



3585 ENGINEERING DRIVE

102,139 RSF Headquarters Opportunity | 9.35 +/- Acres



PEACHTREE CORNERS \ GA 30092

BUILDING FEATURES



4-story, Class A building totaling 102,139 RSF on 9+ acres in Technology Park/Atlanta



Excellent single tenant HQ or potential conversion opportunity



Attractive outdoor community spaces with picnic tables and gazebos



Beautiful jogging and walking trails



Park-like setting with lake views



Prime building signage opportunity



**VISIBLE.
CONNECTED.
ACCESSIBLE.**

Office in Peachtree Corners — 3585 Engineering Drive is the perfect location for a headquarters opportunity with signage rights



23,133 RSF

1st Floor



25,395 RSF

2nd Floor



26,888 RSF

3rd Floor



26,722 RSF

4th Floor



102,139 RSF

Total Available



4/1,000

Parking (Expandable)



ADDITIONAL 3.47 ACRE PARCEL
OPTION TO PURCHASE

ENGINEERING DRIVE

PEACHTREE PARKWAY



PEACHTREE CORNERS AMENITIES

- + Ideally located in Technology Park
- + Excellent access to I-85 and I-285, as well as GRTA Xpress and GCT routes linking to Doraville MARTA
- + Ample retail and dining options within a short drive, including the Forum and Peachtree Corners Town Center off Peachtree Parkway



The Forum

Peachtree Corners Town Center

Interlochen

Within 1 Mile

Breweries

     	    	  	   	  
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DRIVING DEVELOPMENT



The Forum Peachtree Corners

One of metro Atlanta's most walkable retail destinations, The Forum offers dozens of dining and shopping options just up Peachtree Parkway. Now owned by North American Properties, significant renovations scheduled for 2023.



Peachtree Corners Town Center

Peachtree Corners' first true mixed-use development, Town Center offers shopping, dining, multi-family living and a boutique hotel.



41,000+

Residents Call Peachtree Corners home

21,000+

Employees Work in Peachtree Corners

36

Median Population Age —
Seasoned talent at every stage of life

PEACHTREE CORNERS TECHNOLOGY TRAIL

- Existing Trails
- Modified Trail Route
- LCI Framework Validated Trail
- Low Paved Trail Feasibility



Connect to an Upcoming 11.5 Mile Trail Network

Currently under development, the Peachtree Corners Technology Park Trail will ultimately circle the entire city, linking new amenity-driven developments such as residential, retail, and office spaces through an 11.5 mi multi-use trail system.



EXPLORE TECH PARK



CONNECT TO RETAIL



BREAK FREE FROM WORK



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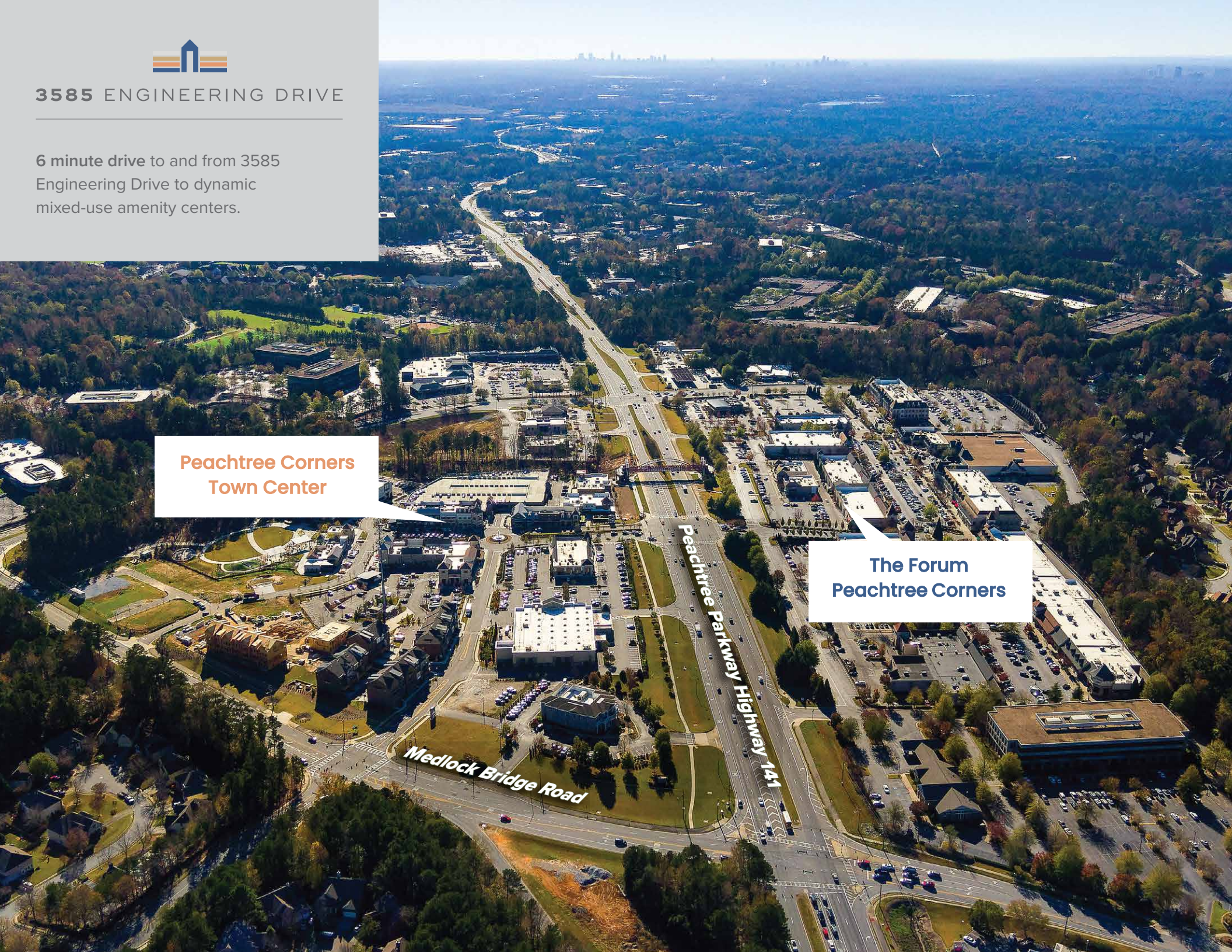
6 minute drive to and from 3585 Engineering Drive to dynamic mixed-use amenity centers.

**Peachtree Corners
Town Center**

**The Forum
Peachtree Corners**

Medlock Bridge Road

Peachtree Parkway Highway 141





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