

# FOR SALE 2 BUILDINGS PORTFOLIO

## PIB TWIN OFFICES

PEACHTREE  
CORNERS,  
GA

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Total

**45,740 SQFT**

**Prime location in  
a high traffic  
area minutes  
from I-285 & I-85**





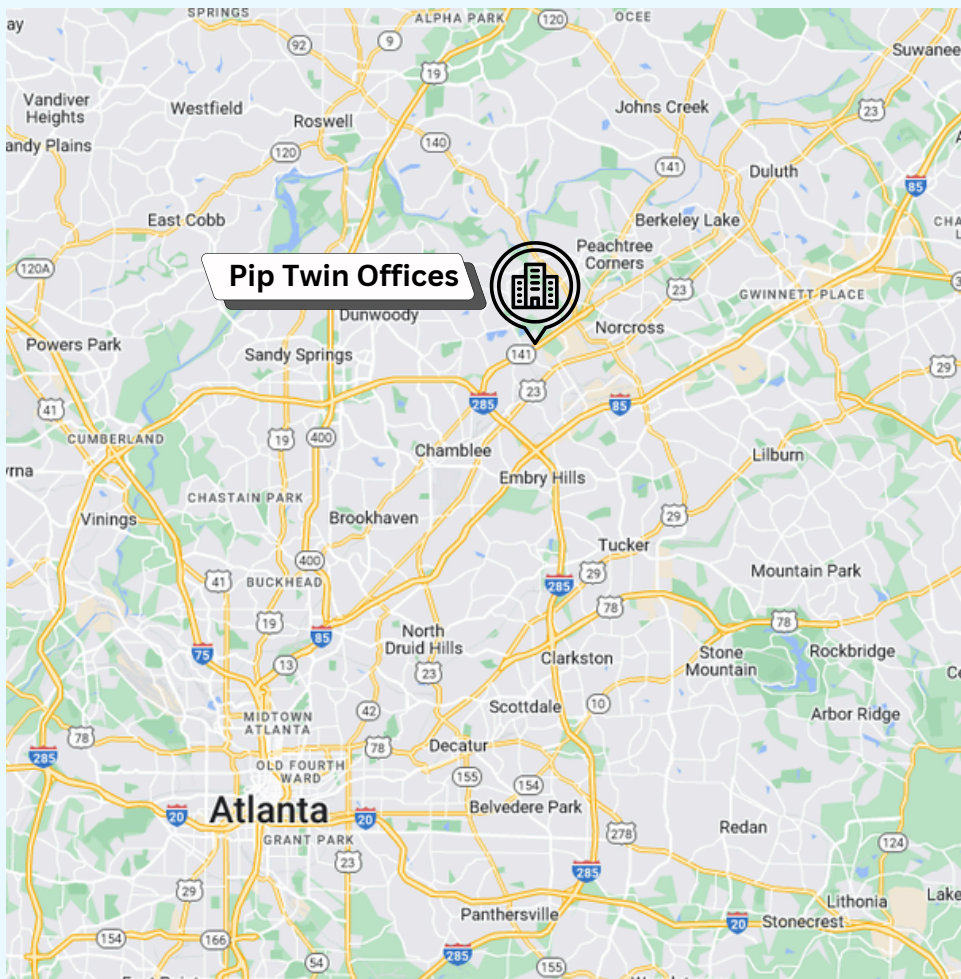
# PIB TWIN OFFICES

PEACHTREE CORNERS  
GEORGIA

**7094 Peachtree Industrial Blvd  
Norcross, GA 30071**

Built in 1973, 7094 Peachtree Industrial Blvd is a 23,762 SF office property located in Norcross, GA. The property boasts 24 hour access, and plenty of parking spaces. Additionally, the building is conveniently in close proximity to Interstates 285 and 85, and located directly off of GA-141 or Peachtree Industrial Blvd, making it an attractive candidate for commuter employees and clientele.





