



### LOCATION DESCRIPTION

The property is located in Technology Pkwy in Peachtree Corners, Gwinnett County. A 5 acre office and Business Park between Peachtree Parkway and Peachtree Blvd.

### PROPERTY HIGHLIGHTS

- 2-25,000 SF Office buildings;each with 2 12,500 SF floors
- 1,000-50,000 SF Full service office finish or Business Service space
- Available for Sale or Lease
- Steel construction with full surround full height reflective glass
- Outside covered walkway full surround all floors
- All varieties of Restaurant, Hotel, Banking and Shipping amenities within 1 mile
- Less than a mile from the Forum on Peachtree Parkway and the developing Peachtree Corners Square
- 200 yards from 7.9 miles of existing and planned sidewalk trails
- Multiple Tech Incubators within the 500 acre park

### BUILDING DATA

- 50,000 SF Total;2 Buildings
- Class B Building
- Wooded lot, Central to the lakes and walking trails in Tech Park and Peachtree Corners

### LISTING DATA

- Available now
- Divisible to 1,000 SF
- Flexible Tenant Improvement Allowance

### ECONOMIC DATA

Sale Price: Please inquire  
Lease Price: \$17.50 Full Service



For more information contact:

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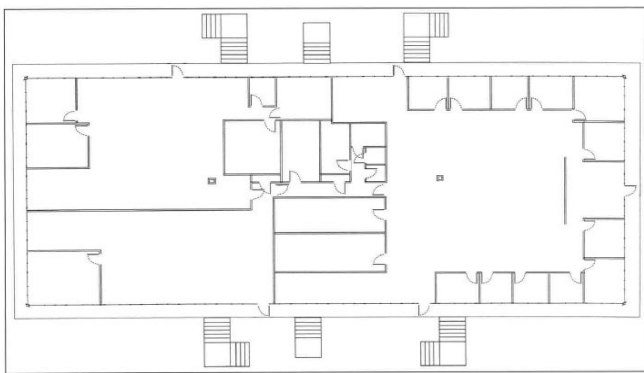


