



AVAILABLE | OFFICE SPACE FOR SUBLEASE IN CUMBERLAND/GALLERIA SUBMARKET

280 Interstate N Cir SE • Suite 100 • Atlanta, GA 30339

3,159 SF • LEASE TERM THRU JULY 2027 • RATE: \$22 PSF FULL SERVICE • OCCUPANCY IS NEGOTIABLE

Deane Stokes, Jr., SIOR • Managing Partner • (404) 428-0917 • deane.stokes@mohrpartners.com
Mike Rapp, SIOR, CCIM • Managing Partner • (404) 455-6714 • mike.rapp@mohrpartners.com

Property Information

LISTING OVERVIEW

Property Address	280 Interstate N Cir SE
Building Size	125,037 SF
Sublease Area	3,159 SF
Type	Class B Office
Year Built	1982
Lease Expiration	July, 31 2027
Asking Rate	\$22 PSF Full Service
Furniture	Negotiable
Occupancy	Negotiable



PROPERTY HIGHLIGHTS

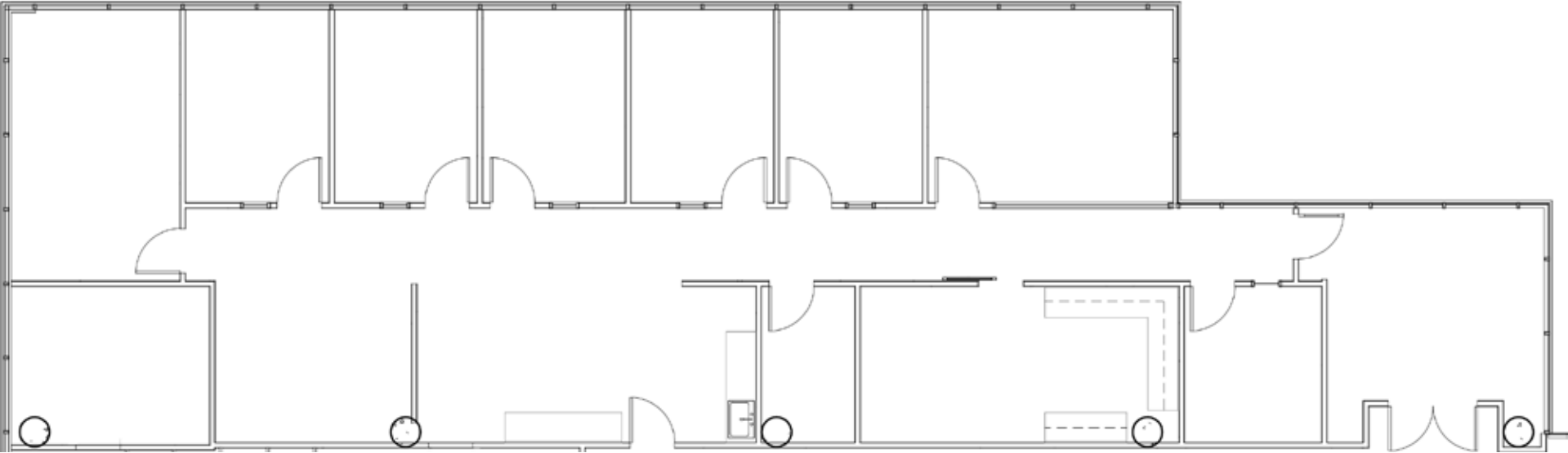
Beautiful, six-story office building located on 11-acres nestled among the trees and overlooking Rottenwood Creek in a park-like setting with abundant surface parking.

Located in the heart of the Cumberland/Galleria submarket, a half mile from the Atlanta Braves stadium, Truist Park. Convenient and easy access to the I-75 and I-285 interchange.