Address	: 7094 Peachtree Industrial Blvd . Norcross, GA 30071
Rental Rate	: \$16.00 / SF / YR
Min. Divisible	: 727 SQFT
Property Type	: Retail
Gross Leasable Area	: 45,740 SQFT
Year Built	: 1973
Construction Status	: Completed
Walking Score	: 52 (Somewhat walkable)

# INVESTMENT HIGHLIGHTS



## STRONG TENENCY

93.2% occupancy next door at Paragon Town Center



## STRONG COMMUNITIES

Excellent design surrounded by to shopping, dining and residential



## PEACHTREE CORNER

In the heart of the ever growing Gwinnett County



## HIGH GROWTH AREA

Experiencing wave of New Investment



# AVAILABILITY



## 1ST FLOOR SUITE 205

Standard Office

Space Available : 727 SF  
Rental Rate : \$15.00/SQFT  
+ \$ 3.00/SQFT [NNN]  
Service Type : Triple Net [NNN]  
Space Type : Relet  
Space Use : Office/Retail  
Lease Term : 3-5 Years

## 2ND FLOOR SUITE 150

Standard Office

Space Available : 954 SF  
Rental Rate : \$15.00/SQFT  
+ \$ 3.00/SQFT [NNN]  
Service Type : Triple Net [NNN]  
Space Type : Relet  
Space Use : Office/Retail  
Lease Term : 3-5 Years

## 2ND FLOOR SUITE 165-3

Executive Suite

Space Available : 191 SF  
Rental Rate : \$15.00/SQFT  
+ \$ 3.00/SQFT [NNN]  
Service Type : Triple Net [NNN]  
Space Type : Relet  
Space Use : Office/Retail  
Lease Term : 3-5 Years

## 2ND FLOOR SUITE 165-5

Executive Suite

Space Available : 291 SF  
Rental Rate : \$15.00/SQFT  
+ \$ 3.00/SQFT [NNN]  
Service Type : Triple Net [NNN]  
Space Type : Relet  
Space Use : Office/Retail  
Lease Term : 3-5 Years

**AMENITIES** Easy access from  
**(5 MILES)** I-85 & I-285

**MAJOR  
RETAILERS  
(5 MILES)**

- Target
- Perimeter Mall
- Walmart
- The Home Depot

# AVAILABILITY



## 2ND FLOOR SUITE 165-6

Executive Suite

Space Available : 183 SF  
Rental Rate : \$15.00/SQFT  
+ \$ 3.00/SQFT [NNN]  
Service Type : Triple Net [NNN]  
Space Type : Relet  
Space Use : Office/Retail  
Lease Term : 3-5 Years

## 2ND FLOOR SUITE 165-7

Executive Suite

Space Available : 184 SF  
Rental Rate : \$15.00/SQFT  
+ \$ 3.00/SQFT [NNN]  
Service Type : Triple Net [NNN]  
Space Type : Relet  
Space Use : Office/Retail  
Lease Term : 3-5 Years

## 2ND FLOOR SUITE 170-4

Executive Suite

Space Available : 223 SF  
Rental Rate : \$15.00/SQFT  
+ \$ 3.00/SQFT [NNN]  
Service Type : Triple Net [NNN]  
Space Type : Relet  
Space Use : Office/Retail  
Lease Term : 3-5 Years

## 2ND FLOOR SUITE 188

Standard Office

Space Available : 1,640 SF  
Rental Rate : \$15.00/SQFT  
+ \$ 3.00/SQFT [NNN]  
Service Type : Triple Net [NNN]  
Space Type : Relet  
Space Use : Office/Retail  
Lease Term : 3-5 Years

**AMENITIES** Easy access from  
**(5 MILES)** I-85 & I-285

**MAJOR  
RETAILERS  
(5 MILES)**

- Target
- Perimeter Mall
- Walmart
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5 MILE RADIUS

