

FOR LEASE | OFFICE SPACE

ROSWELL SUMMIT

1080 Holcomb Bridge Road, Roswell, GA



PROPERTY FEATURES

- Two buildings totaling 127,545 SF
- Spaces ranging from 1,360 SF to 9,100 SF
- Responsive, proactive ownership & property management
- Monument signage available along Holcomb Bridge Road
- Free surface parking available with 4 spaces per 1,000 SF
- Easy ingress and egress to GA-400 via Holcomb Bridge Road
- Attractive, heavily landscaped environment
- Strong amenity base including restaurants, banks, hotels and other retail in the immediate area
- Located in the Roswell Opportunity and Hub Zone!



For more information, please contact:

John Simpson
Managing Broker
johns@sugaroak.com
(770) 409-9700

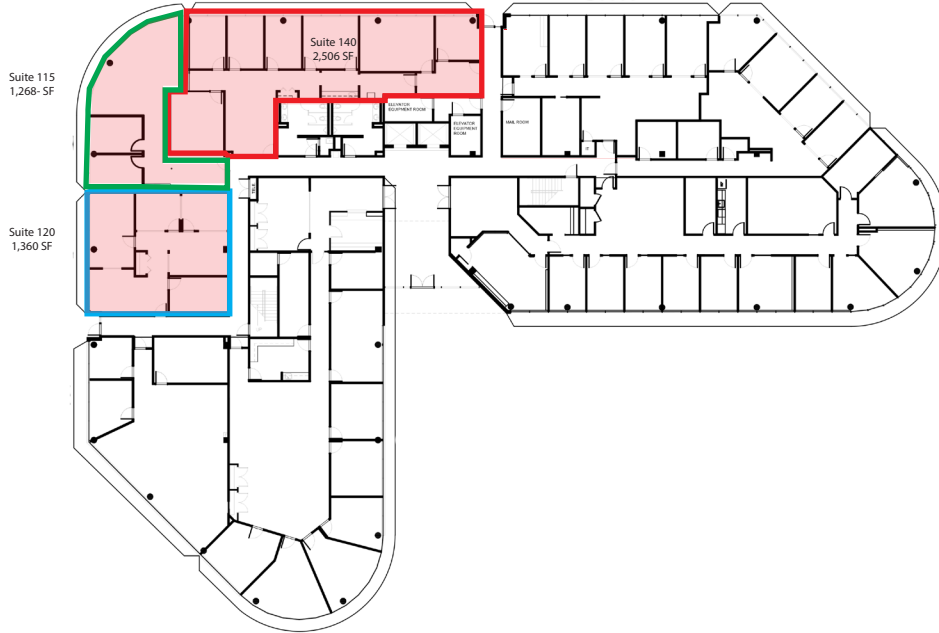


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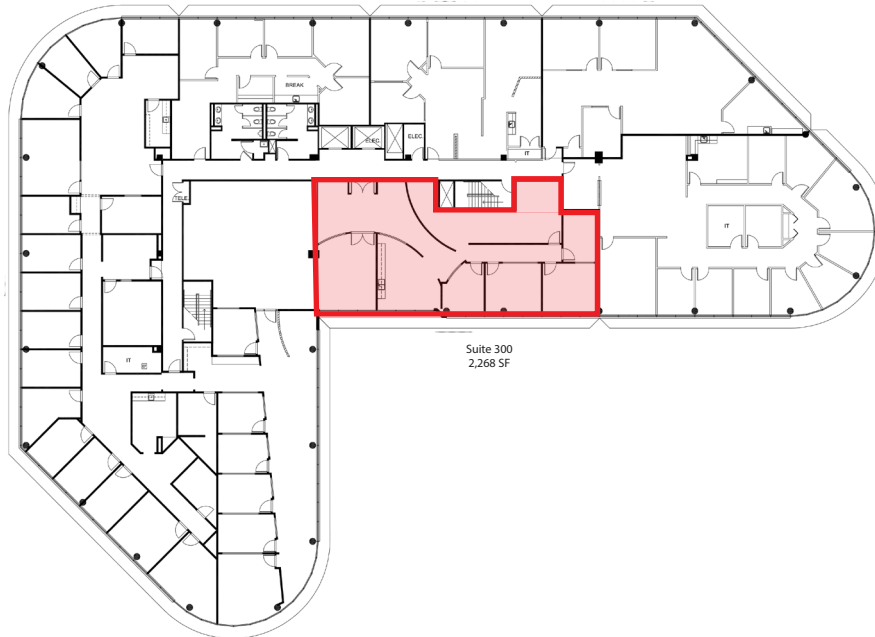
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BUILDING II: 1ST FLOOR AVAILABILITY



BUILDING II: 3RD FLOOR AVAILABILITY



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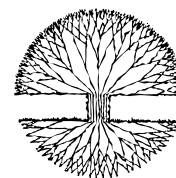
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AERIAL



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SugarOak
REALTY, LLC

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OPPORTUNITY ZONE JOB TAX CREDIT

The Opportunity Zone Job Tax Credit Program offers the highest and most user-friendly job tax credit in the state.

The designated area, or zone, is eligible for a maximum credit of **\$3500 per net new employee for five years** starting the year of the hire. There are no restrictions on the type of jobs created.

- Any legal business that pays Georgia income tax is eligible.
- Only two or more net new jobs need to be created in any one year to be eligible (other programs require ten), and there is no upper limit on eligible jobs.
- If the company's state income tax liability is insufficient to absorb all of the credits the balance may be taken by retaining employee withholding taxes that would otherwise be paid to the state. This will allow the credit to be "cashed out" quickly and easily

The amounts retained by the company from employee withholding are exempt by law from Georgia income tax and may not be subject to federal income tax, so the company gets the full value of the credited dollars. Note that there are flow-through opportunities to pass the credit to partners, shareholders, etc.

OPPORTUNITY ZONE EXAMPLE

	Total Jobs Created	Credit	Tax Liability	Money Saved
YEAR 1	2	\$ 7,000	\$ 1,200	\$ 5,800
YEAR 2	3	\$ 10,500	\$ 1,000	\$ 9,500
YEAR 3	3	\$ 10,500	\$ 1,500	\$ 9,000
YEAR 4	4	\$ 14,000	\$ 1,700	\$ 12,300
YEAR 5	4	\$ 14,000	\$ 1,900	\$ 12,100
YEAR 6	5	\$ 7,000	\$ 2,100	\$ 4,900
YEAR 7	5	\$ 3,500	\$ 2,050	\$ 1,450
YEAR 8	6	\$ 3,500	\$ 1,800	\$ 1,700
YEAR 9	6	\$ -	\$ -	\$ -

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