



## FOR LEASE

3 SUITES | \$20 per sq + NNN

11300 Johns Creek Pkwy  
Duluth, GA 30097



**Young Ja Kim, CCIM**

c. 770.856.8949

o. 678.775.6715

[yjkim@master-realty.com](mailto:yjkim@master-realty.com)

[www.master-realty.com](http://www.master-realty.com)

## FEATURES

- Single-story office building providing a private and park-like setting
- Located in the heart of a vibrant and commercial area of Johns Creek
- Easy access to Hwy 141 and Hwy 120
- 1 mile from Johns Creek Emory Hospital
- Three office suites available that range from 1,918 sq ft, 2,840 sq ft & 8,219 sq ft.
- Constructed in 2006
- Located adjacent to the Medley project, large-scale development project set to feature 200,000 sq ft of retail, dining, and entertainment spaces, 110,000 sq ft of office space and a mix of 900 townhomes and luxury multi-family residences
- Base Rent \$20/sf plus NNN





MASTER REALTY

# MEDLEY Johns Creek Town Center Project



Johns Creek Pkwy

McGinnis Ferry Rd

Lakefield Dr



11300 Johns Creek Pkwy

## DEMOGRAPHICS

### 1 MILE

6,415  
Population

\$138,444  
Median Household Income

40.5  
Median Age

### 3 MILES

72,049  
Population

\$154,570  
Median Household Income

39.0  
Median Age

### 5 MILES

192,641  
Population

\$132,533  
Median Household Income

38.7  
Median Age



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Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 data into 2020 geography.



