



Sandy Springs Office Court

325 Hammond Dr, Sandy Springs, GA 30328



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Sandy Springs Office Court

\$22.00 - \$23.00 /SF/YR

Excellent office/medical location at signalized intersection. Recent exterior renovation. 2 suites available: 3,901 RSF and 847 RSF...

- Best value for high-quality office and medical space at a signalized intersection in the heart of Sandy Springs.
- Please reach out to chris.gadrix@outlook.com or 678.592.6714 for the fastest response!



Rental Rate: \$22.00 - \$23.00 /SF/YR

Property Type: Office

Property Subtype: Medical

Building Class: B

Rentable Building Area: 17,990 SF

Year Built: 1974

Walk Score ®: 76 (Very Walkable)

Transit Score ®: 38 (Some Transit)

Rental Rate Mo: \$1.92 /SF/MO

2nd Floor Ste 204

Space Available	879 SF
Rental Rate	\$23.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Professional Services
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Rate includes a 2026 Base Year for utilities, CAM, Taxes and Insurance. Tenant pays its own janitorial.

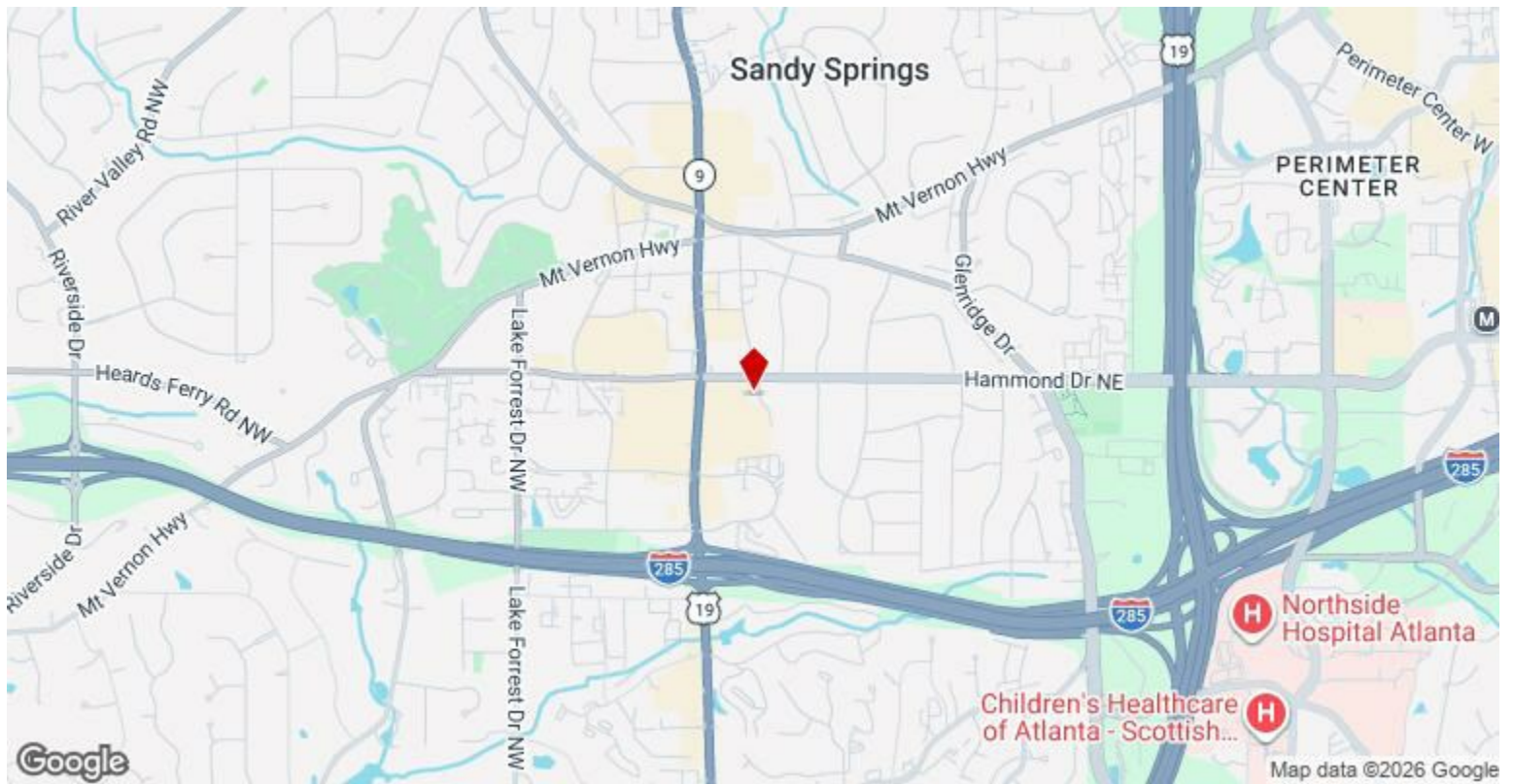
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3rd Floor Ste 303

Space Available	3,901 SF
Rental Rate	\$22.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Highly visible, prime office space in the heart of Sandy Springs at a signalized intersection, featuring competitive lease rates and ideal proximity to Pill Hill for medical practices. 303 as a double door glass entrance located directly off the elevator. Suite 303 has 2 sets of large private restrooms. Nice buildout. \$22.00/RSF rate includes a 2026 Base Year for CAM, Taxes, Insurance and Utilities. Each tenant pays its own janitorial, internet and phone. Contact chris.gadrix@outlook.com or 678.592.6714 for additional info or to schedule a tour.

