



Premier Peachtree Corners Office Building

±16,497 SF | Class B | 3-Story

Available For Sale or Lease

3495 Holcomb Bridge Rd | Peachtree Corners | GA 30092



CONTENTS

- 03 PROPERTY SUMMARY
- 04 PROPERTY SPEC
- 05 DEMOGRAPHICS
- 06 NEARBY MAP
- 10 PEACHTREE CORNERS
- 11 TEAM PROFILES
- 12 ABOUT BULL REALTY

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PROPERTY SUMMARY

Positioned along the highly visible Holcomb Bridge Road corridor in the heart of Peachtree Corners, this distinguished **±16,497 SF, three-story** office building is available **for sale or lease**, offering exceptional flexibility for owner-users, investors, and tenants alike.

The property features timeless architecture with an attractive four-sided brick façade, expansive window lines that fill the interior with natural light, and quality finishes that create a professional, executive-level work environment. Designed to accommodate a variety of occupancy strategies, each floor can operate independently, allowing businesses to lease individual floors, occupy the entire building, or combine owner occupancy with income-producing leased space.

A central elevator provides convenient access to all three levels, while a separate lower-level entrance from the rear parking area enhances accessibility for employees, tenants, and visitors.

Efficient floor plans feature a versatile blend of private offices, collaborative workspaces, conference rooms, and support areas, making the building adaptable to a wide range of professional office users. The property is further enhanced by **80 on-site parking spaces**, providing an excellent parking ratio of approximately 4.8 spaces per 1,000 square feet.

Whether pursuing an acquisition or a leasing opportunity, this property offers outstanding visibility, flexible occupancy options, quality construction, and a premier Peachtree Corners location—making **it an exceptional choice for businesses seeking a headquarters, investors looking for a value-add or stabilized asset, or tenants seeking high-quality office space in one of Metro Atlanta's most desirable business markets.**

\$3,200,000
FOR SALE
\$194/SF

\$20/PSF
SUITE 100
LEASE
±5,499 SF

\$22/PSF
SUITE 200
LEASE
±5,499 SF

\$22/PSF
SUITE 300
LEASE
±5,499 SF





ADDRESS	3495 Holcomb Bridge Rd Peachtree Corners GA 30092
COUNTY	Gwinnett
BUILDING / SITE SIZE	±16,497 SF / ±1.15 AC
BUILDING CLASS	B
# OF FLOORS	3 Floors / Two Story Lobby
SUITE 100 SIZE (SF)	±5,499 SF
SUITE 200 SIZE (SF)	±5,499 SF
SUITE 300 SIZE (SF)	±5,499 SF

YEAR BUILT / YEAR RENOVATED	1986 / 2017
HVAC	Multiple
ROOF	Asphalt Shingles
PARKING	80
PARCEL ID	R6283099
ELEVATOR	Yes
FRONTAGE / CROSS ST	GA-140 / Crooked Creek
TRAFFIC COUNT	42,166 VPD on Holcomb Bridge Rd

