

**LAVISTA  
ASSOCIATES, INC.**

Commercial and Industrial, Realtors®

**48**  
YEARS  
1972 - 2020

**FOR SALE or LEASE**

104 INTERSTATE NORTH PARKWAY E | ATLANTA, GEORGIA 30339





### PROPERTY OVERVIEW

#### Overview

Qualified parties are extended the opportunity to purchase or lease the office building at 104 Interstate North Parkway East, Atlanta, GA 30339. This 9,786 SF facility is situated on 1.4± acres in the desirable Cumberland/Galleria submarket, and affords an owner-occupant or a tenant a prominent freestanding facility, with branding signage features, rarely found in such a desired corporate environment.

#### Key Features

- Freestanding Corporate / Regional Headquarters Opportunity
- Outstanding Access to I-285 & I-75 via Powers Ferry Road and Windy Hill Road
- Above Market 8.4 / 1,000 Parking Ratio
- Efficient One-Story Building with Service Access
- Parking Lot and Exterior Painting Upgrades
- Oversized Lot and Easily Expandable Building

#### Location

104 Interstate North Parkway is located in Cobb County, Georgia, in Northwest Atlanta. It is ideally situated less than 2 miles outside Atlanta's I-285 perimeter highway, and is approximately 11 miles north of the Atlanta CBD. Additionally, it is just over a mile from The Battery, the new mixed-use development at Truist Park, the Atlanta Braves stadium, that has transformed the Cumberland/Galleria submarket into one of metro Atlanta's hottest markets, seeing many positive gains as a result of additional new development, road improvements and other infrastructure enhancements.

#### PROPERTY SPECIFICATIONS

##### Size

9,786 SF on 1.4 AC

##### Zoning

O-I (Office-Institutional)

##### Parking

82 spaces (8.4/1,000 SF)

