FOR SALE

Peachtree Corners Office Headquarters

3495 HOLCOMB BRIDGE ROAD

Peachtree Corner, GA 30092

PRESENTED BY:

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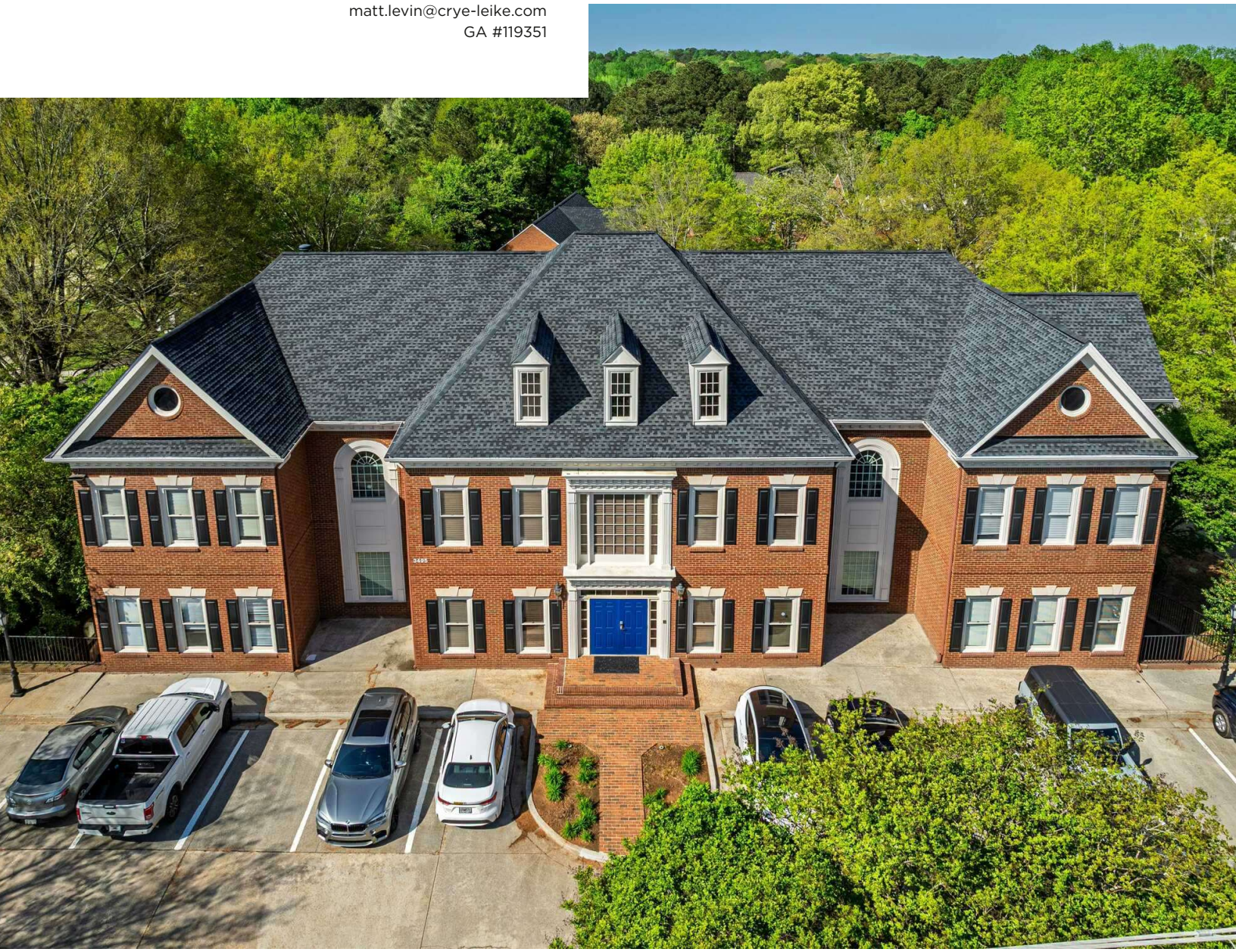

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PROPERTY DETAILS & HIGHLIGHTS