DEMOGRAPHICS



Population



Total Businesses



Total Sales \$



of Household



Median Household Income

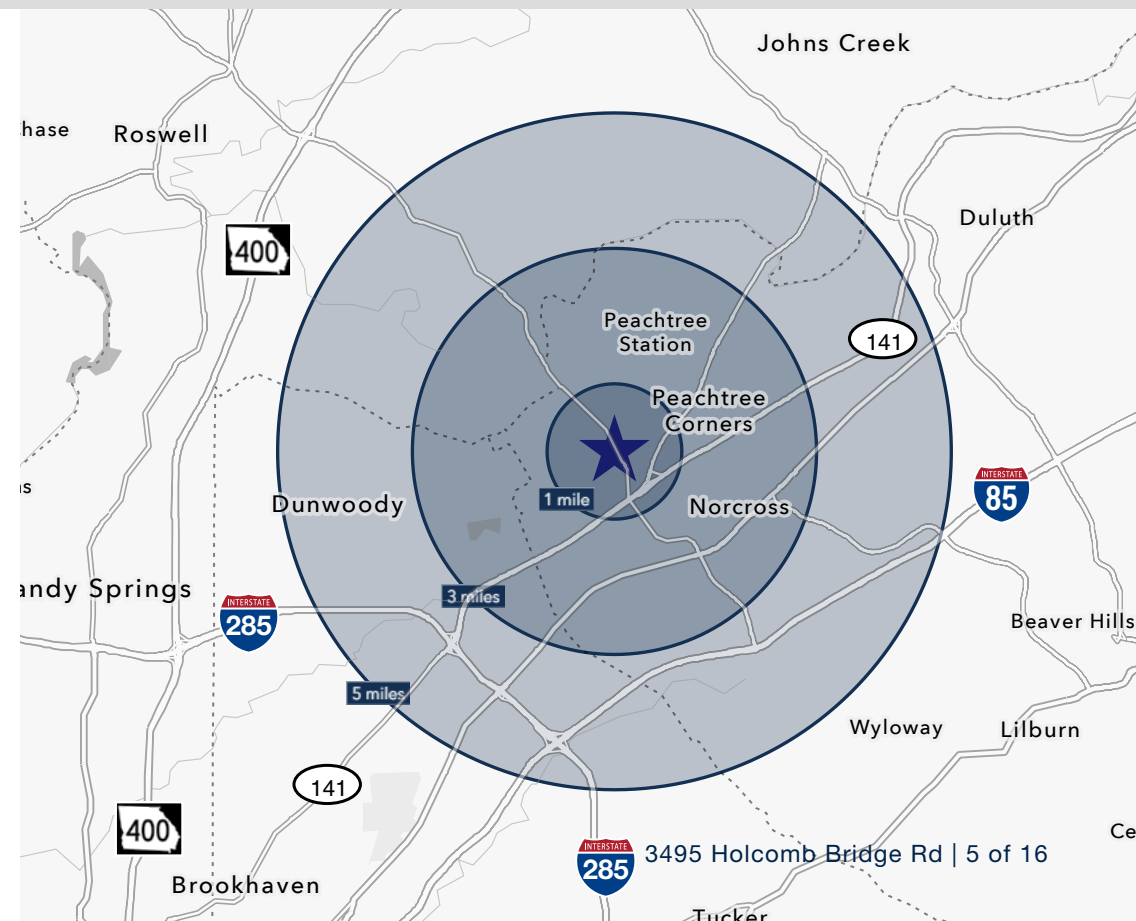
	Population	Total Businesses	Total Sales \$	# of Household	Median Household Income
1—Mile	15,073	715	\$1.44B	6,793	\$64,952
3—Miles	78,189	4,647	\$13.8B	30,668	\$90,484
5—Miles	234,588	11,121	\$27.6B	88,990	\$91,201

