



LOCATION OVERVIEW

This property is located in Peachtree Corners near the intersection of Spalding Drive and Holcomb Bridge Road. Excellent synergy from other surrounding office and medical office businesses, and in close proximity to excellent shopping and dining options at The Forum on Peachtree Parkway shopping center. Northside Hospital is located only 10 miles south of the property.

OFFERING SUMMARY

Lease Rate:	Withheld
Available Units:	Suite 100
Available SF:	2,200 SF
Building Size:	5,400 SF
Year Built:	1983
Zoning:	OI

PROPERTY HIGHLIGHTS

- 5,400 SF office building
- Located in Peachtree Corners in Gwinnett County
- Suite 100 available for lease
- Suite 100 (2,200 SF) is ideal for office/medical and can be subdivided
- Competitive rental rates
- Monument signage included
- Located less than 3 miles from The Forum on Peachtree Parkway and other major retailers
- Located less than 10 miles north of Northside Hospital
- Zoned OI





DEMOGRAPHICS



POPULATION

1 Mile	8,461
3 Miles	67,695
5 Miles	185,158



HOUSEHOLDS

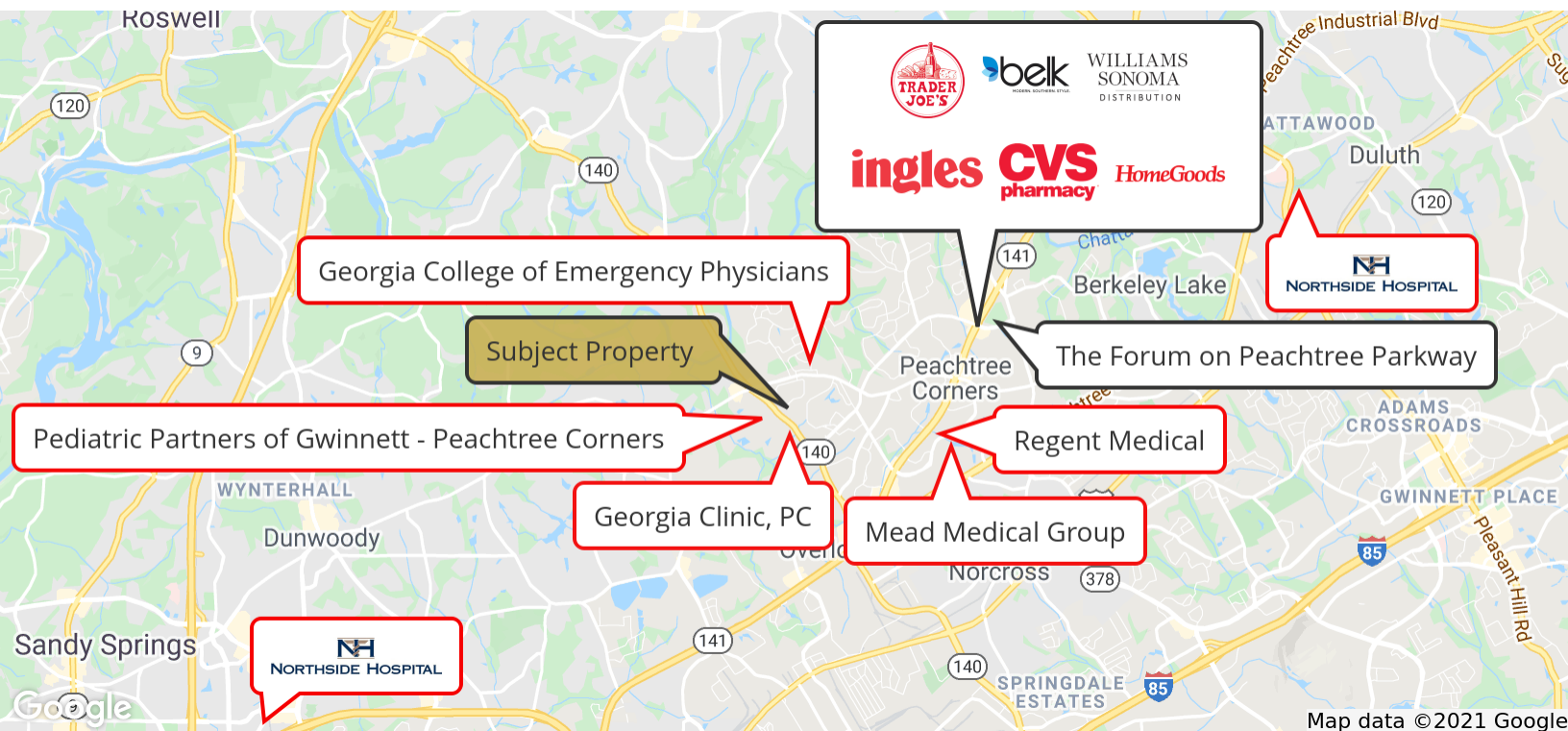
1 Mile	3,428
3 Miles	25,972
5 Miles	69,712



AVG. HH INCOME

1 Mile	\$99,940
3 Miles	\$108,242
5 Miles	\$102,060

IN THE AREA MAP



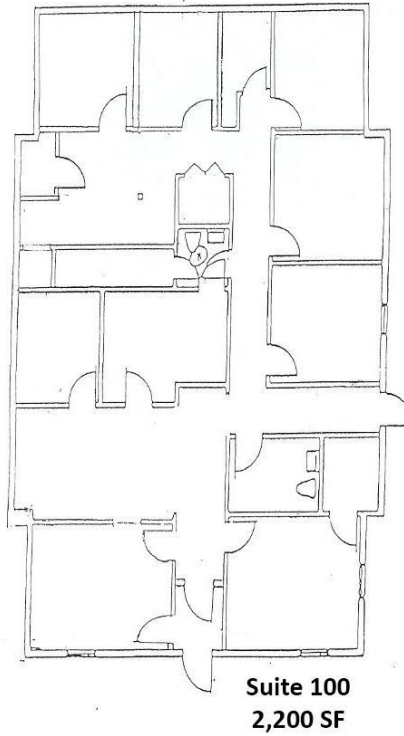
Map data ©2021 Google

CONTACT



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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	2,200 SF	Lease Rate:	Withheld

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 100	Available	2,200 SF	Modified Gross	Negotiable	Can be Subdivided





Monument signage



Alternate view of building

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Suite 100- Office space



Suite 100- Office space



Suite 100- Corridor of offices



Suite 100- Restroom



Suite 100- Office space

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