

FOR LEASE

PRESIDENTIAL OFFICE PARK

3805-3835 PRESIDENTIAL PARKWAY, ATLANTA, GA
30340

Nestled along the bustling I-85 corridor, lies a conveniently located office park. Presidential Office Park (POP) boasts of a whopping 300,000 vehicles passing by daily on this adjacent interstate highway. The office park is easily accessible from I-85 and I-285. POP is a prime location with great visibility and accessibility. Despite the constant rush of traffic on the highway, the office park itself exudes a sense of peacefulness and calm. It is an ideal space for those who need to focus on their work without being distracted by external noises. Interiors can be thoughtfully designed to create a productive and comfortable working environment. A Marta bus stop is conveniently located beside the complex, making it easy for employees and visitors to access the office park via public transportation. The Doraville Marta train station is just a short bus ride away, providing easy access to the wider Atlanta metro area. Adjacent to the office park, there are 14 restaurants catering to a variety of culinary tastes, offering plenty of dining options for those who need to grab a quick bite during lunch breaks or after-work meetings. The area is also home to the Ballet Arts Studio, located next door. Overall, Presidential Office Park offers a prime location, an excellent transportation network, and a peaceful working environment that is sure to attract businesses, visitors and employees alike.

JEFF SMITH

770.767.0456

jsmith@perimetercre.com

PROPERTY SUMMARY



OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (Full Service)
Building Size:	100,000 SF
Available SF:	1970 - 13,716 SF
Lot Size:	
Zoning:	C1
Market:	Northeast Atlanta
Submarket:	Chamblee/Doraville

PROPERTY OVERVIEW

Office suites between 6 buildings in the office park available offering space from 1970 SF to 13,617 SF. Recently upgraded building exteriors, new roof, new canopy top, and updated landscaping. We can modify our spaces to meet your needs and LED lighting is added to every suite as leased. Competitive TI based on Lease terms/buildout requirements.

We also have a 8960 RSF free-standing building available. Ideal for Company HQ, IT Company or Professional Firm.

PROPERTY HIGHLIGHTS

- Full Service including: HVAC, Electricity, Water
- Great Location with Easy Access to I-285 & I-85
- Ample Parking
- Trash Removal
- Video Security

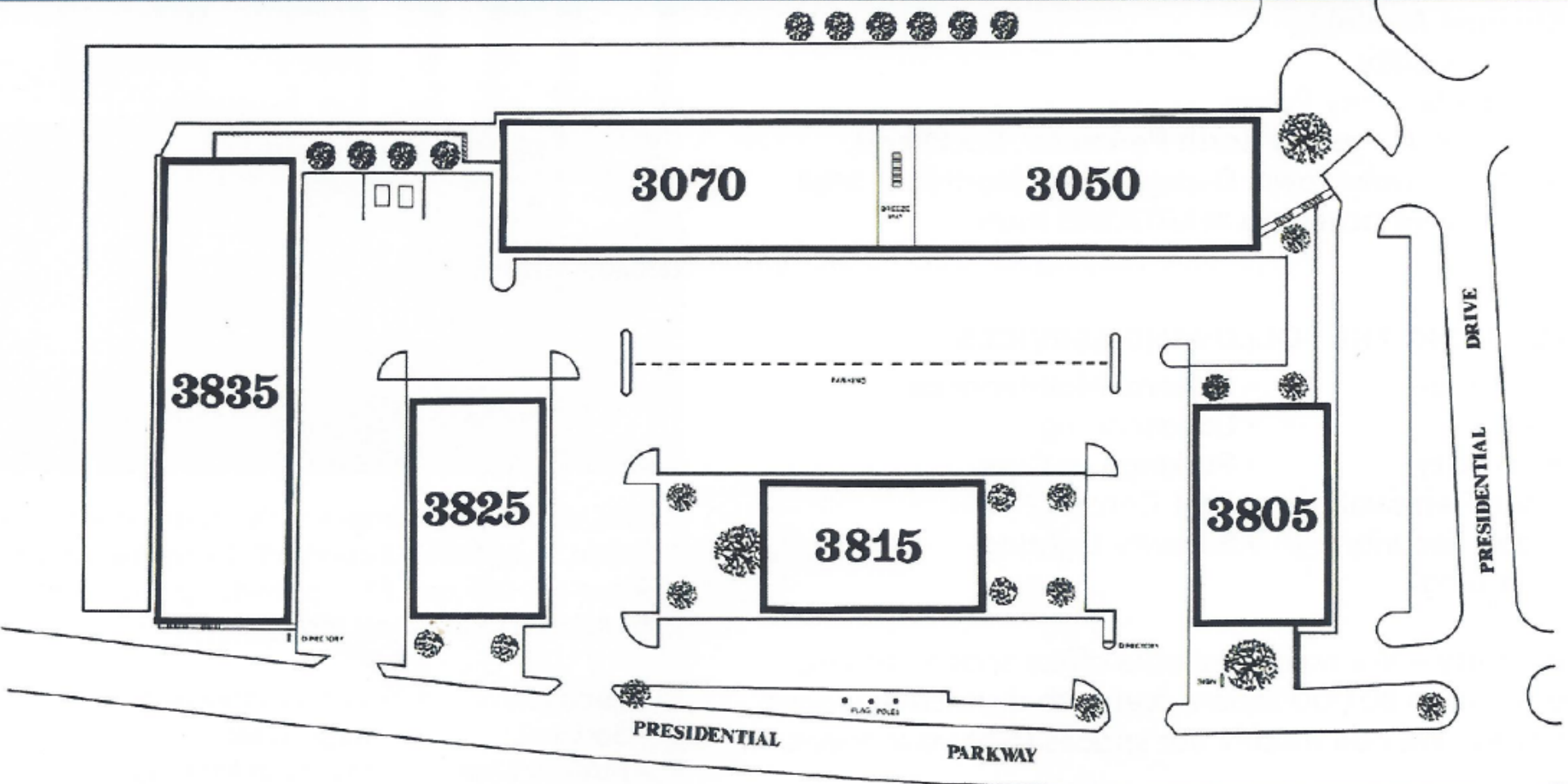
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BUILDING SITE PLAN



