

Strategically Located Office Space with Quiet Rear Setting
at I 285/ 85 and Peachtree Industrial

FOR LEASE

Office/Studio/Retail- 1,050 sf

3921 Flowers Rd Doraville, GA 30360



~~\$2,675.00~~ per mo.

Trophy Condition!

BIG Rent Price Drop !!
\$1,975.00 per month



Perfect for:

- ◆ Attorneys
- ◆ CPA/TAX Professionals
- ◆ Real Estate Firm
- ◆ Psychology & Counseling
- ◆ Tutoring & Training Facility
- ◆ Private Nonprofit Clubs
- ◆ Internet & Ecommerce Based Businesses



Rick Ferguson



678-209-3100 tele/text

RickFerguson@CRE-ATL-CRE.com

Property



Large Reception / Admin Area

Two Corner Offices

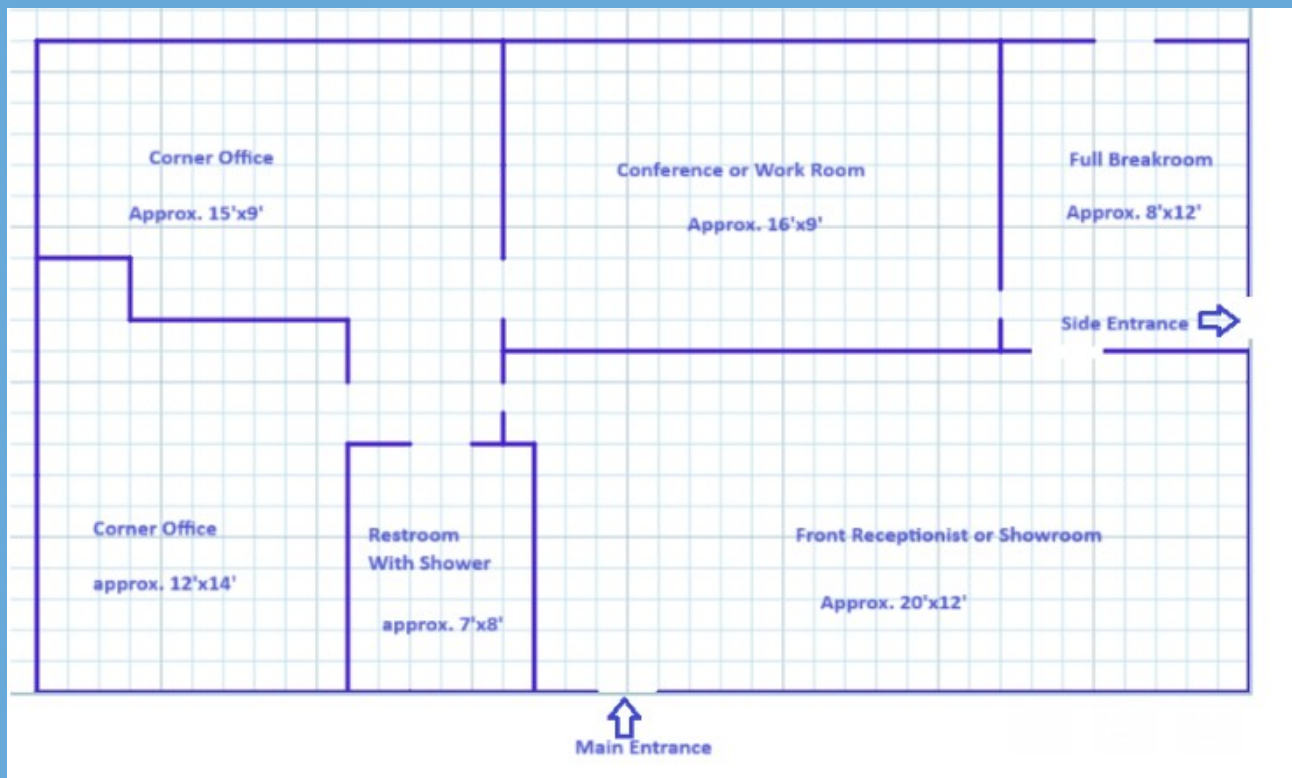
Large conference, Studio or Workroom

Full Kitchen/Breakroom

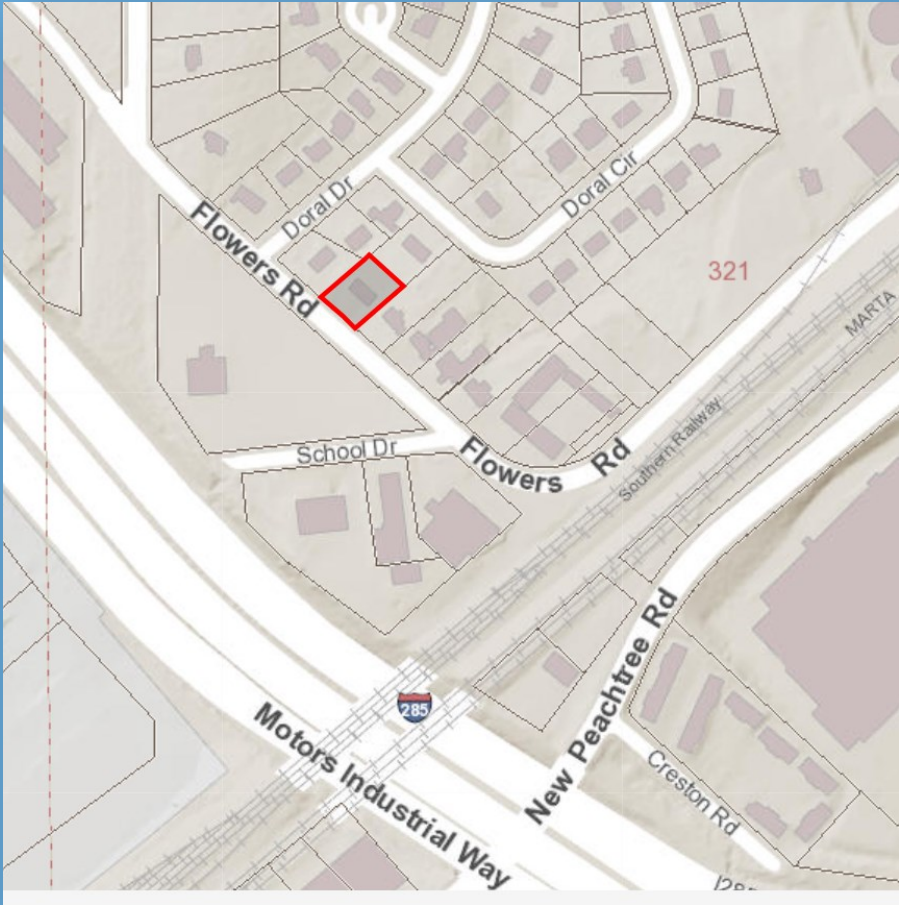
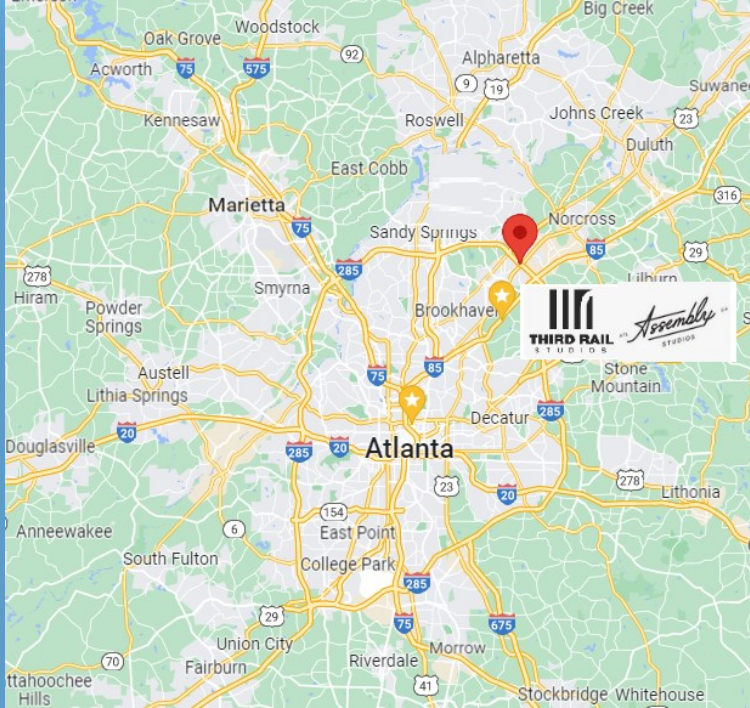
Private Parking

Quiet Real Landscaped Yard

Great Monument Signage



Location



3921 Flowers Rd Atlanta, GA 30360

Locate Close to The Action!

NBCUniversal is Coming to Doraville!

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NBCUniversal is Coming to Doraville

Gray Television has announced a historic lease agreement that makes Doraville's Assembly Development the center of movie production in the Southeast.



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Third Rail Studios at Assembly is a purpose-built film studio in Atlanta, GA on a beautiful, secure campus consisting of state-of-the-art, soundproof stages, ample mill and support space, and spacious, boutique production offices.

Located inside Atlanta's I-285 perimeter just north of Buckhead and 15 mins from Midtown, Third Rail Studios at Assembly is in close proximity to Hartsfield-Jackson Atlanta International Airport and are surrounded by Atlanta's finest hotels, rental properties and other production amenities. Countless, diverse Georgia filming locations can be