##### Year Built / Renovated

1976 / 1999

##### Construction

Steel frame, masonry and glass

##### HVAC

Package units installed on pavement with recent upgrades

##### Ceilings

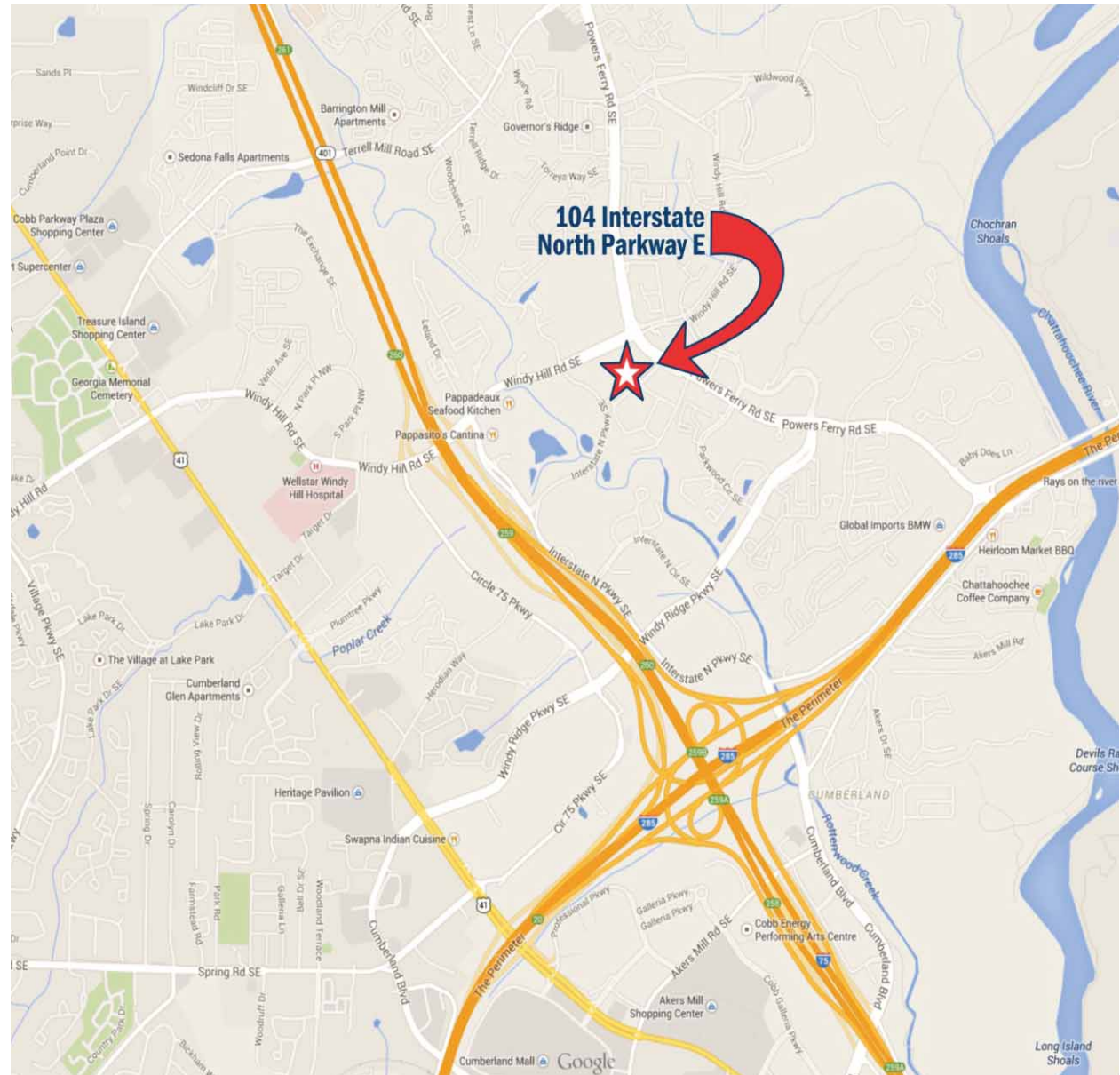
Acoustical tile

##### Floors

Carpet and Tile

##### Redundant Power

Emergency generator



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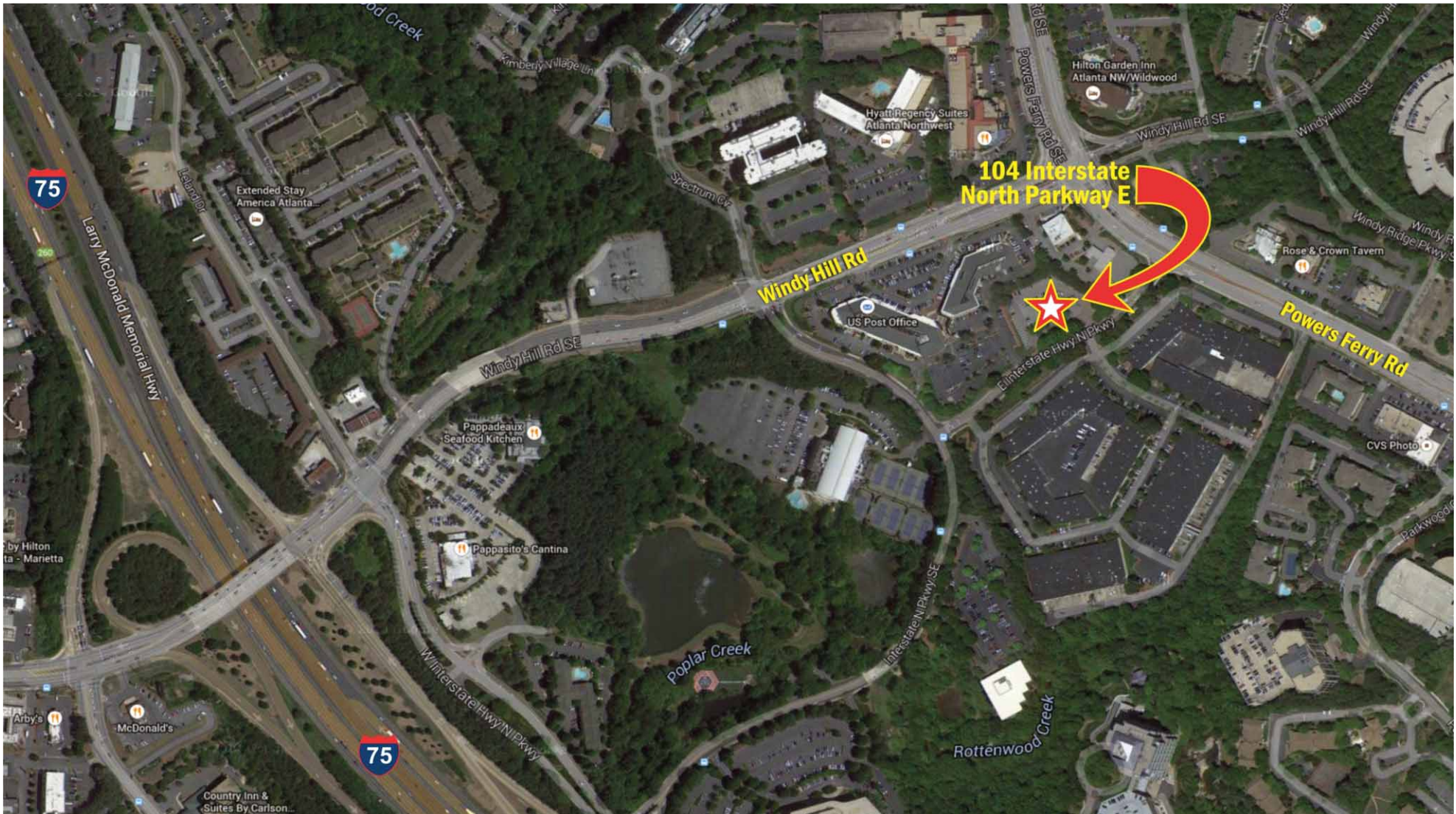
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AERIAL PHOTOGRAPH



