



**FOR LEASE**



**101 WORLD DR, PEACHTREE CITY, GA 30269**

**FOR MORE  
INFORMATION  
CONTACT:**

**Emily Winkle**  
678.961.7701 (o)  
678.793.5464 (c)  
emily.winkle@pacelynch.com

**Sean Rawson**  
678.961.7701 (o)  
678.920.1222 (c)  
sean.rawson@pacelynch.com



# FEATURES

Largest block of office availability in master planned Peachtree City

Building & monument signage available at desirable Peachtree City's premier location, closest to Atlanta International Airport (20 min.) and downtown Atlanta (30 min.)

59,988 sf Class "A" office building with efficient 15,000 sf floor plates, high ceilings and floor-to-ceiling glass overlooking beautiful grounds

2,000 –23,000 sf suites available with outdoor patio access on each floor unparalleled walkability to Starbucks, Chick-Fil-A, dining, and shopping - 15 restaurants within 2 to 5 minute walk

Outdoor meeting & collaborative lounge with Wi-Fi high parking ratio (4 spaces per 1,000 sf)

Direct access to 100+ miles of multi-use paths with connectedness to all Peachtree City neighborhoods (via golf cart, bike, pedestrian, etc.)

Wheels up at Atlanta regional airport ([www.atlantaregionalairport.com](http://www.atlantaregionalairport.com)) in 10 minutes with corporate aircraft

Conveniently located to Pinewood Atlanta Studios – 7 miles  
([www.pinewoodgroup.com](http://www.pinewoodgroup.com))

Generator ready

Security cameras monitored 24 hours a day

**FOR MORE  
INFORMATION  
CONTACT:**

**Emily Winkle**

678.961.7701 (o)

678.793.5464 (c)

[emily.winkle@pacelynch.com](mailto:emily.winkle@pacelynch.com)

**Sean Rawson**

678.961.7701 (o)

678.920.1222 (c)

[sean.rawson@pacelynch.com](mailto:sean.rawson@pacelynch.com)





**RESTAURANTS**

- 1. Starbucks
- 2. Chick-Fil-A
- 3. Palmer's
- 4. Subway
- 5. Charm Thai Cuisine
- 6. The Beirut Mediterranean
- 7. Outback Steakhouse
- 8. Borgo Italian
- 9. Mt. Fuji Sushi & Japanese
- 10. Panera Bread
- 11. Shane's Rib Shack
- 12. Wendy's
- 13. Planet Smoothie
- 14. Jet's Pizza
- 15. Chicken Salad Chick

**SERVICE RETAIL**

- 1. Anytime Fitness
- 2. Massage Envy
- 3. Dry Cleaners (drive-thru)
- 4. UPS Store
- 5. Pak Mail
- 6. Wells Fargo Bank & ATM
- 7. Chase Bank ATM
- 8. Kroger – Pharmacy & Supplies
- 9. Target – Pharmacy & Supplies
- 10. Salone di Capelli
- 11. D&V Nail Salon
- 12. Kedron Nail Salon
- 13. Shear Talent Hair Salon
- 14. Kedron Tire and Goodyear
- 15. Valvoline

**SELECT RETAIL**

- 1. Target
  - 2. Kroger
  - 3. Ross
  - 4. Bed Bath & Beyond
  - 5. Kirklands
  - 6. Petco
- Plus 20 retail boutiques & stores

This information has been obtained from sources believed reliable. While we believe its accurate we have not verified it and make no guarantee, warranty or representation about it.



KEY LEASE TERMS	
AVAILABILITY	2,000 – 12,000 SF
COMMENCEMENT DATE	90 -120 days after lease execution
LEASE TERM	3 – 15 + YEARS
MG RENT (“Base Rent”)	\$22.00 PSF
ESCALATION	3% annually
TIA	Negotiable
ADDITIONAL RENT	In addition to Base Rent, tenant shall pay its pro rata share of operating expenses over a base year expense stop. In suite janitorial excluded.

