

BEXLEY

CHAMBLEE

2175 AMERICAN WAY  
CHAMBLEE, GEORGIA 30341



# PROPERTY HIGHLIGHTS

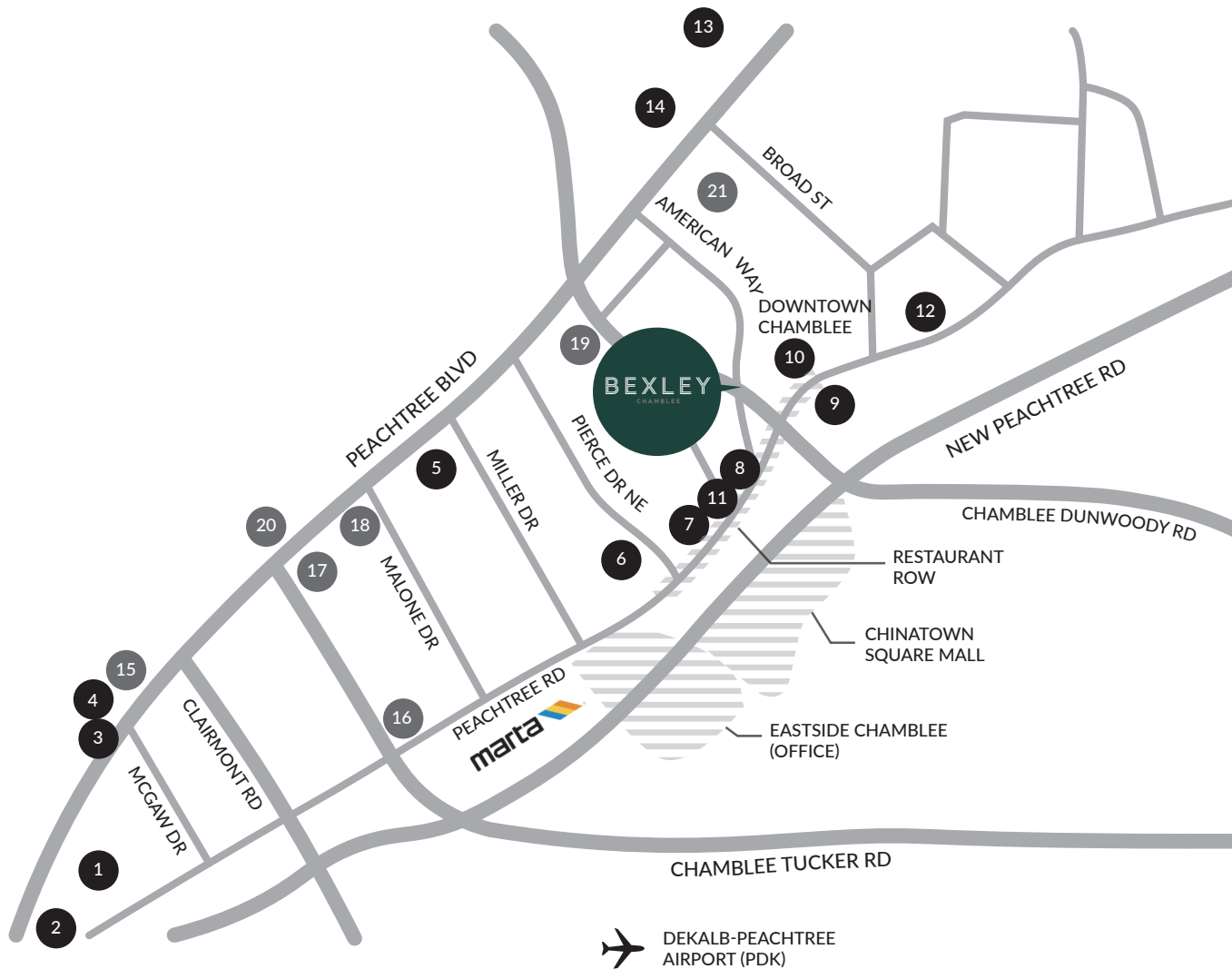
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## Retail and Restaurant Space for Lease in New Mixed-Use Development