BUILDING NAME	Peachtree Corners Office Headquarters For Sale
ADDRESS	3495 Holcomb Bridge Rd, Peachtree Corners, GA 30092
BUILDING SIZE	16,497 RSF+-
THREE FLOORS	5,499 SF+- per floor
PRICE	$3,795,000 / $230 SF
ELEVATOR SERVED	Yes
FREESTANDING	Yes
PARKING SPACES	80 / 4.8 per 1,000 SF
TRAFFIC COUNT	41,000 vehicles per day

For sale is a three story 16,497 SF+- elevator served headquarters office building in growing Peachtree Corners, offering businesses a branding opportunity with prominent signage, over 200 feet of frontage and exposure to over 41,000 vehicles per day. Each well-lit floor is a flexible combination of open plan and private offices. The site accommodates 80 parking spaces, a high ratio of 4.8 spaces per 1,000 SF. Perfect for an owner to occupy 5,499 SF+-, 10,988 SF+-or 16,497 SF+-.

Holcomb Bridge Road is a major east-west artery connecting Cobb, Fulton, Gwinnett and Dekalb counties. The pivotal location provides convenient access to GA 400 (7 miles), I-285 & I-85 (6 miles), Peachtree Industrial Boulevard and Peachtree Parkway.

Headquarters office for sale 16,497 RSF+-

Three story elevator served office with 80 parking spaces

Occupy as 5,499 SF / 10,998 SF / 16,497 SF

Each floor a flexible combination of open plan and private offices

Abundant 80 parking spaces / 4.8 per 1,000 SF

Branding opportunity 200+ feet of frontage visible by 41,000+ vehicles per day

4 lane major east-west artery connecting Cobb, Gwinnett, Fulton and Dekalb counties

Growing Peachtree Corners location

7 miles to GA 400 / 6 miles to I-285 & I-85

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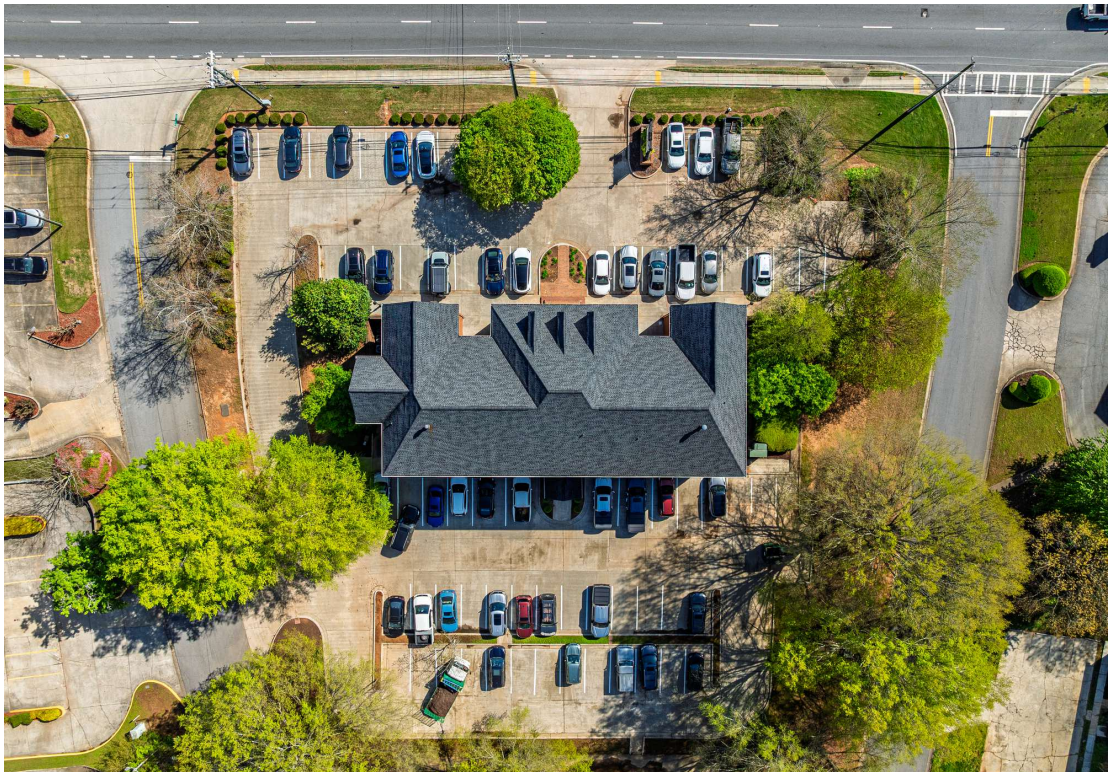
ADDITIONAL PHOTOS