DEMOGRAPHICS	
POPULATION	5 MILE RADIUS
2017	55,977
2022	58,985
POP GROWTH 2017-2022	5.37%
AVERAGE AGE	40.00
HOUSEHOLDS (HH)	5 MILE RADIUS
2017 TOTAL HH	20,103
2017 AVERAGE HH INCOME	\$90,252
MEDIAN HOME VALUE:	\$264,567

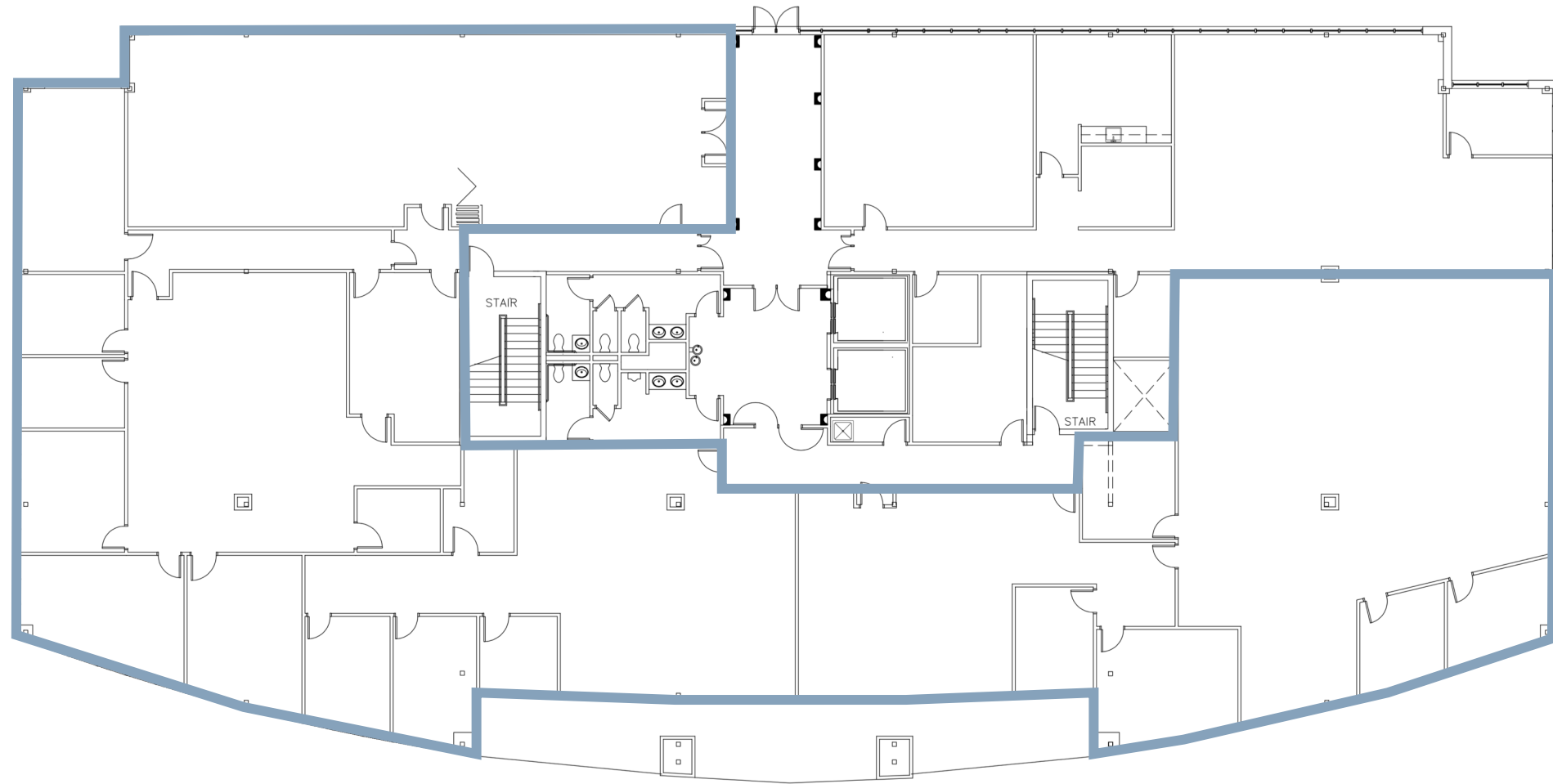
FOR MORE  
INFORMATION  
CONTACT:

**Emily Winkle**  
678.961.7701 (o)  
678.793.5464 (c)  
emily.winkle@pacelynch.com

**Sean Rawson**  
678.961.7701 (o)  
678.920.1222 (c)  
sean.rawson@pacelynch.com



# SUITE 200 2,000 -12,000 RSF



FOR MORE  
INFORMATION  
CONTACT:

**Emily Winkle**

678.961.7701 (o)

678.793.5464 (c)

[emily.winkle@pacelynch.com](mailto:emily.winkle@pacelynch.com)

**Sean Rawson**

678.961.7701 (o)

678.920.1222 (c)

[sean.rawson@pacelynch.com](mailto:sean.rawson@pacelynch.com)

