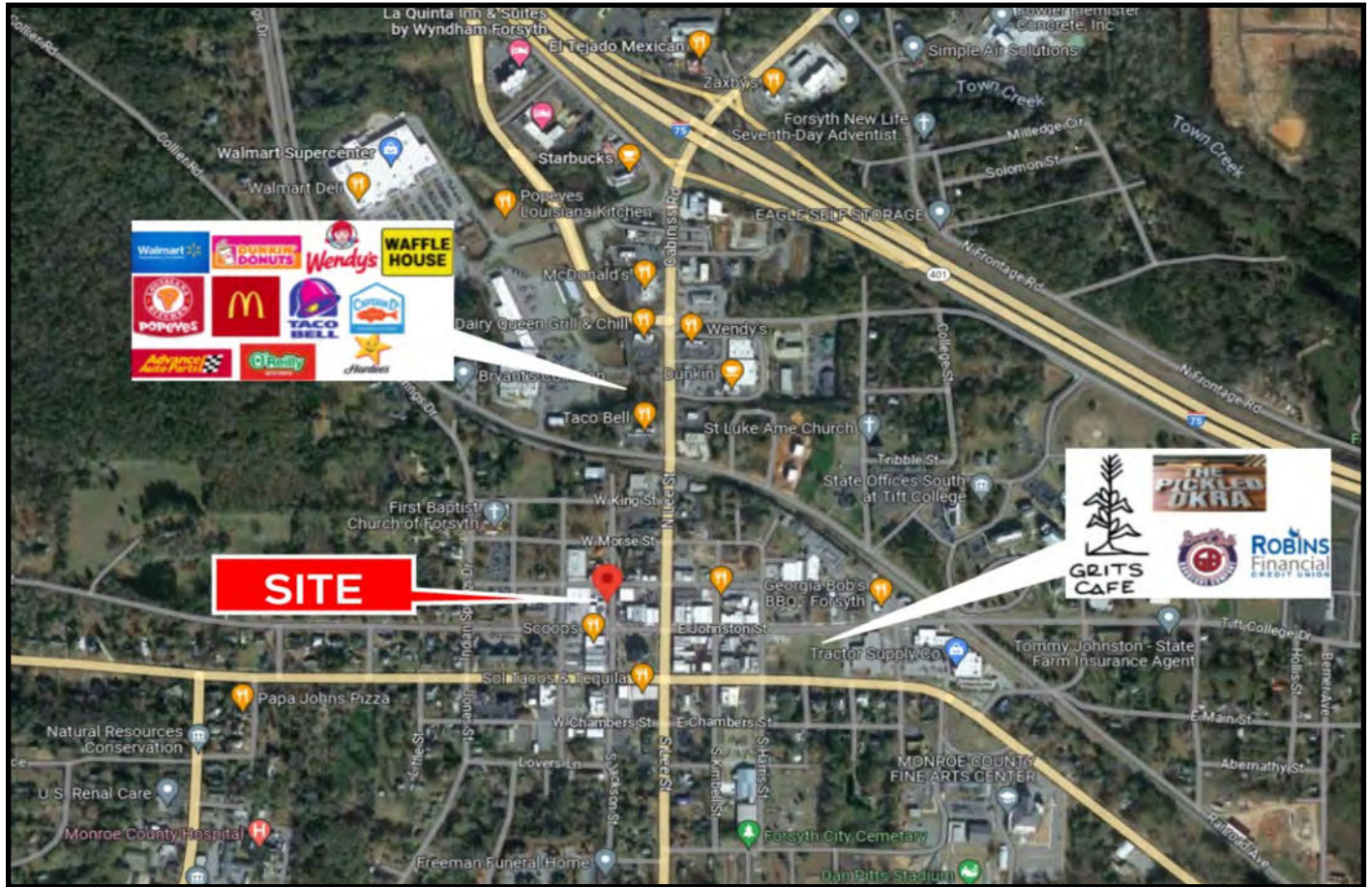
### PHOTOS



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### DEMOGRAPHICS - MONROE COUNTY

