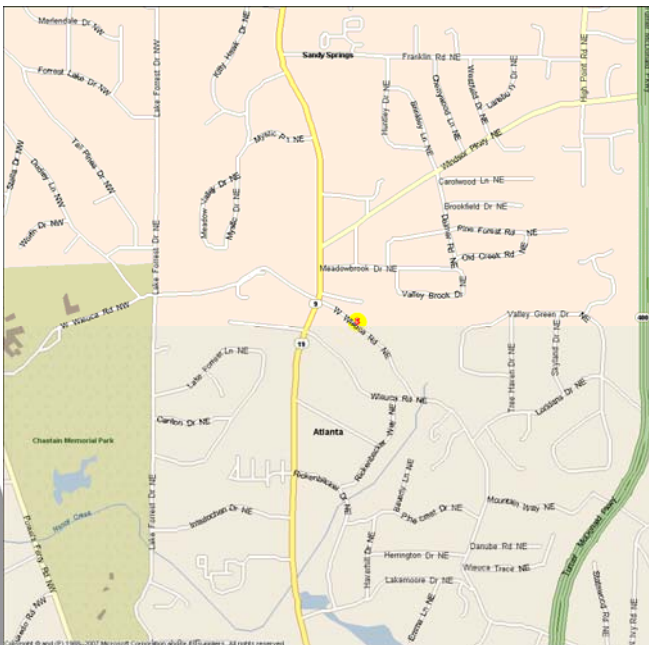


## AVAILABLE FOR SALE/LEASE

**267 WEST WIEUCA ROAD  
ATLANTA, GEORGIA 30342**

Contact John Simpson  
for more information  
(404) 869-2656



### BUILDING INFORMATION:

- 1,295 SF office condo in Buckhead
- Highly upgraded space: 4 offices, conference room, reception area, storage room, restroom, kitchen area, wood floors, canned lighting, crown molding
- Walk to Fellini's, La Fonda, Twisted Taco, Fresh Market
- Great location near Chastain and Brookhaven neighborhoods
- Easy access to GA 400, I-285, Buckhead financial district, Perimeter

### SALE/LEASE INFORMATION:

- For lease - \$17.00/nnn, (\$1,834.58/mo)
- For sale - \$330,225 (\$255.00/SF)