Rick Ferguson

Managing Broker- ATL Commercial Real Estate, Inc. License H77278

RickFerguson@ATL-CRE.com

678-209-3100

Rick Ferguson's commercial real estate expertise centers on common sense and skilled negotiations. Raised in a middle class, blue collar town in upstate New York, Rick learned how to work hard, be persistent and get things done.

Upon graduation from Siena College with a bachelor's degree in marketing and management, Rick visited Atlanta and was fascinated by its business community's fast pace and enormous potential. Two weeks after his original visit, Rick relocated to the city and begun what would be a 20-year career selling commercial telephone systems to hundreds of businesses, including real estate offices, doctors, attorneys, CPAs, wealth management consultants, construction companies and more.

In 2005 Rick secured his real estate license and began facilitating site selection for various firms working to locate, negotiate and lease office space. In addition to site selection, Rick's company, ATL Commercial Real Estate, Inc., represents firms and investors as they work to acquire commercial real estate. The company especially prides itself on taking property to market and selling for higher than anticipated. In 2019 Rick became licensed as a broker and can now supervise real estate agents.

Rick lives in Brookhaven with Kathy, his Atlanta-born wife, and is quickly becoming an empty nester as his children (two adopted from Russia and one an Atlanta native) venture into the real world. Rick's hobbies include road biking, traveling, boating & driving his vintage convertible.