

**Office Suite Available
Marshall Building
Dalton and Sand Streets
Ellijay, Georgia**

**Offered at only \$2,750 per month;
\$2,750 security deposit.**

- The suite contains ~3,500 square feet, including:
 - Lobby
 - Receptionist's office
 - Five private offices
 - One additional private office with private restroom, including shower
 - Two additional restrooms
 - Workroom
 - Large conference room
 - Kitchen/breakroom, including full-size refrigerator with an ice-maker, dishwasher, and double sink with food disposal

- Rent includes:
 - Water
 - Sewer
 - Weekly garbage collection
 - County and city property taxes

- Three entrances to the suite provide excellent visibility
 - Dalton Street/Georgia Highway 52, a major thoroughfare
 - Sand Street

- One block or less from :
 - Gilmer County Courthouse
 - Ellijay City Hall
 - Ellijay Police Department
 - Ellijay Fire Department
 - Dalton State College
 - First Baptist Church
 - Ellijay Telephone Company headquarters
 - "The Square"

- Responsive, fiscally-sound landlord

- Favorable, competitive lease terms

**John Marshall, Owner/Landlord
P.O. Box 568
Ellijay, Georgia 30540**

**Phone (706) 273-2727 ~ Fax (706) 635-8584 ~ Text (706) 889-5646
johnmarshall58@gmail.com**

UTILITIES

<u>TELEPHONE, INTERNET, CABLE</u>	<u>ELECTRICITY</u>
Ellijay Telephone Company 224 Dalton Street Ellijay, Georgia 30540 706-276-2271 1-800-660-6826	Georgia Power Company 300 Industrial Boulevard Ellijay, Georgia 30540 1-888-655-5888 Service address is 163 Dalton Street, Ellijay, Georgia

NATURAL GAS

Any of the following natural gas marketers will provide service to the suite. We encourage you to call several of them for the most competitive rates and terms. All numbers listed are toll-free.

Commerce Energy	1-866-587-8674	Kratos Georgia	1-800-296-2203
Constellation Energy	1-800-785-4373	North American Power	1-800-319-4224
FireSide Natural Gas	1-866-517-0250	Scana Energy	1-877-467-2262
Gas South	1-866-563-8129	Stream Energy	1-866-543-4642
Georgia Natural Gas	1-877-850-6200	True Natural Gas	1-877-746-4362
Infinite Energy	1-877-342-5434	Walton EMC	1-866-936-2427

The Georgia Public Service Commission regulates the sale of natural gas. For more information, visit their website at www.psc.state.ga.us/ and click on the "Natural Gas" tab on the left, or call them at 1-800-282-5813.

Service address is 163 Dalton Street, Ellijay, Georgia.

MAILING AND PHYSICAL ADDRESS

**163 Dalton Street
Ellijay, GA 30540**