Duluth, Georgia

BY THE NUMBERS

HOUSEHOLD INCOME

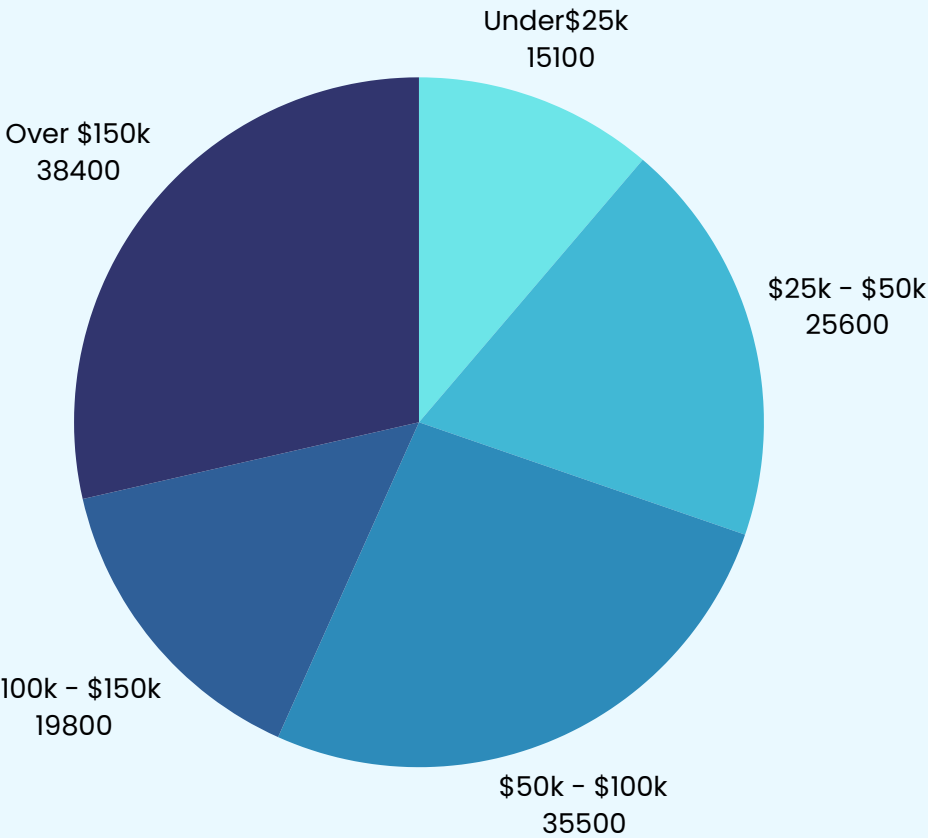
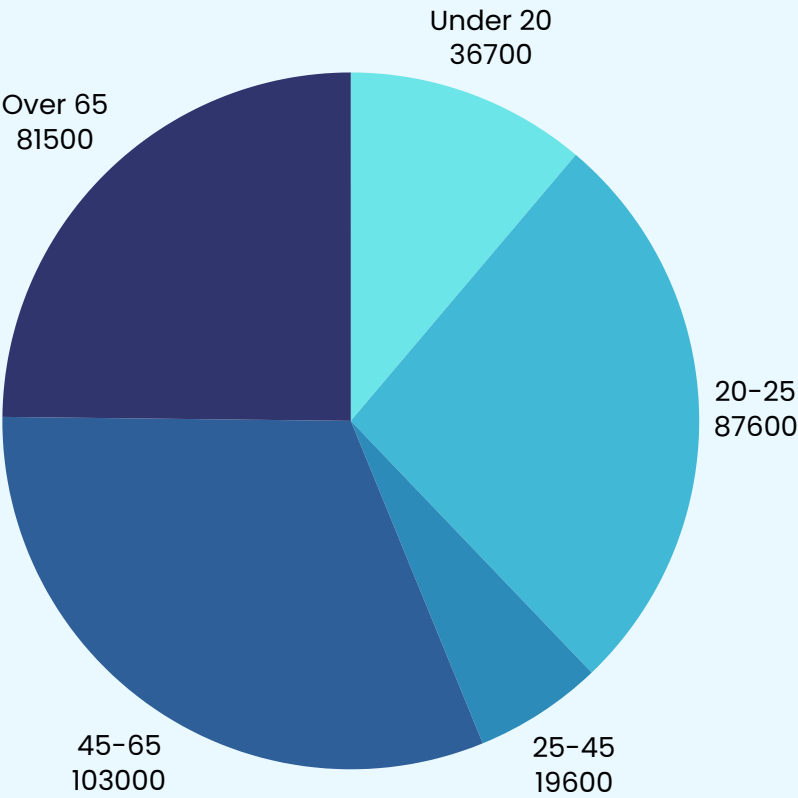
\$85.2K

Median  
Income

\$103K

2028  
Estimate

↑ 21%  
Growth  
Rate



AGE DEMOGRAPHICS

36

Median  
Age

37

(2028)  
Estimate

↑ 3%  
Growth  
Rate

**NDIMAXIM**

**4500 Satellite Blvd. #1140  
Duluth, GA 30096**

# CONTACT US

If you have any questions or need additional details about a property, please contact us via phone, or email. Our dedicated team will get back to you promptly.

## **TIM LE**



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**NDIMAXIM**  
REAL ESTATE