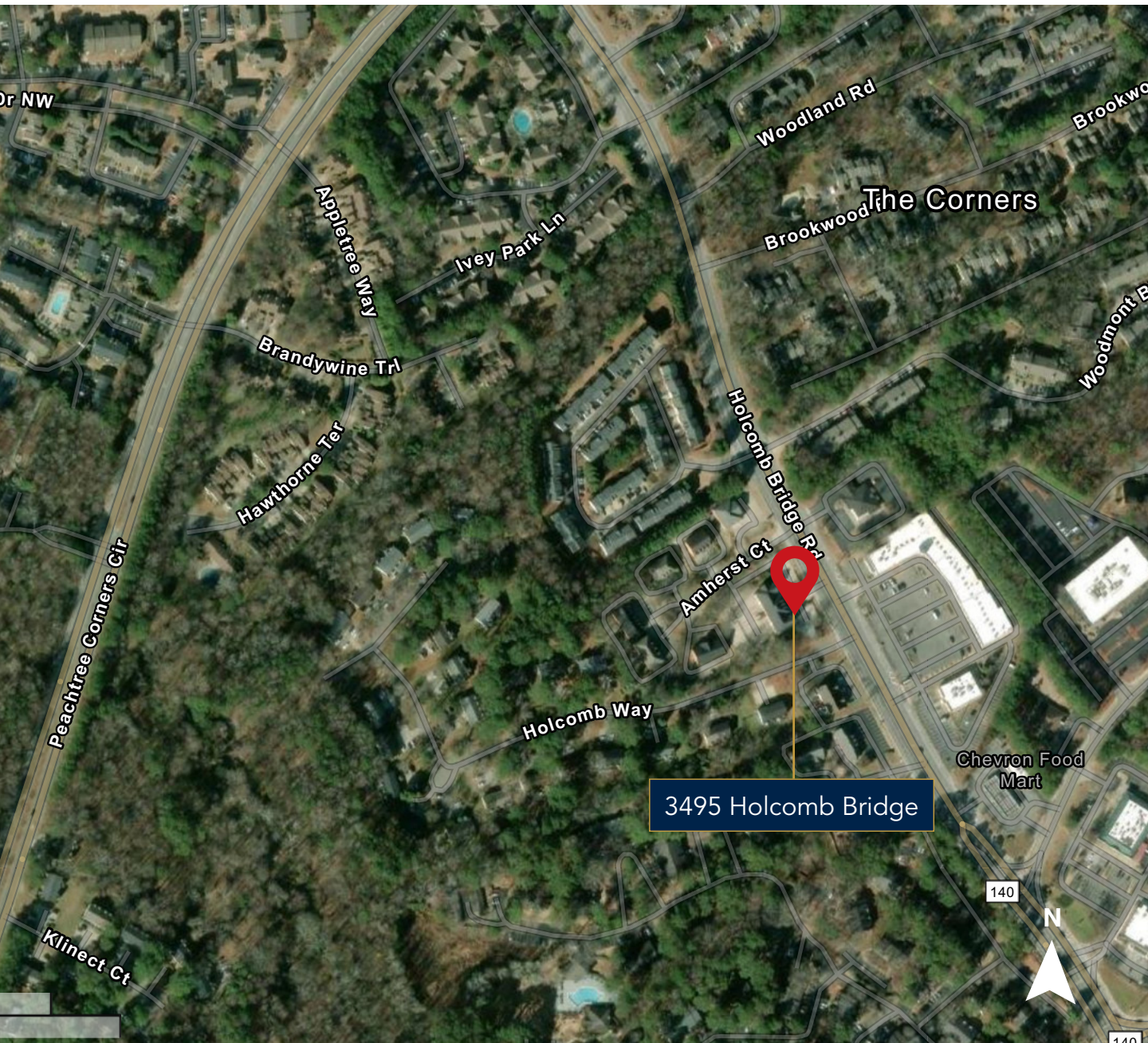
Peachtree Corners, incorporated in 2012, is **Gwinnett County's largest city and one of metro Atlanta's leading technology and innovation hubs.**

Located approximately 20 miles northeast of Downtown Atlanta, the city offers exceptional access to **Interstate 85, Interstate 285, GA 400, and Peachtree Industrial Boulevard.** Home to the renowned Technology Park Atlanta and Curiosity Lab, Peachtree Corners continues to attract Fortune 500 companies, technology firms, and highly skilled professionals.



Supported by a strong employment base, affluent demographics, and ongoing public and private investment, the city has experienced sustained demand for both commercial and residential real estate. Its pro-business environment, excellent connectivity, and long-term economic growth continue to make Peachtree Corners one of metro Atlanta's most desirable locations for businesses, residents, and investors alike.





MAP- within 5 miles radius

FOOD & BEVERAGE

Lazy Dog Restaurant & Bar
Firebirds Wood Fired Grill
Marlow's Tavern
First Watch
Stäge Kitchen & Bar
Park27 Korean Steakhouse
Taqueria Tsunami
Chipotle Mexican Grill
Starbucks
Panera Bread
Jason's Deli
J. Alexander's Restaurant

STORES

Publix Super Market
Trader Joe's
Sprouts Farmers Market
Ingles Supermarkets
ALDI
Lidl
Kroger

RETAILERS

The Forum Peachtree Parkway
Peachtree Corners Town Center
Peachtree Square Shopping Center
Peachtree Corners Marketplace
Target
Marshalls
HomeGoods
Barnes & Noble
Dick's Sporting Goods
Michaels

Ulta Beauty
Best Buy
Ross Dress for Less
PetSmart
The Home Depot
Lowe's Home Improvement
Office Depot
TJ Maxx

MAJOR EMPLOYERS

Intuitive
Siemens
Soliant
Mölnlycke Health Care
Comcast
Crawford & Company
Corpay
Sidel
Honeywell Aerospace Norcross
Teradata Atlanta

