

# Life Science Building



Sale or Lease

## 3155 Northwoods Place

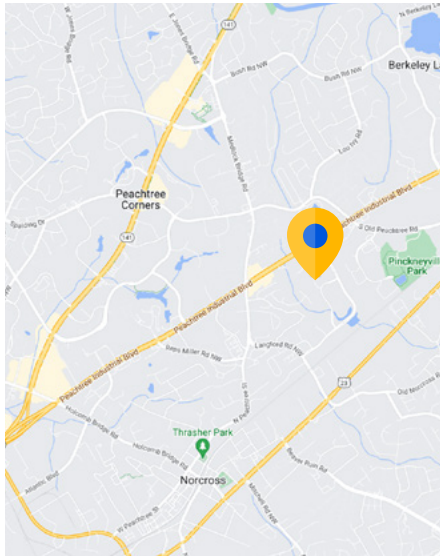
Peachtree Corners, GA 30071

### Overview

Building:	3155 Northwoods Place Peachtree Corners, GA 30071
Premises:	13,727 SF
Property Size:	1.36 Acres
Sale Price:	Contact for Rate
Rental Rate:	Contact for Rate
Building Class:	Class C Office
Parking:	2.20/1,000 SF
Zoning:	AA030
Parcel No.:	6-271-026

### Building Features

- Loading Dock
- Generator
- Excess HVAC
- Lab Space



### For more information:



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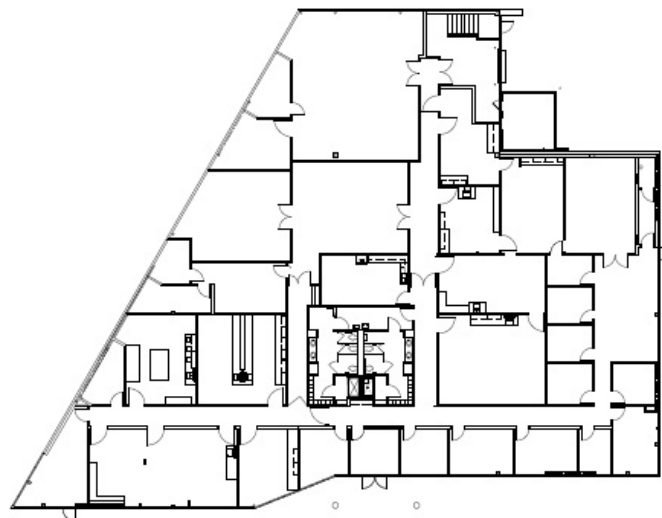


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# 3155 Northwoods Place

Peachtree Corners, GA 3071



PROJECT

**3155 Northwoods Place  
Peachtree Corners, GEORGIA**

DATE: NOVEMBER 18, 2024

JOB NUMBER: \_\_\_\_\_

SHEET TITLE: AS BUILT

DRAWING SCALE: NTS

SQUARE FOOTAGE: \_\_\_\_\_

# 3155 Northwoods Place

Peachtree Corners, GA 3071



## Life Science Features

- 14 laboratories
- 1 training room / or an additional laboratory
- All laboratories have UPS throughout with gas back up generator
- Oversized HVAC supplying all laboratories
- Minus 20 degrees C freezer room measuring 162" W x 175 " x 85 H" Fully functional.
- Loading dock measuring 95" width
- Laboratory benching ready for use encompassing 170 linear feet (as well as laboratory cabinet space)
- Safety showers and Emergency showers throughout the facility
- Fully inspected and validated biosafety cabinets
- Kohler generator to supply the building
- Siemens



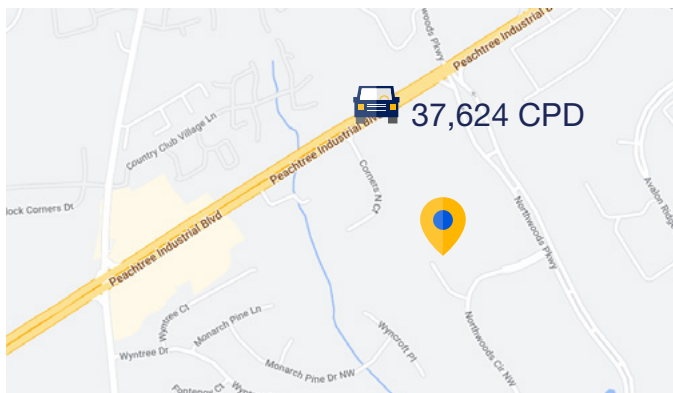
# Market Overview

Peachtree Corners, GA 3071

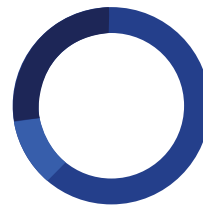
5 Year Population Growth Rate	4.61%
Labor Force	626,626
Total Unemployment	26,716
Unemployment Rate	4.29%
Average Commute Time	35 Min
Cost of Living Index	95.9
Average Home Price	\$532,174
Average Monthly Rental - 1 Bedroom	\$1,334

## Traffic Count

Peachtree Industrial Blvd / Corners North Ct SW



## Educational Attainment



Bachelors/Grad	61.31%
Some College	11.22%
High School	27.46%

## Market Age Distribution

Aging Labor Ratio 1.18

Median Age 37.13