For Sale Or Lease

145/147 Technology Parkway  
NORCROSS, GA 30092



### Typical Floorplate



BUILDING 147 – SECOND FLOOR

### Vacant City of Peachtree Corners Space



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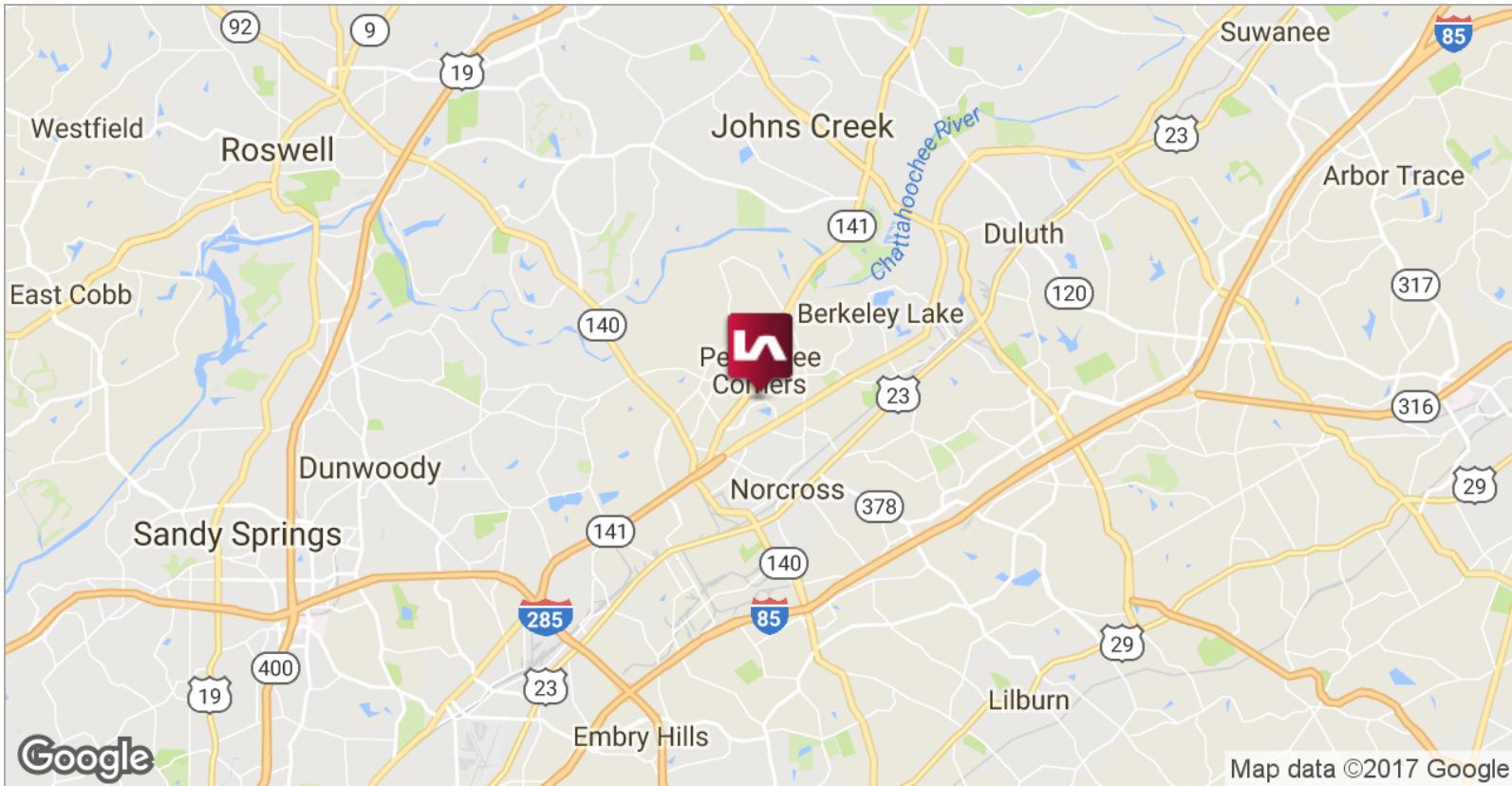
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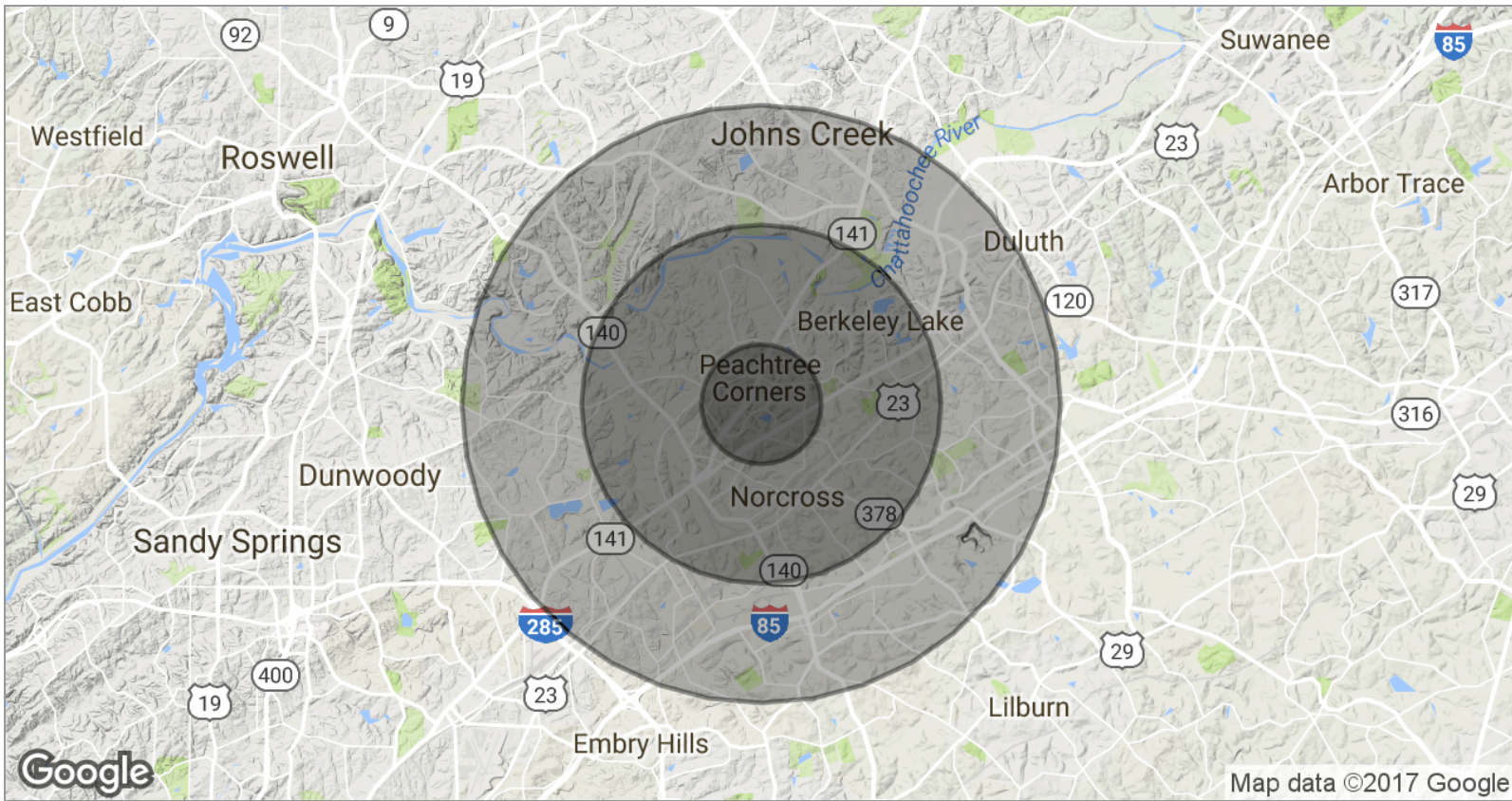
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**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	5,486	59,887	205,428
MEDIAN AGE	39.4	35.3	33.8
MEDIAN AGE (MALE)	36.5	34.0	32.8
MEDIAN AGE (FEMALE)	40.9	36.9	34.7

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	2,396	22,347	74,237
# OF PERSONS PER HH	2.3	2.7	2.8
AVERAGE HH INCOME	\$104,834	\$92,982	\$86,962
AVERAGE HOUSE VALUE	\$293,776	\$295,344	\$319,153

**RACE**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
% WHITE	70.1%	58.7%	52.3%
% BLACK	13.3%	16.6%	18.0%
% ASIAN	12.0%	12.2%	12.0%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.1%	0.3%	0.2%
% OTHER	1.7%	10.8%	15.4%

**ETHNICITY**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
% HISPANIC	5.9%	20.7%	28.0%

\* Demographic data derived from 2010 US Census

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