



PRICE REDUCED

\$1,890,000



For Sale Ground Level Office Condo

~~\$1,990,000~~

Contact us:

KB Yabuku
Vice President
+1 770 539 5151
kb.yabuku@colliers.com

Dany Koe
Vice President | Principal
+1 404 729 4759
dany.koe@colliers.com

Colliers Atlanta
1230 Peachtree St NE
Suite 800
Atlanta, GA 30309

Buckhead Grand 3338 Peachtree Rd NE, Atlanta, GA 30326

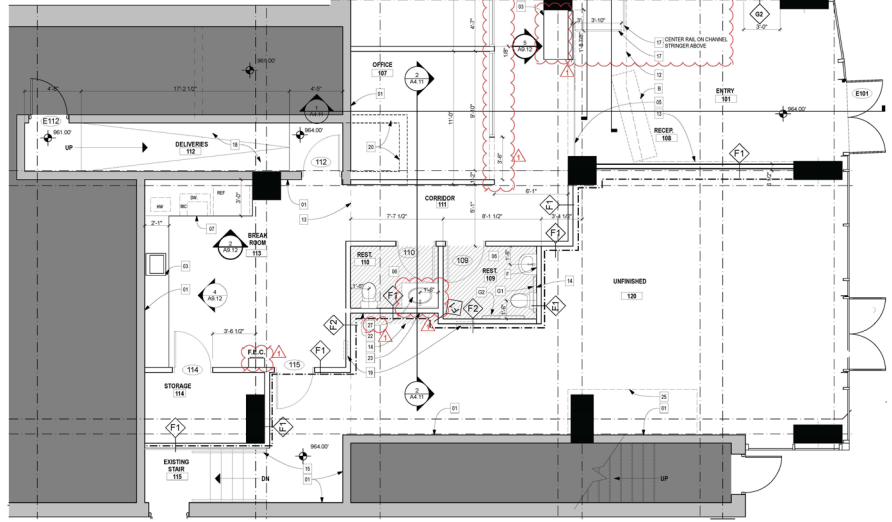
Suites 101 & 102 | ± 5,530 SF

Property Highlights

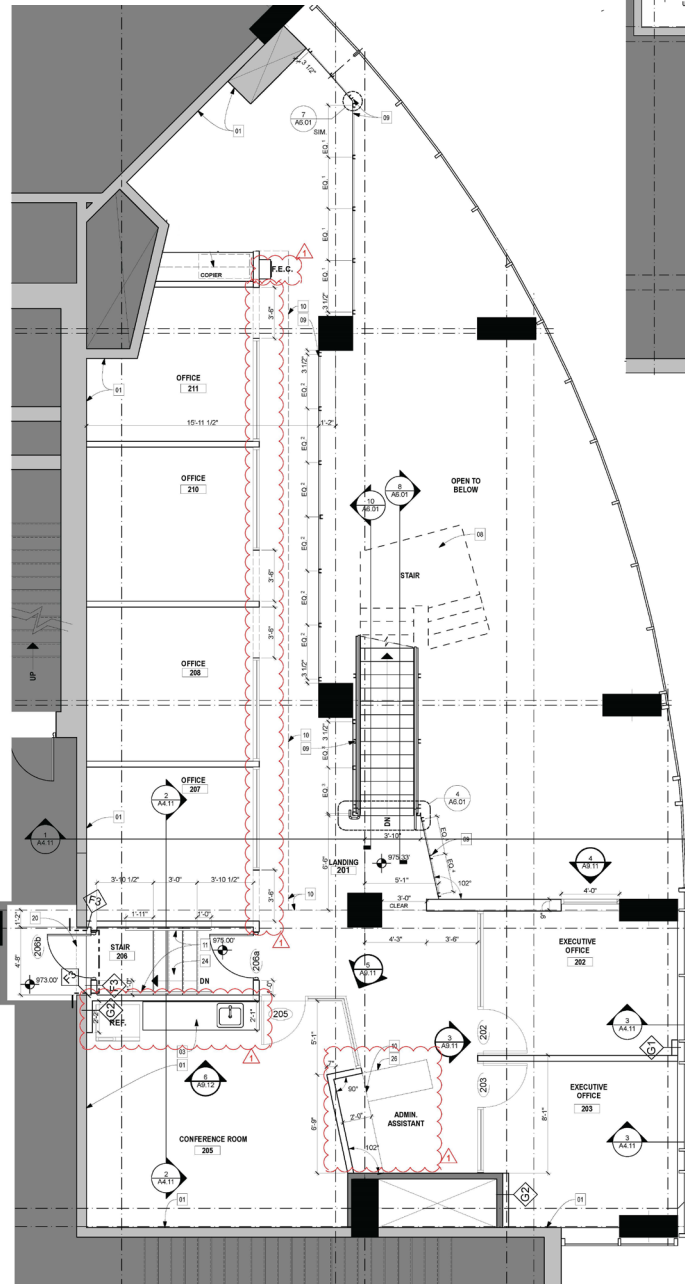
- High end finishes including two conference rooms
- Includes two suites with separate entrances
- Ideal for Office and most Retail uses
- 6 dedicated parking spaces (2 by front door)
- Located along the MARTA Buckhead train station
- Well positioned to GA-400, minutes from I-75/85 and I-285
- Walking distance to Buckhead restaurants and retail, including Lenox Mall and Phipps Plaza