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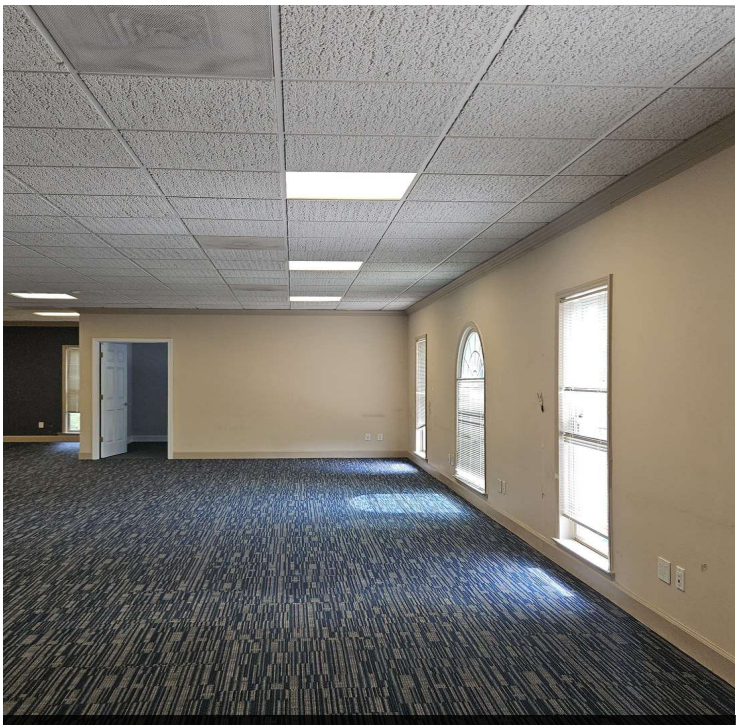
ADDITIONAL PHOTOS

Each floor is a combination of open plan and private offices.

