

**FOR
LEASE**

4608 W Walnut
Suite A, Rogers

\$2493 (monthly)



LOCATION: Located just east of Exit 85 on Walnut adjacent to Office Depot and behind Atlanta Bread Company.

- 1760 +/- SF available
- 6 offices
- Storage areas
- Restrooms (his & hers)
- Ample parking
- 2007 traffic ct.: 30,000
- High visibility from I-540
- Tenant pays: all utilities
- Landlord pays: taxes and insurance
- Priced at \$17.00 psf
- Available 2/2009



**Agent
Owned**

Bill McClard, CCIM, SIOR
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MLS# 560657

All information contained herein given by sources deemed reliable. We do not however guarantee its accuracy.

AREA MAP



FLOORPLAN