PRESIDENTIAL OFFICE PARK SITE PLAN



I-85 Exit 94 or I-285 Exit 34

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ADDITIONAL PHOTOS



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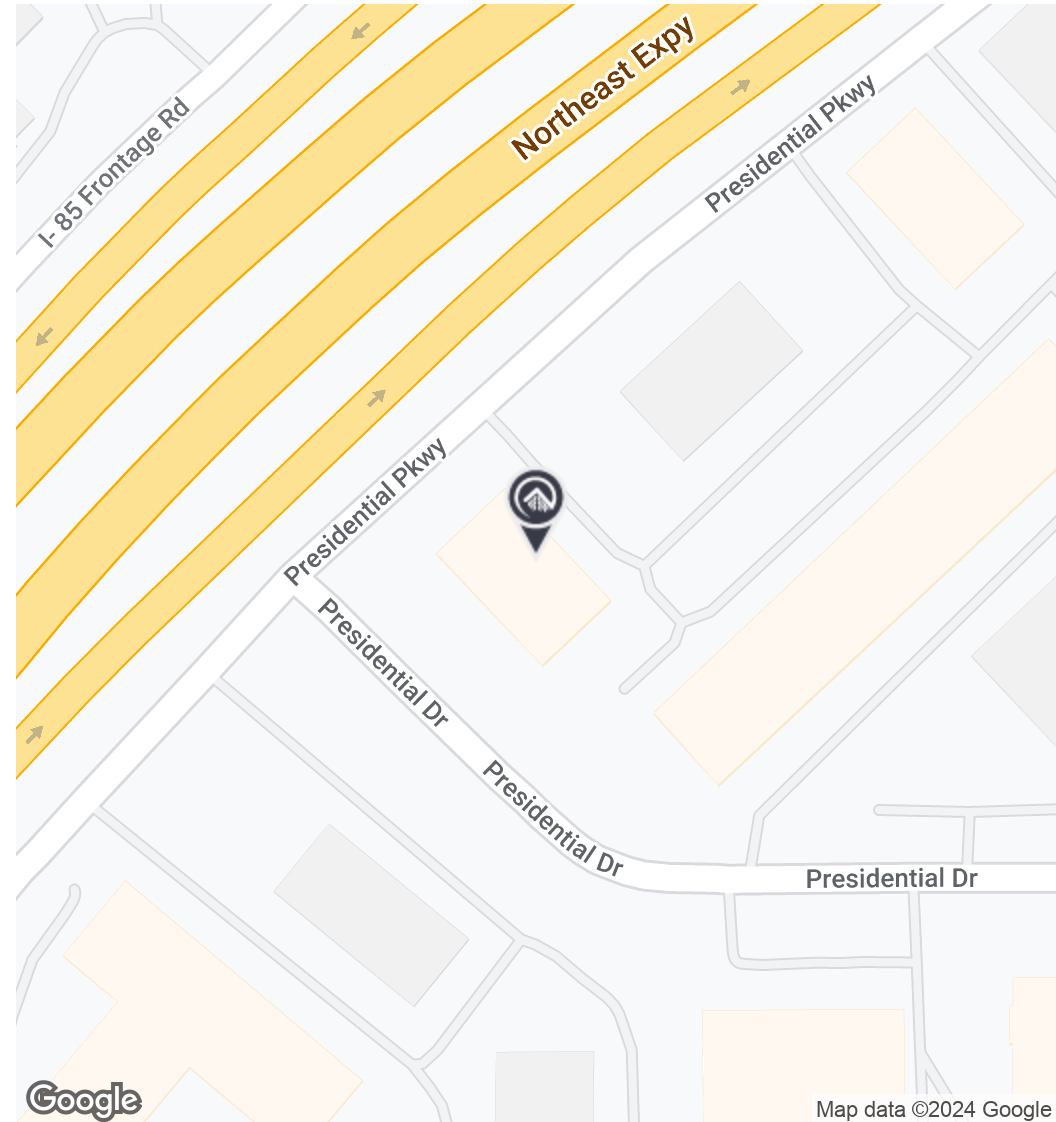
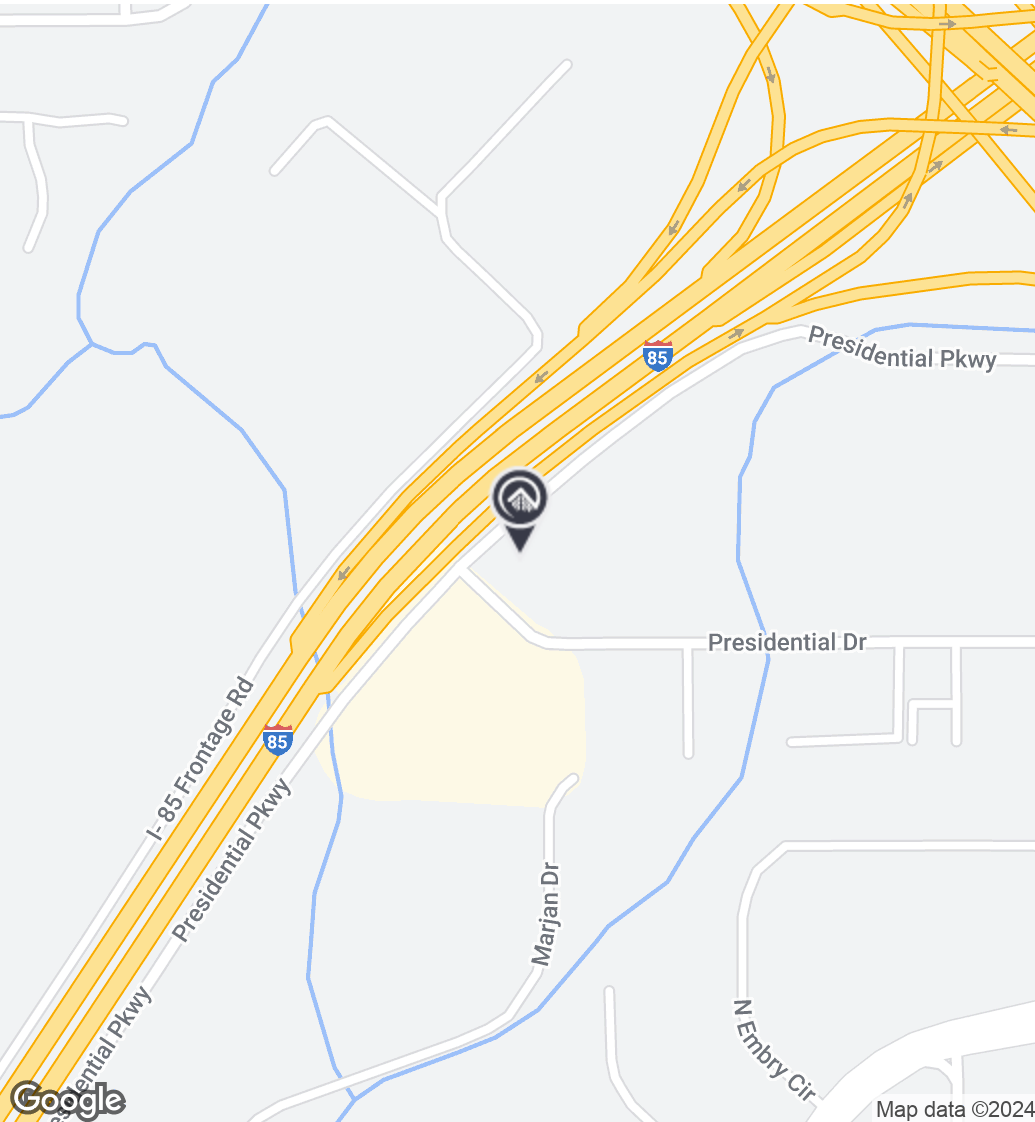
ADDITIONAL PHOTOS



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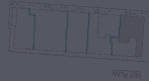
LOCATION MAPS



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Direct: 770.767.0456 Cell: 770.296.3157

PROFESSIONAL BACKGROUND

Experienced Vice President with a demonstrated history of working in the real estate industry. Skilled in Real Estate Transactions, Investment Properties, Contract Negotiation, Commercial Real Estate, and Real Estate. Strong professional graduated from Georgia Southern University.

A CRE veteran, Jeff came to the commercial industry after 30 years in food industry sales; calling on corporate offices of food service distributors, retail and restaurant chains. Experienced in business negotiations, he is comfortable talking to business/building owners and investors alike. He has represented numerous Tenants and Landlords in leasing transactions, sourced off-market acquisitions and sold/leased office buildings in completed transactions that range from 1,000 square feet up to 60,000 square feet and cover a variety of businesses, including restaurants. Currently he represents Landlord/Owners on over 300,000 square feet of office space. Please contact him for assistance with all your commercial real estate needs.

EDUCATION

Ga Southern University

MEMBERSHIPS

ABCR Member

Million Dollar Club

Perimeter Commercial Real Estate

2400 Herodian Way Suite 205

Smyrna, GA 30080

770.988.5550

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