HOTELS

Hilton Atlanta Northeast
Hampton Inn Peachtree Corners Norcross
Residence Inn by Marriott
Atlanta Norcross/Peachtree Corners
Hyatt Place Atlanta/Norcross/Peachtree
Courtyard Atlanta Norcross/Peachtree Corners
Holiday Inn Express Peachtree Corners-Norcross

0.8 Miles — Peachtree Corners Circle
0.8 Miles — Peachtree Parkway (GA-141)
2.0 Miles — Peachtree Industrial Blvd (SR-141)

2.0 Miles — Peachtree Corners Town Center
3.5 Miles — Jimmy Carter Boulevard
4.5 Miles — Downtown Norcross

6 Miles — Interstate 285
6 Miles — Interstate 85
7 Miles — Georgia 400

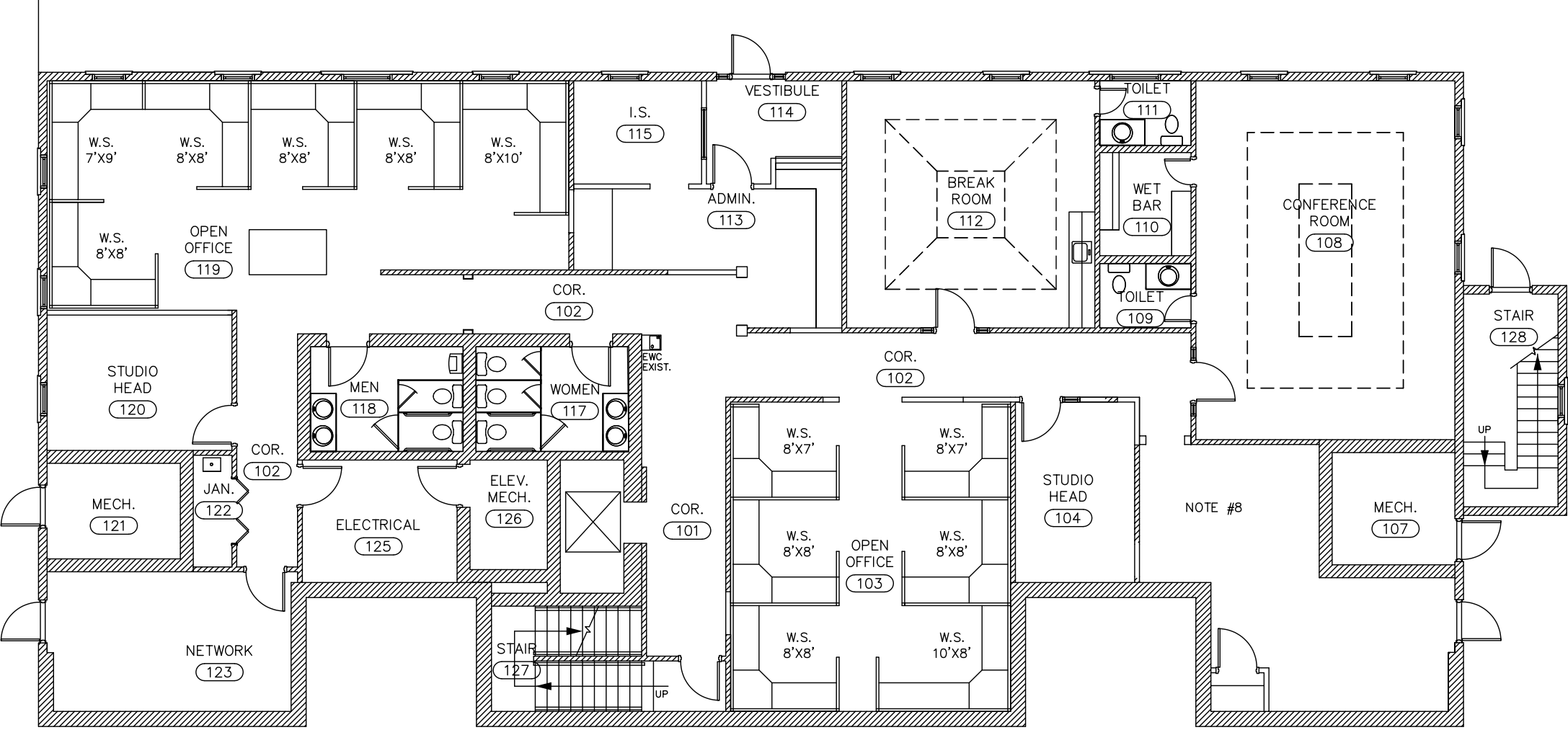




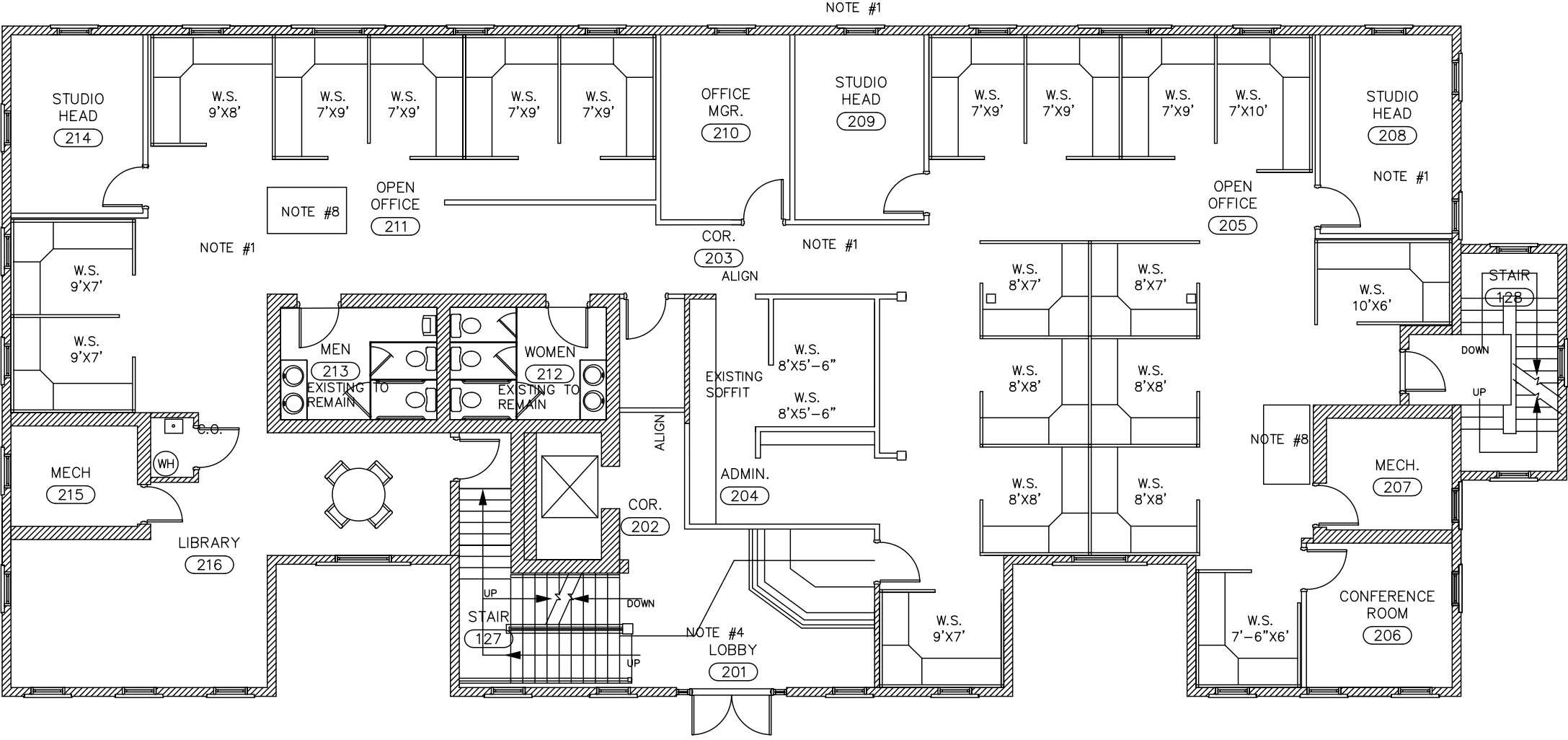




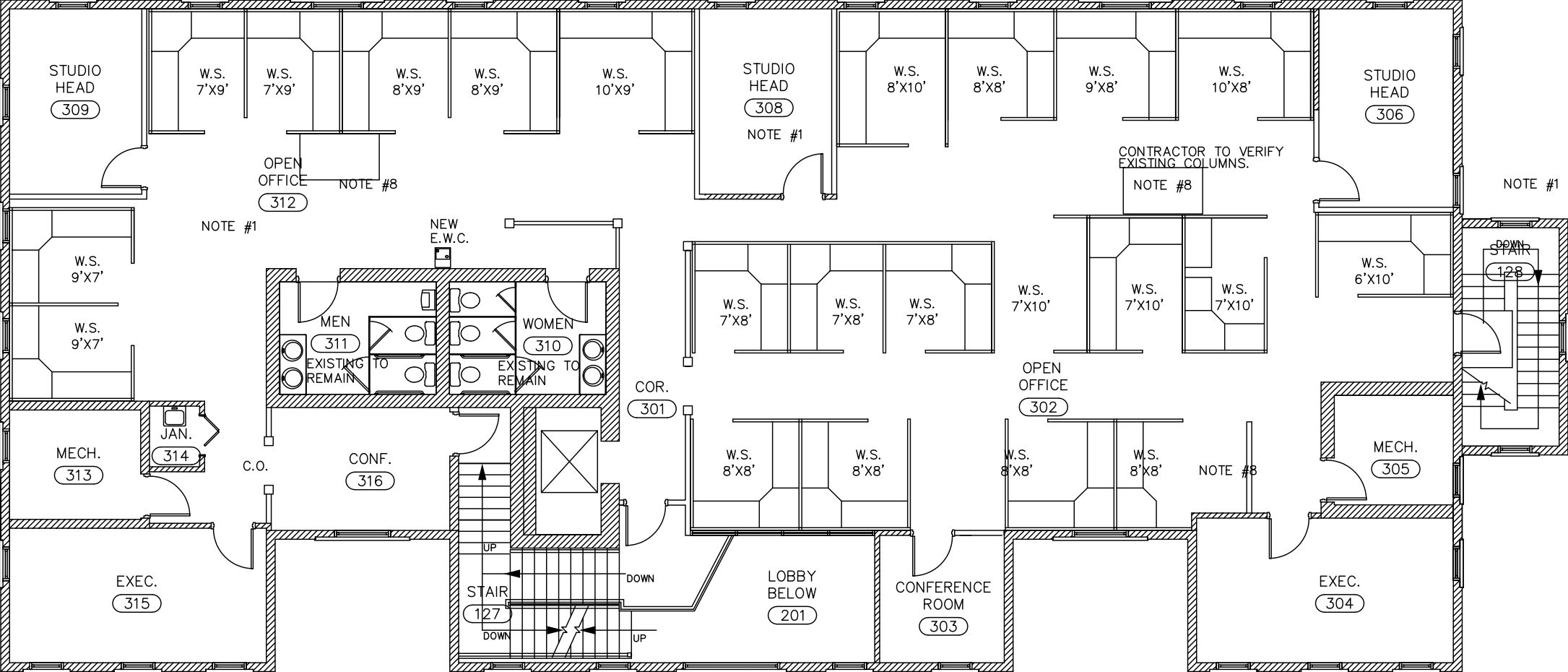
FLOOR PLAN - SUITE 100 | ±5,499 SF | \$20/SF/YR LEASED