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3,901 RSF and 847 RSF

Property Photos



Sutie 300 exterior entrance

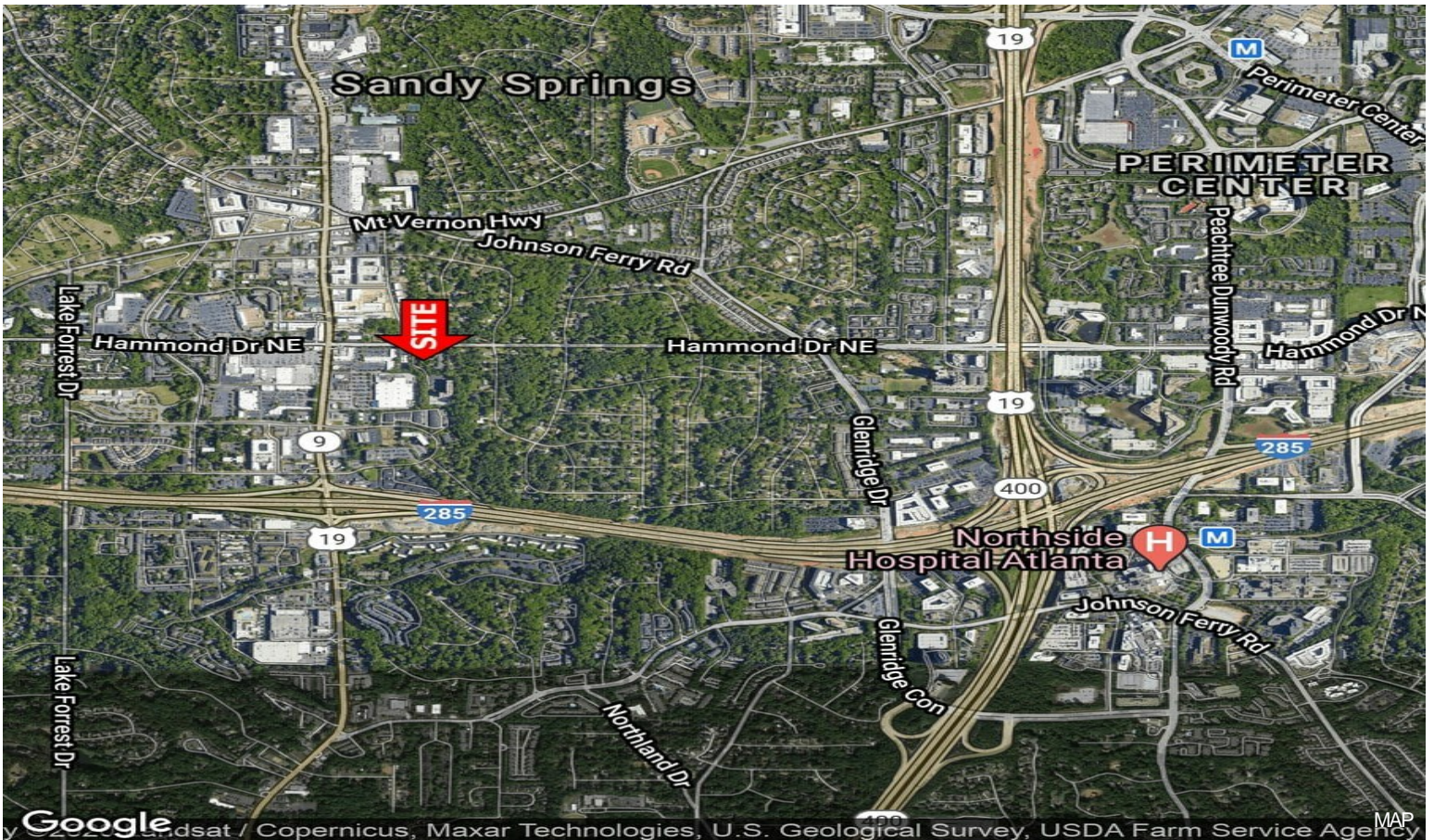


2-7-22 MAIN

Property Photos



2-7-22BACKUP



Property Photos



Exterior Front



Exterior Back