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PHOTOGRAPHS



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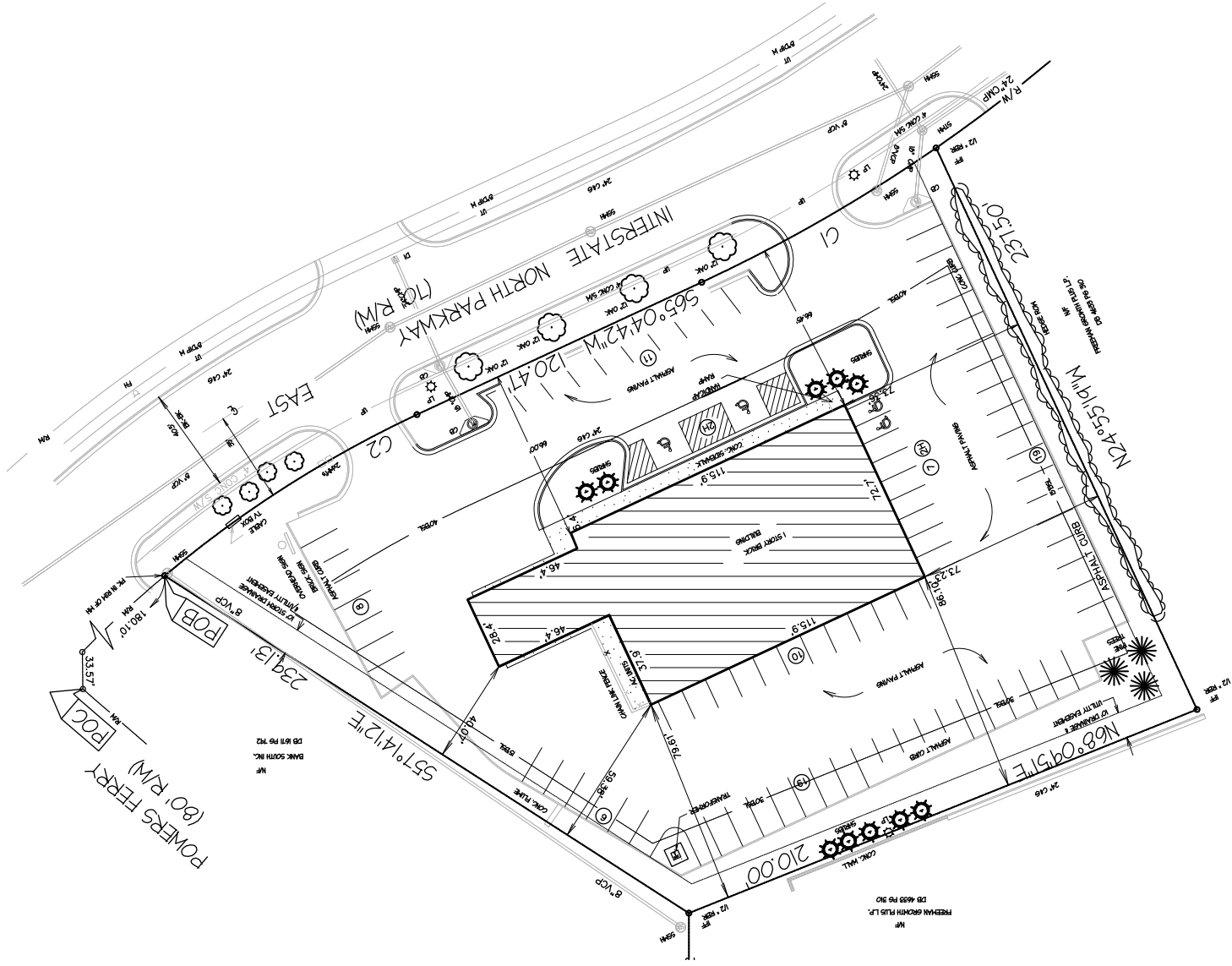
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AERIAL PHOTOGRAPH