FLOOR PLAN - SUITE 200 | ±5,499 SF | \$22/SF/YR LEASED



FLOOR PLAN - SUITE 300 | ±5,499 SF | \$22/SF/YR LEASED



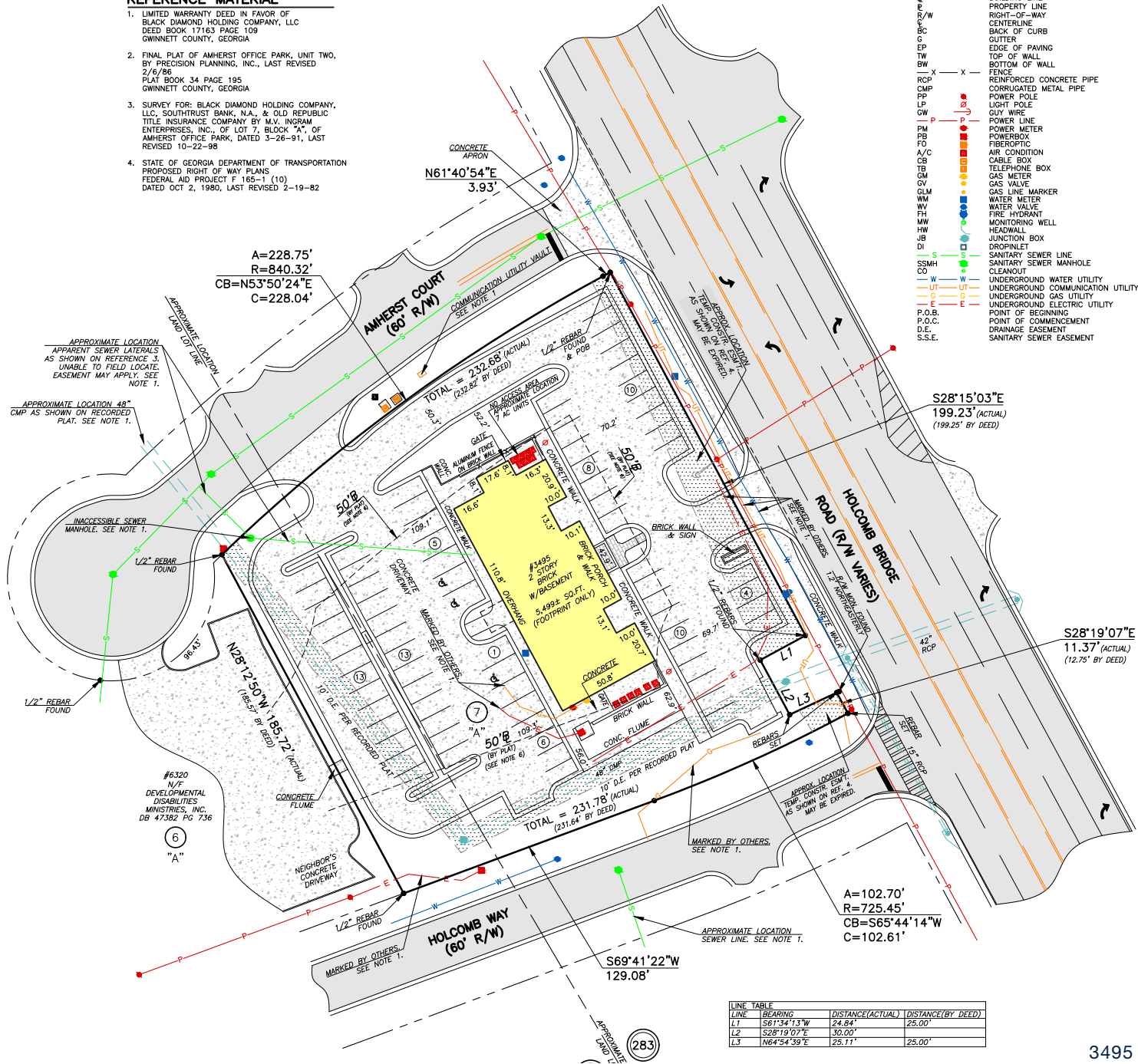
SURVEY

REFERENCE MATERIAL

1. LIMITED WARRANTY DEED IN FAVOR OF
BLACK DIAMOND HOLDING COMPANY, LLC
DEED BOOK 17163 PAGE 109
GWINNETT COUNTY, GEORGIA
2. FINAL PLAT OF AMHERST FIRE PLANT, UNIT TWO,
BY PRECISION PLANNING, INC., LAST REVISED
2/6/86
PLAT BOOK 34 PAGE 195
GWINNETT COUNTY, GEORGIA
3. SURVEY FOR: BLACK DIAMOND HOLDING COMPANY,
LLC, SOUTHEAST 1/4, SEC. 18, T. 12N., R. 8E.,TITLE INSURANCE COMPANY OF MARYLAND,
ENTERPRISES, INC., OF LOT 7, BLOCK "A",OF AMHERST FIRE PLANT, DATED 3-26-91, LAST
REVISED 10-22-98
4. STATE OF GEORGIA DEPARTMENT OF TRANSPORTATION
REVISED RIGHT OF WAY PLANS
FEDERAL AID PROJECT F-165-1 (10)
DATED OCT. 2, 1980, LAST REVISED 2-19-82