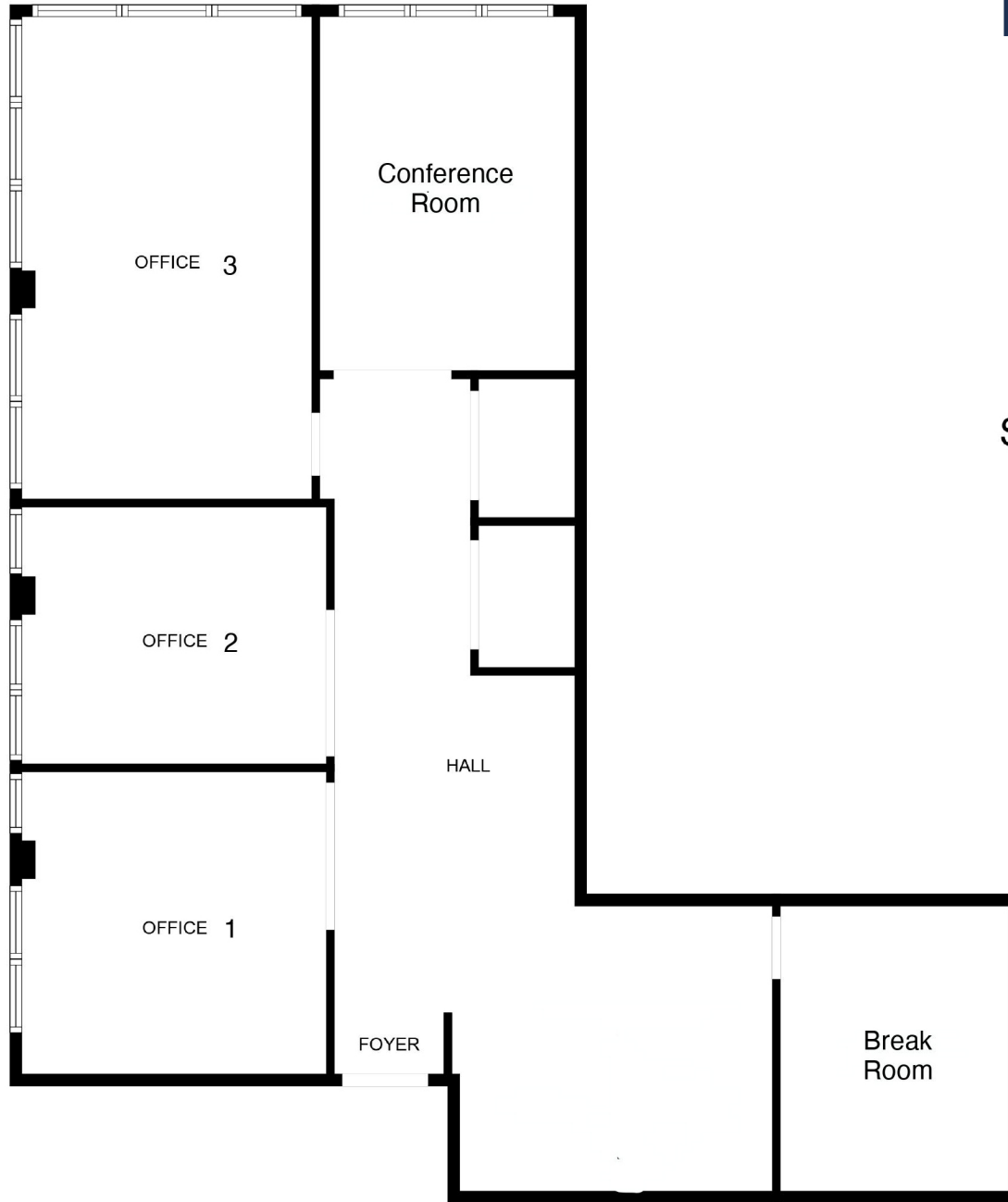


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Suite #400  
1,918Sf



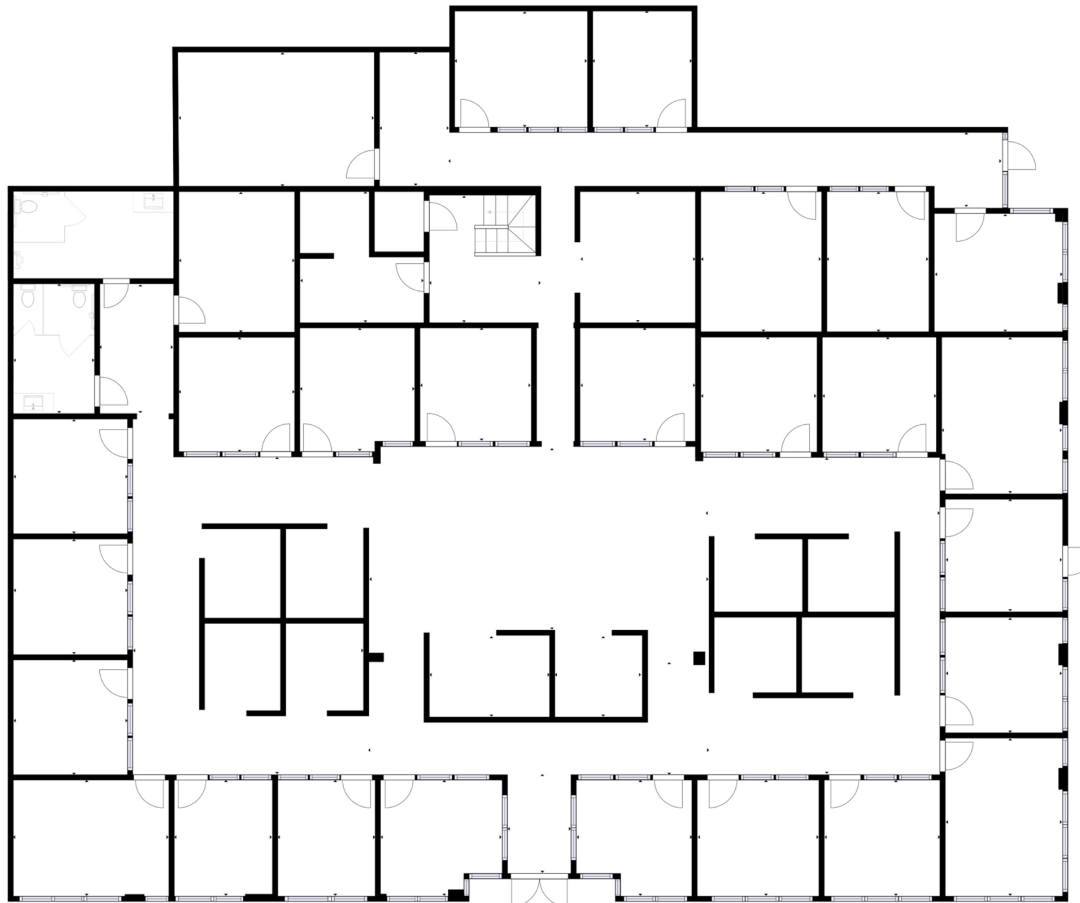
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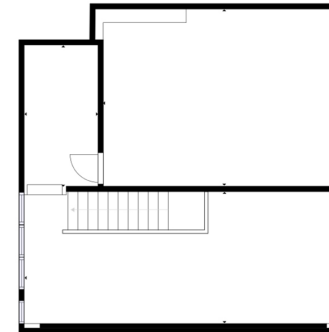
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FLOOR 1



FLOOR 2

Suite #300  
2,840 sq ft

Suite #400  
1,980 sq ft



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