

341 Broad Street

Historic Downtown Monroe

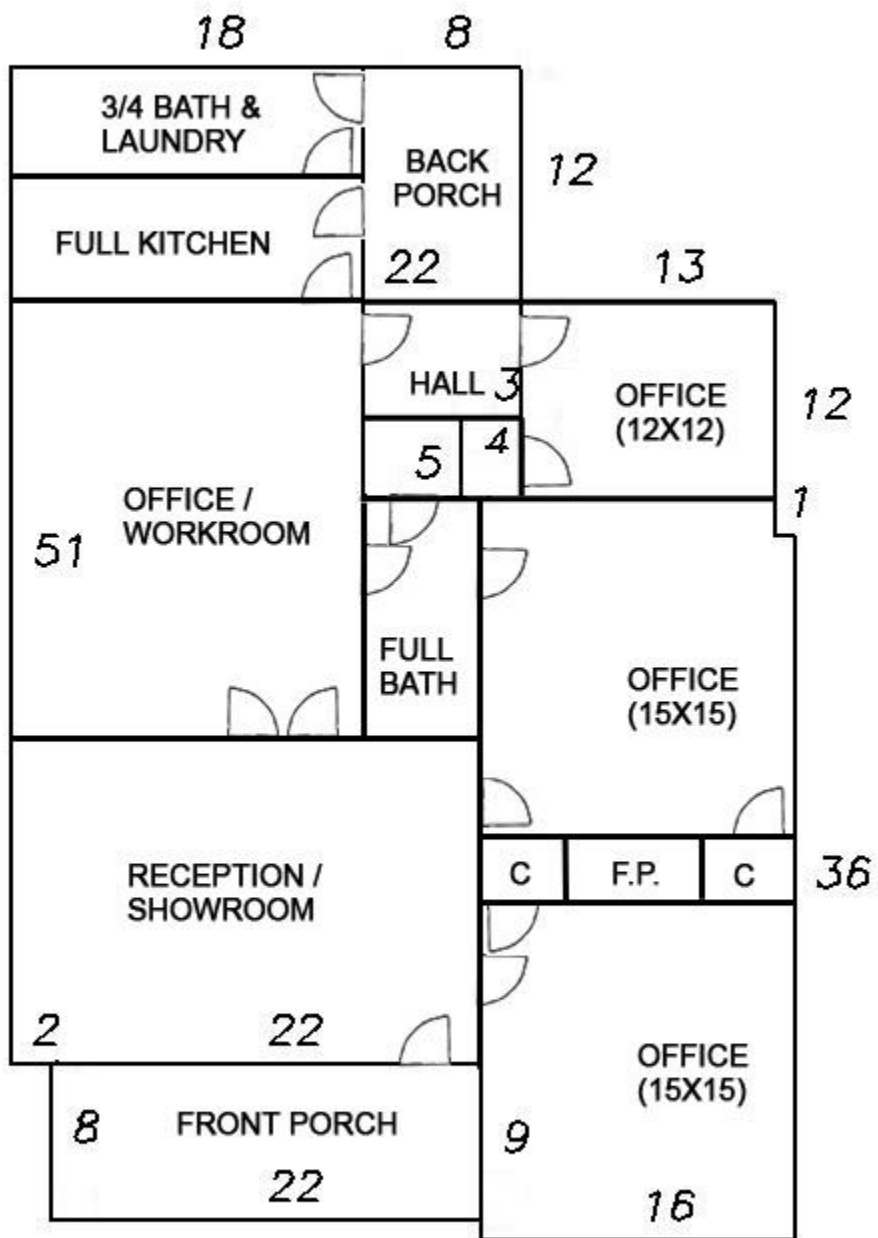




PROPERTY FACTS

- Apx. 1,840 SF - Office Space
- 3 Large Private Offices, Large Reception, Conference / Show Room, Full Kitchen, and Two Bathrooms
- High Ceilings & Hardwoods Floors
- Located at a Traffic Signal with Great Visibility on Broad Street
- Large parking area
- Call to schedule a walk-through
- LOCATED IN OPPORTUNITY ZONE - Businesses at this location qualify for a \$3,500 tax credit per job created. Please see <http://www.dca.state.ga.us> for more information
- **Lease Rate: \$1,150 / month (Modified Gross)**

FLOOR PLAN



FLOORPLAN REFLECTS APPROXIMATE MEASURES ONLY

LOCATION MAP

Directions:

- From Hwy 78 Exit on Hwy 11.
- Take Hwy 11 South towards downtown Monroe.
- 341 Broad Street will be at first traffic light, on the corner of Hwy 11 and West Marable.
- Take a Right on West Marable to park in rear.

Please Call with Questions or to Schedule a Walk-Through

Office: 770-267-1554 Fax: 770-267-5740

Information deemed reliable but not guaranteed