LEGEND

BL		BUILDING LINE
PR		PROPERTY LINE
R/W		RIGHT-OF-WAY
CE		CENTERLINE
BC		BACK OF CURB
GC		GUTTER
EP		EDGE OF PAVING
TP		TOP OF WALL
		BOTTOM OF WALL
F	X — X —	FENCE
RCP		REINFORCED CONCRETE PIPE
CMF		CORRUGATED METAL PIPE
GP		GROUND POLE
LP		LIGHT POLE
GW		GUY WIRE
P		POWER LINE
PM		POWER METER
PB		POWERBOX
A/C		FIBEROPTIC AIR CONDITION
CB		CABLE BOX
GM		TELEPHONE BOX
GV		GAS METER
GLM		GAS VALVE
WM		GAS LINE MARKER
WV		WATER METER
WF		WATER VALVE
JW		FIRE HYDRANT
MB		MONITORING WELL
HW		HEADWALL
JB		JUNCTION BOX
DD		DROPLET
SSM		SANITARY SEWER LINE
CO		SANITARY SEWER MANHOLE
		CLEANOUT
U		UNDERGROUND WATER UTILITY
UT		UNDERGROUND COMMUNICATION UTILITY
UG		UNDERGROUND GAS UTILITY
UE		UNDERGROUND ELECTRIC UTILITY
P.O.B.		POINT OF BEGINNING
P.O.C.		POINT OF COMMENCEMENT
DE		DRAINAGE EASEMENT
S.S.E.		SANITARY SEWER EASEMENT



Agent Profile



Sean Williams

S.V.P. The Office Group

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Sean Williams specializes in delivering expert brokerage advisory services for investors and corporate users of office properties in the Atlanta MSA and Georgia.

Utilizing the latest technology and digital resources, Sean provides the highest levels of professionalism combining a diligent work ethic and attention to detail. As a native and life-time resident of Atlanta, Sean has half a century of history and first-hand knowledge of commercial real estate in Atlanta and the southeastern region.

Experience:

Some of Sean's recent projects and clients include: Northwinds Summit, Weatherstone Park, Avalon Center Office Park, Atlanta Executive Center, The Eclipse, Alpharetta Medical Center, Barrett Court Offices, Peachtree Dunwoody Park, Oakdale Business Park, Atlanta West Business Center, Peachtree Corners Corporate Centre, Technology Park/Atlanta, Woodpark Medical Office, The Windsor Over Peachtree, Towne Lake Business Center, Edward Jones, 1-800-FLOWERS, Cobb Pediatric Therapy Services, Byram Healthcare, Allergy & Asthma of GA, DSI Renal, IP Communications, Lekotek of Georgia, Milan Eye Center, DynamiX Web Design, Alpharetta Medical Group, Davis & Church Engineering and PT Solutions.



OUR MISSION

To provide a company of advisors known for integrity and the best disposition marketing in the nation.



ABOUT BULL REALTY



28
YEARS IN
BUSINESS



LICENSED
IN
8
SOUTHEAST
STATES



ATL
HEADQUARTER

SERVICES

Services include disposition, acquisition, project leasing, tenant representation, and consulting across a wide range of sectors, including office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality, and single-tenant net lease properties.

GLOBAL ALLIANCE

Bull Realty is a member of TCN Worldwide, an alliance of 60+ offices and 1,500 commercial real estate professionals serving more than 200 markets globally. This partnership expands the firm's reach, client access, and investor relationships across the U.S. and internationally.

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The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants — including Bull Realty's founder Michael Bull, CCIM — share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or at www.CREshow.com.

JOIN OUR TEAM

Bull Realty continues to expand through merger, acquisition and by welcoming experienced agents. The firm recently celebrated 28 years in business and, through its TCN Worldwide alliance, actively works with clients and brokers across the country.

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