2nd floor



2nd floor

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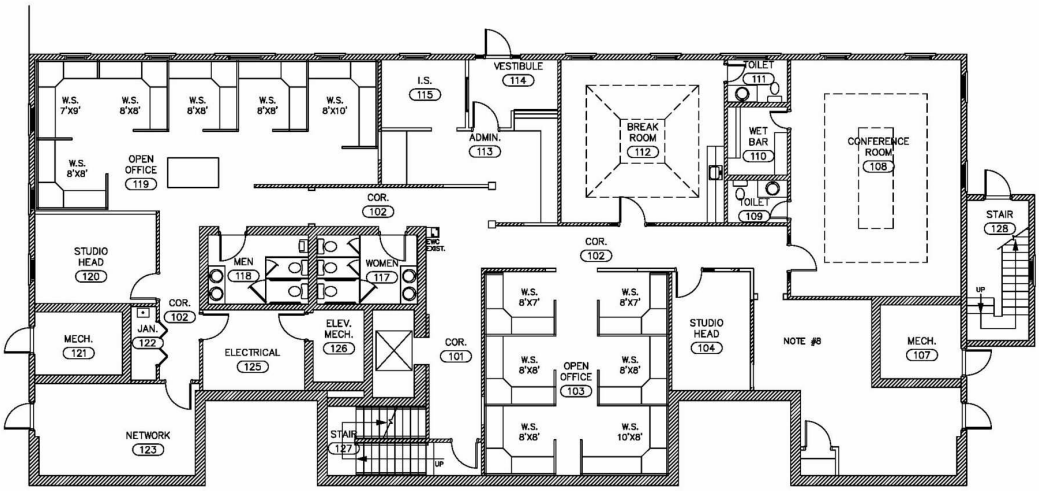
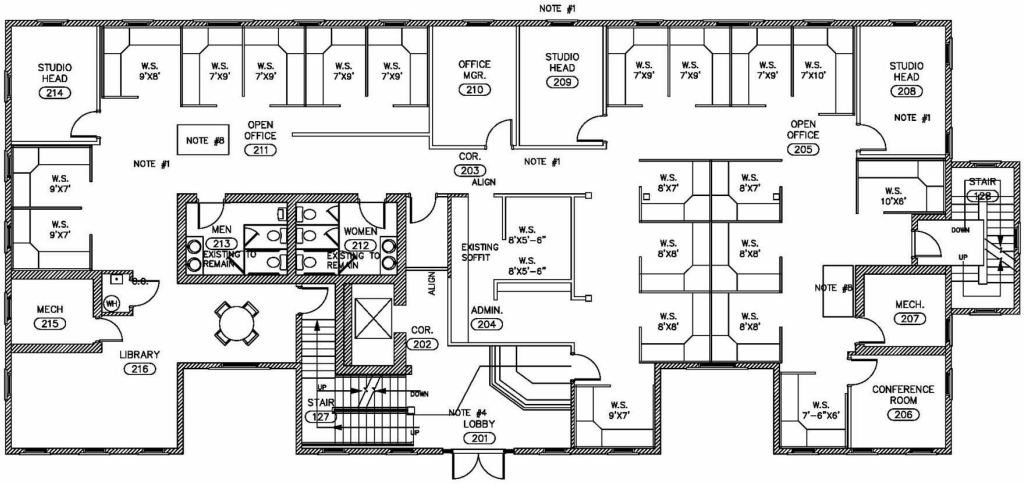
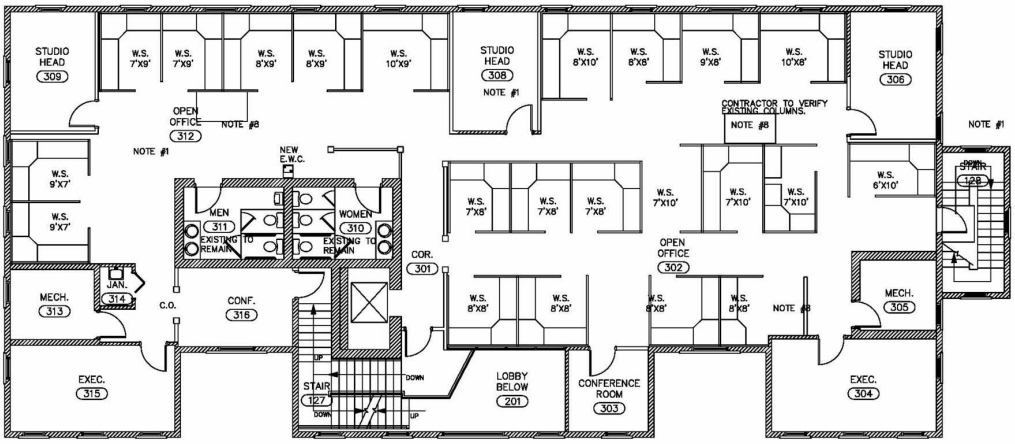
FLOOR PLANS







