

OFFICE FOR LEASE

338 W PEACHTREE ST

338 W Peachtree ST NW, Atlanta, GA 30308



OFFERING SUMMARY

AVAILABLE SF:	3,500 SF
LEASE RATE:	\$17.00 SF/yr (MG)
LOT SIZE:	0.196 Acres
BUILDING SIZE:	8,449 SF
ZONING:	SPI1
MARKET:	Hotel District
SUBMARKET:	Downtown

PROPERTY OVERVIEW

1st Floor Suite direct entry.
Modified Gross Lease

PROPERTY HIGHLIGHTS

- Direct entry (No elevator!)
- Paid Parking directly across the street
- Below market rents
- Great space to set up as co-working memberships

KW COMMERCIAL
3930 E. Jones Bridge Road, #100
Peachtree Corners, GA 30092

CRAVENS DOGGETT
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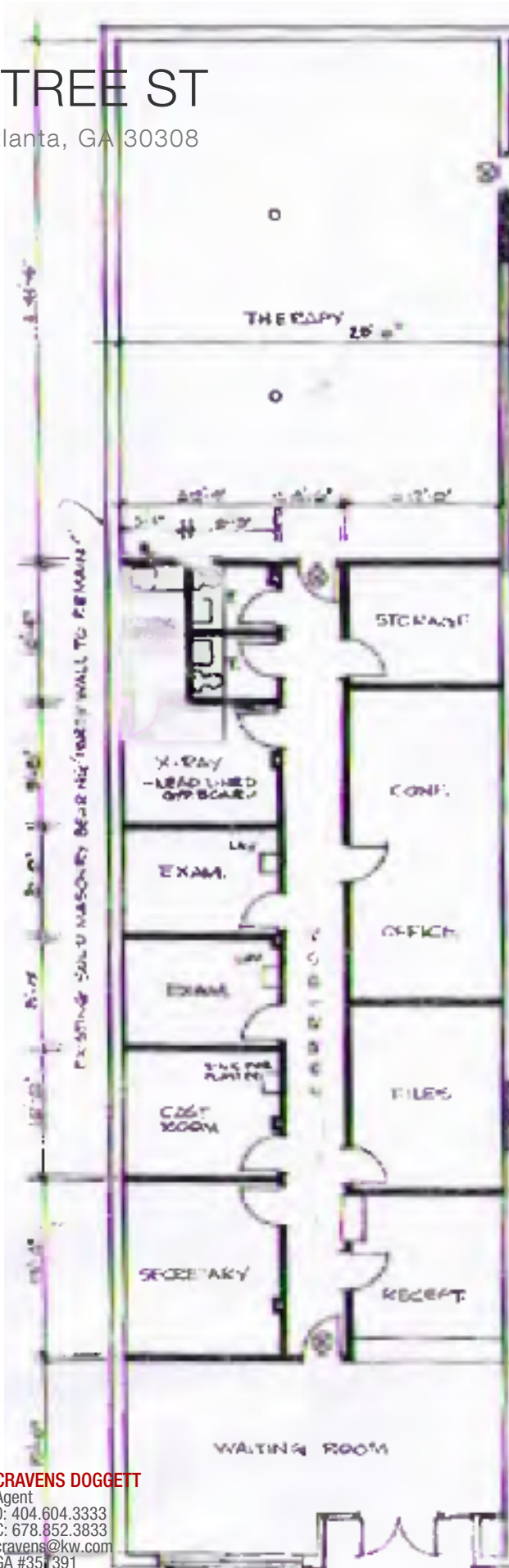
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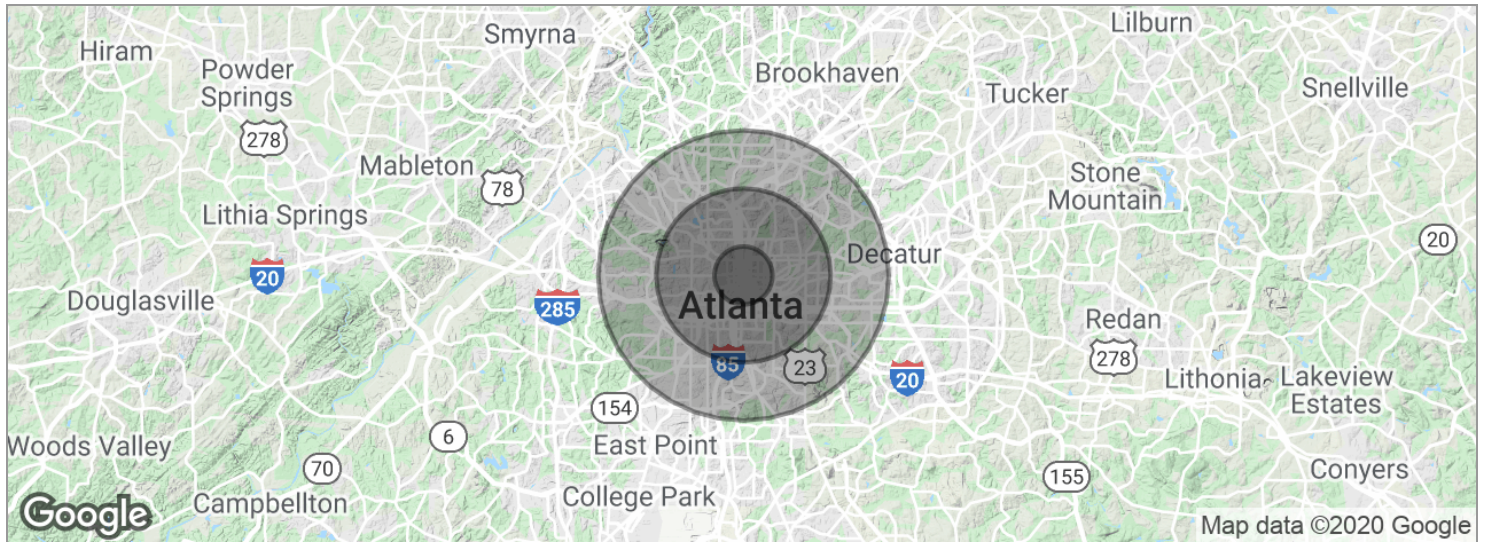
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	25,518	158,400	327,568
Median age	32.8	31.6	33.3
Median age (male)	35.5	32.1	33.3
Median age (Female)	29.8	31.4	33.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	12,411	68,864	142,831
# of persons per HH	2.1	2.3	2.3
Average HH income	\$57,397	\$76,438	\$79,157
Average house value	\$229,944	\$373,286	\$361,089

* Demographic data derived from 2010 US Census

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