Floor Plan

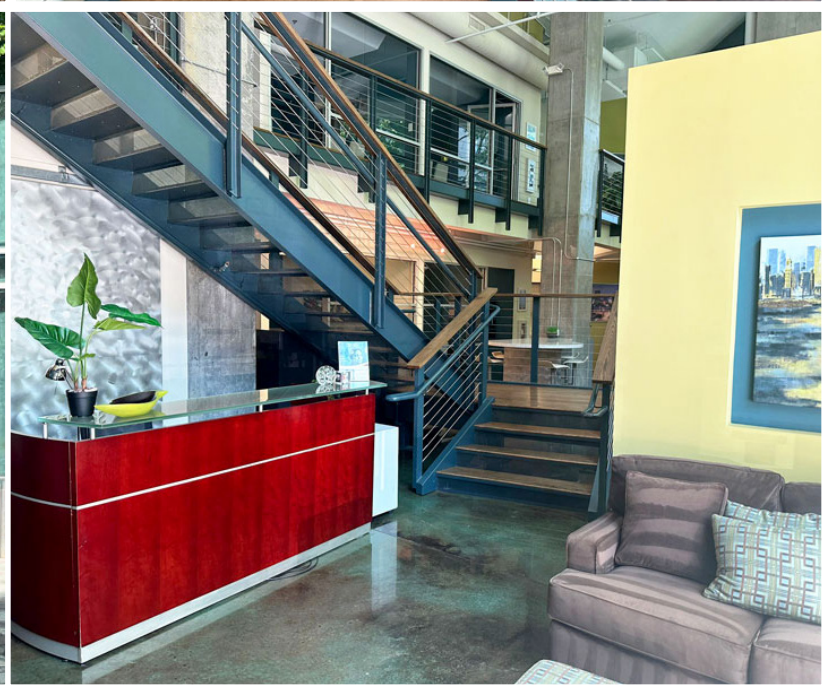
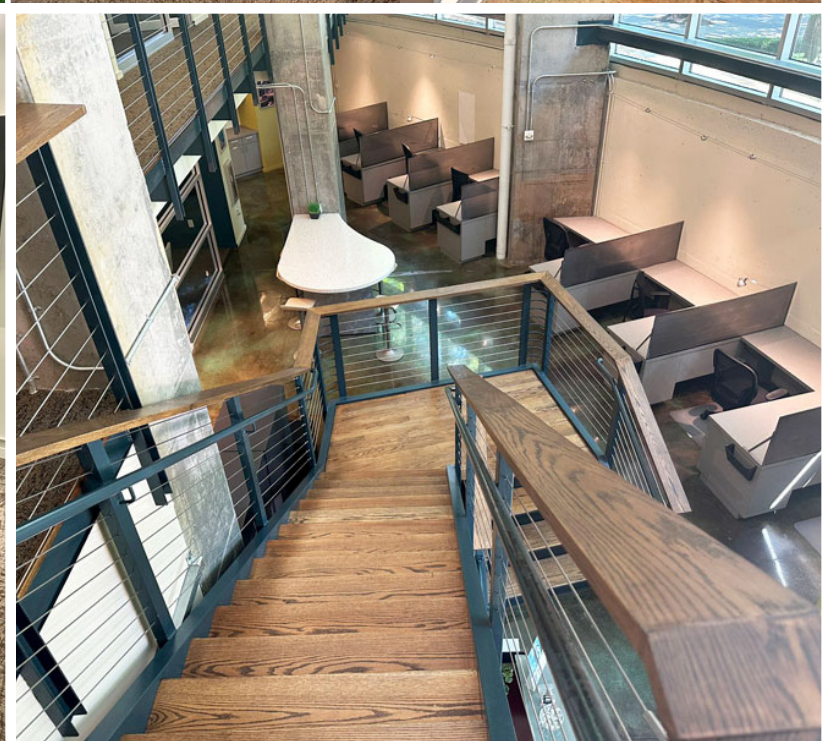
First Floor



Second Floor



Property Photos



Location & Demographics

	1- Mile	3-Mile	5-Mile
Population:	27,712	135,771	333,754
Median Age:	35.1	35.6	34.7
Households:	17,498	70,807	167,781
Median HH Income:	\$115,261	\$118,448	\$119,789
Avg. HH Income:	\$184,167	\$205,928	\$195,076