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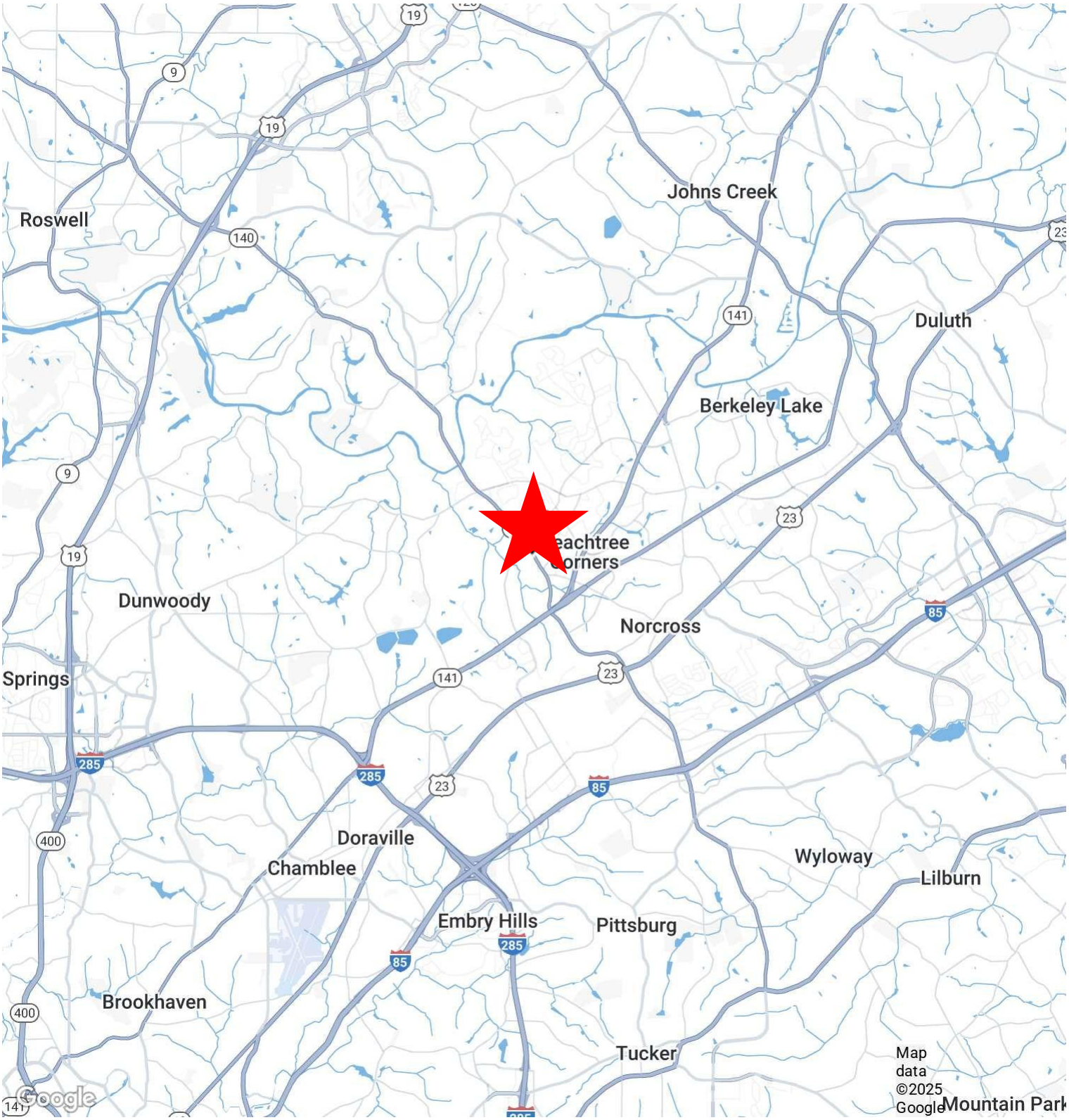
MAP