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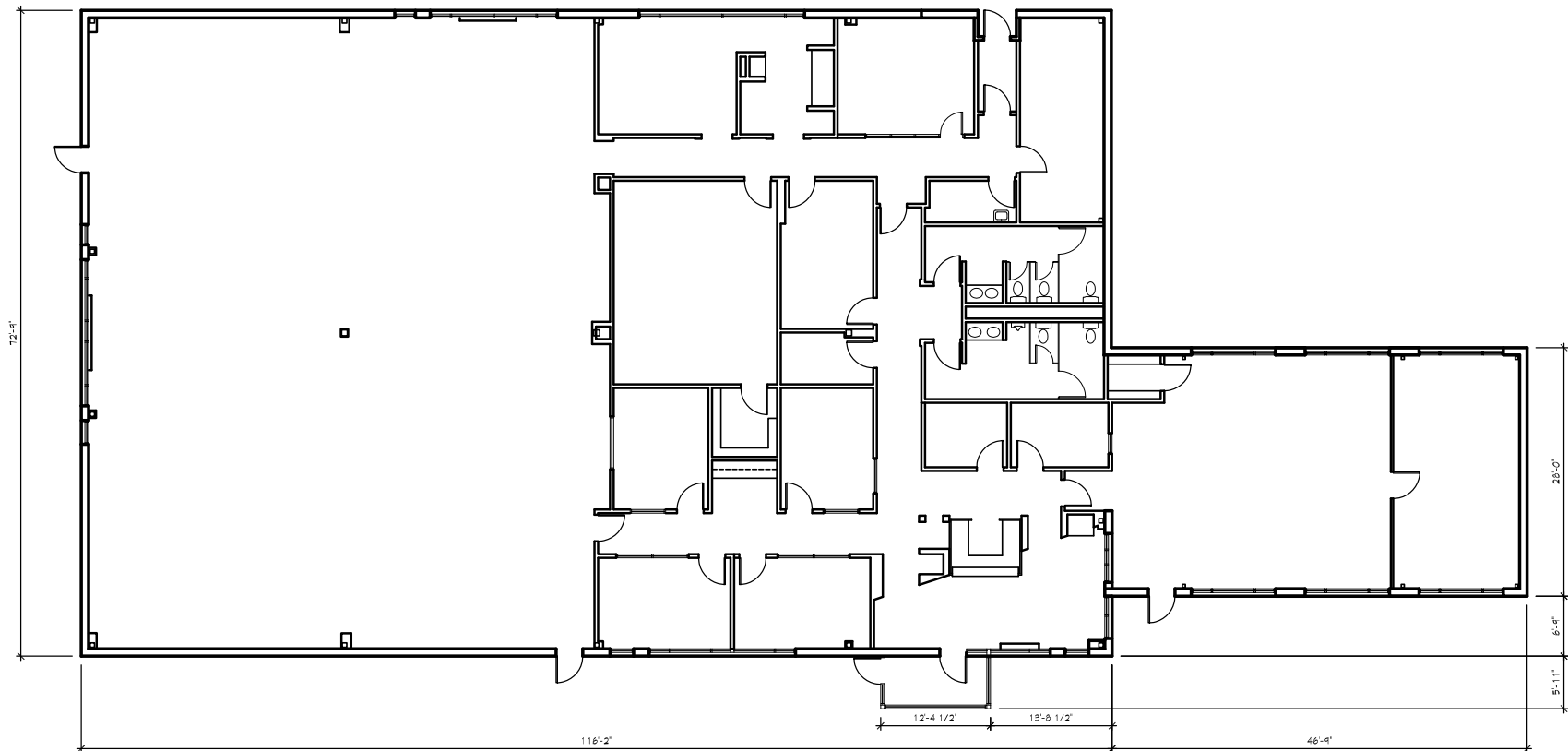
SURVEY