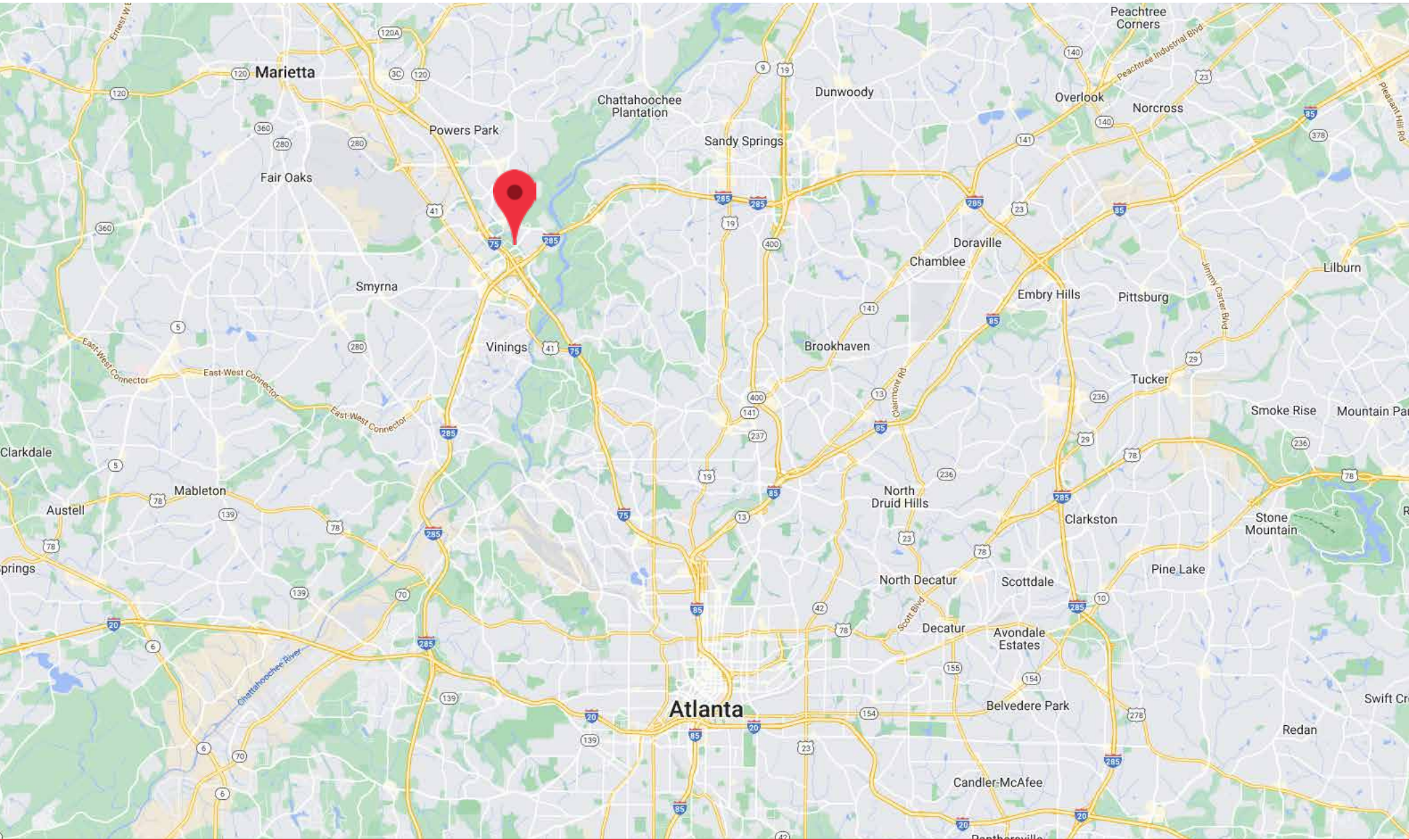
- Parking ratio of 4.5 spaces per 1,000 SF
- Common area kitchen & vending
- On-site conference facility
- 24-hour access with after-hours card key entry



Floorplan • Suite 100



Map



Demographics

	1 Mile	5 Mile	10 Mile
Population			
2010 Population	41,848	189,577	837,629
2023 Population	52,905	216,545	984,521
2028 Population Projection	54,450	219,528	1,000,509
Annual Growth 2010-2023	2.0%	1.1%	1.3%
Annual Growth 2023-2028	0.6%	0.3%	0.3%
Households			
2010 Households	21,349	83,937	357,107
2023 Households	26,192	95,697	421,253
2028 Household Projection	26,847	96,980	428,144
Annual Growth 2010-2023	1.7%	1.0%	1.3%
Annual Growth 2023-2028	0.5%	0.3%	0.3%
Avg Household Size	2.00	2.20	2.20
Avg Household Vehicles	1.00	2.00	2.00
Housing			
Median Home Value	\$350,095	\$421,325	\$396,485
Median Year Built	1988	1984	1986
Owner Occupied Households	6,293	44,820	219,541
Renter Occupied Households	20,554	52,160	208,603
Household Income			
< \$25,000	3,044	9,480	50,887
\$25,000 - 50,000	6,008	17,433	68,542
\$50,000 - 75,000	6,049	16,938	63,134
\$75,000 - 100,000	3,589	11,849	51,007
\$100,000 - 125,000	3,123	10,007	41,073
\$125,000 - 150,000	996	5,661	30,018
\$150,000 - 200,000	1,180	7,550	41,262
\$200,000+	2,203	16,778	75,328
Avg Household Income	\$89,365	\$118,198	\$121,076
Median Household Income	\$66,128	\$83,433	\$88,754

	1 Mile	5 Mile	10 Mile
Population Summary			
Age 15+	41,693	175,915	805,278
Age 20+	38,809	162,834	747,909
Age 35+	28,015	120,054	544,641
Age 55+	9,241	53,709	248,011
Age 65+	4,458	29,373	136,053
Median Age	36.40	38.20	38.10
Avg Age	35.10	38.00	38.30
Education			
Some High School, No Diploma	2,478	12,540	58,317
High School Graduate	5,640	19,908	101,503
Some College, No Degree	7,715	31,036	137,244
Associate Degree	3,791	13,377	54,800
Bachelor's Degree	13,150	52,658	234,237
Advanced Degree	7,307	34,597	161,103
Employment			
Civilian Employed	32,594	124,237	548,392
Civilian Unemployed	834	2,896	13,025
Civilian Non-Labor Force	7,599	45,819	231,295
U.S. Armed Forces	90	343	1,103
Housing Value			
< \$100,000	134	563	5,281
\$100,000 - 200,000	1,343	5,168	28,596
\$200,000 - 300,000	1,070	6,978	36,768
\$300,000 - 400,000	1,043	8,079	39,014
\$400,000 - 500,000	1,063	6,619	30,725
\$500,000 - 1,000,000	886	12,373	58,231
\$1,000,000+	600	4,619	17,961

Demographic data © CoStar 2024

The logo for Mohr Partners features a stylized 'M' icon on the left, composed of three white geometric shapes. To the right of the icon, the word 'MOHR' is written in a large, bold, white sans-serif font, with a small 'TM' trademark symbol at the end. Below 'MOHR', the word 'PARTNERS' is written in a smaller, white, spaced-out sans-serif font.

MOHRTM PARTNERS

Deane Stokes, Jr., SIOR · Managing Partner · (404) 428-0917 · deane.stokes@mohrpartners.com

Mike Rapp, SIOR, CCIM · Managing Partner · (404) 455-6714 · mike.rapp@mohrpartners.com

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.