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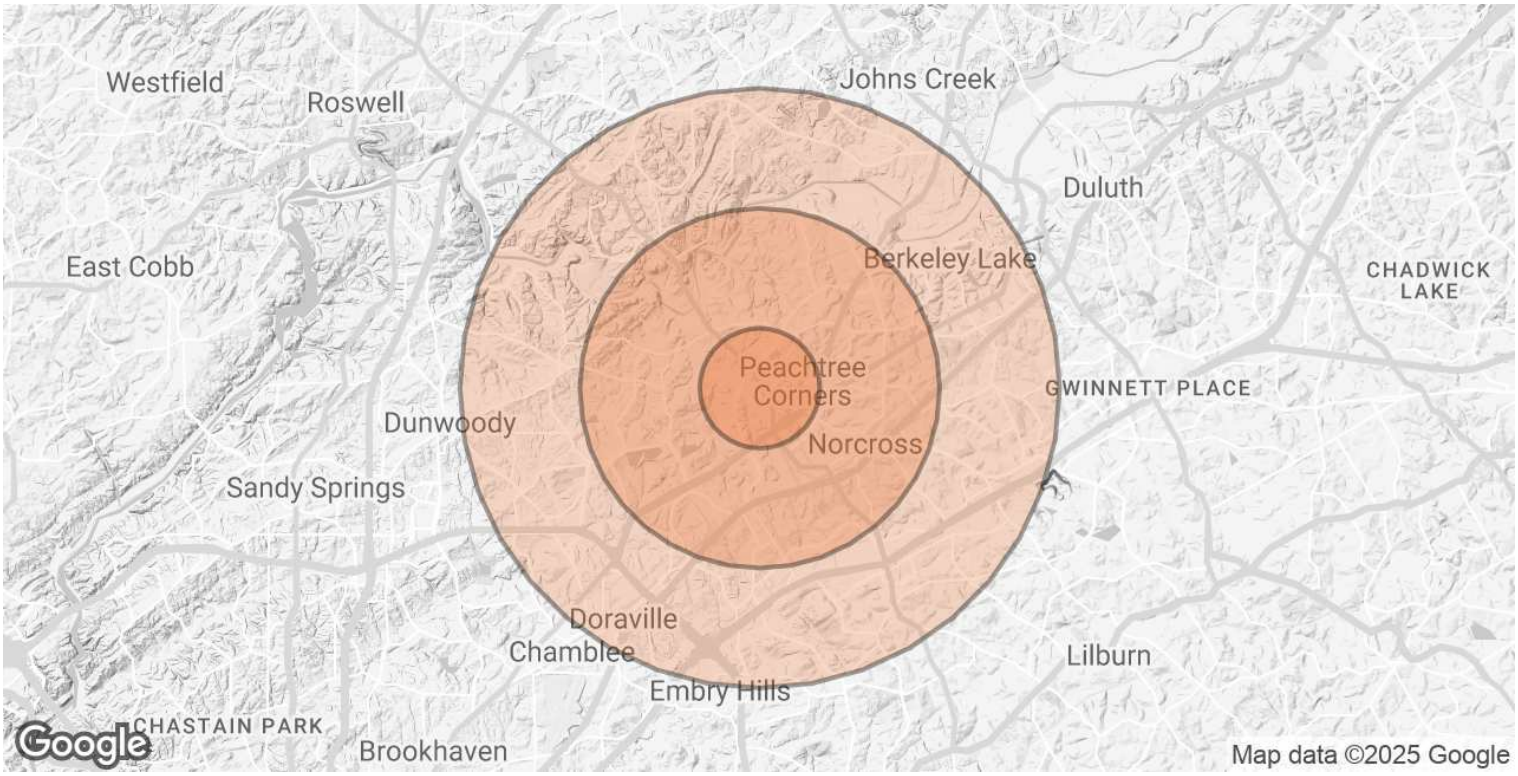
DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	16,543	79,189	225,078
AVERAGE AGE	36	38	38
AVERAGE AGE (MALE)	35	38	37
AVERAGE AGE (FEMALE)	37	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	7,461	30,363	84,397
# OF PERSONS PER HH	2.2	2.6	2.7
AVERAGE HH INCOME	$75,328	$123,699	$129,007
AVERAGE HOUSE VALUE	$419,184	$522,183	$505,606

Demographics data derived from AlphaMap

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PROFESSIONAL BACKGROUND

Matt Levin, CCIM, focuses on the sale and leasing of retail, office and industrial properties. With over 30 years experience in the real estate industry, he has completed over 500 transactions valued at $300 million. Prior to joining Crye-Leike Commecial, Matthew was a multi-year recipient of the Partner Circle Award, SVN Commercial Real Estate's highest recognition, and consistently performed in the top 100 of advisors nationally.

Prior to joining SVN, Matt served as President of Dekalb Realty Company. Previously, he served as a $250 million Commercial Real Estate Non-Performing Loan Portfolio Manager for the Federal Deposit Insurance Corporation (FDIC).

Mat is at Phoenix Award recipient of the Atlanta Commercial Board of Realtors' Million Dollar Club. He is past president ofthe Georgia State University, Real Estate Alumni Group, and past chairman of the Scholarship Committee of the Georgia Chapter of CCIM.

Matt received his Bachelor of Arts from Emory University and Master of Science degree in Real Estate from Georgia State University.

He lives with his wife of over 303 years Valerie and daughter Camille. Matt is an avid sailor having first learned from his father. "Sailing is much like life, you're heading for a destination and the changes in weather, wind and current require anticipation, attention and adjustment. Getting there can be as interesting as arriving."

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