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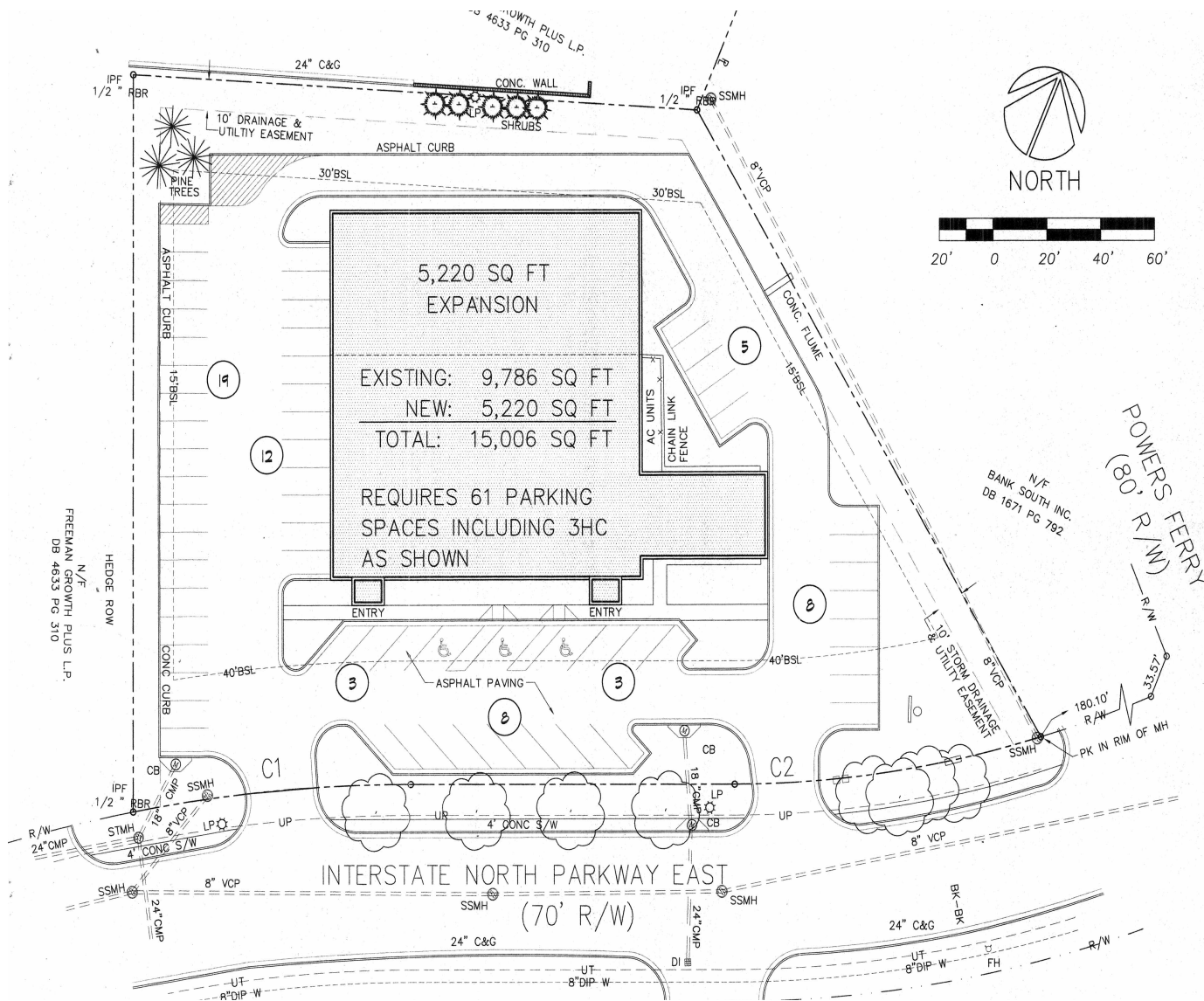
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FLOORPLAN



1 FLOOR PLAN  
A2.1 1/8"=1'-0" PLAN

### EXPANSION FOOTPRINT



**DISCLOSURE AND DISCLAIMER**

Exclusive Agents:

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