- 1 Suite A1 - 2,027 Sq Ft | Suite A2 - 1,276 Sq Ft
- 2 BEXLEY Chamblee is the newest mixed-used development in Downtown Chamblee and features 318 luxury apartment units, street level retail and restaurant space, and access to Chamblee's RailTrail multi-use trail system.
- 3 Ample parking - 22.6 spaces per 1,000 sq ft - (88 Deck, 19 on-street) all dedicated to retail and paid public use.
- 4 Immediate access via Peachtree/141, I-285, I-85, Marta, and PDK Airport.
- 5 Bustling Downtown District - Adjacent to new Chamblee Town Center Redevelopment Project, NBC Universal Development (Former GM Assembly).
- 6 Prime location in dynamic and growing Chamblee market with excellent demographic



# AREA AMENITIES



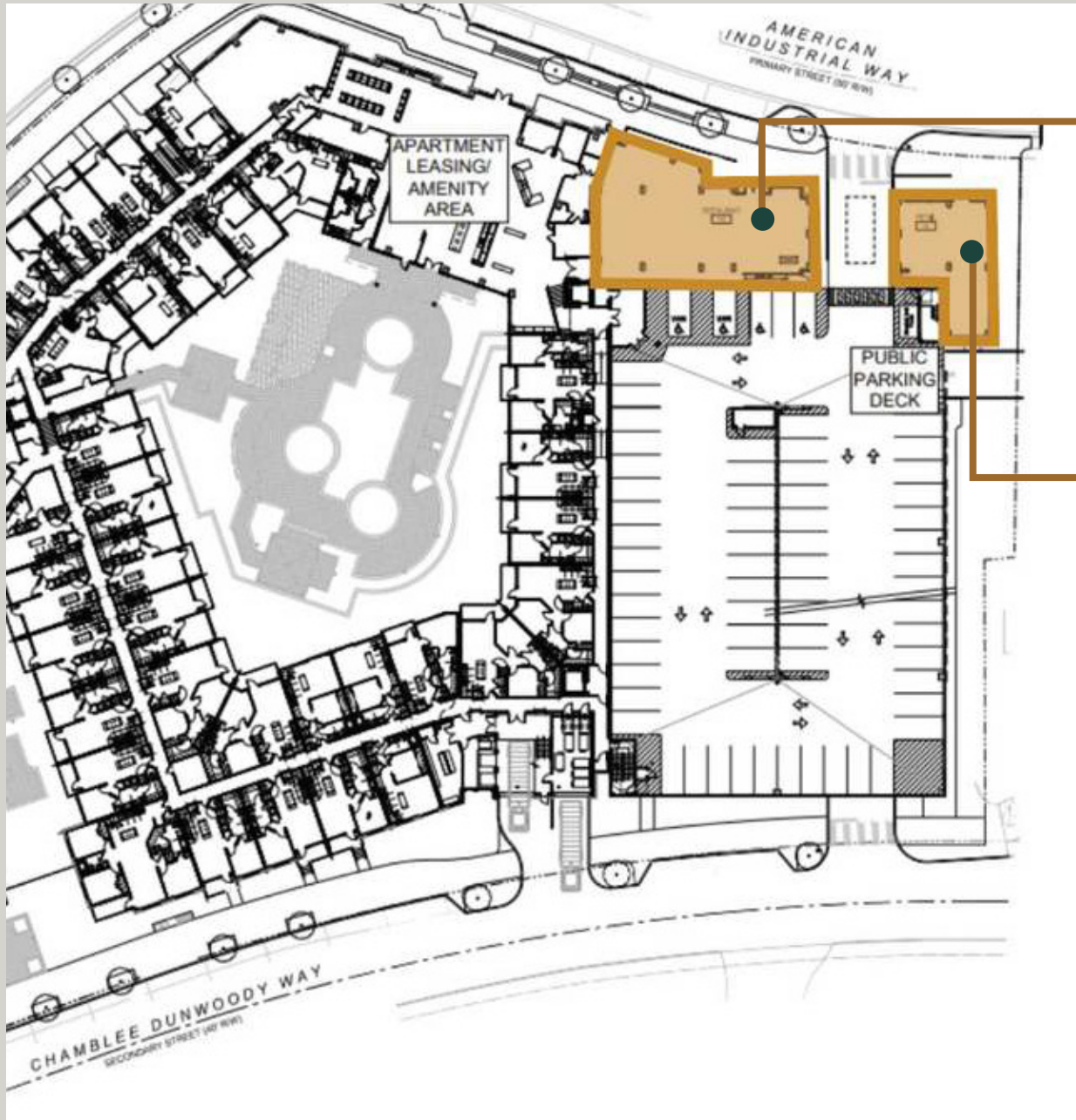
## EATERIES

- 1 WHOLE FOODS
- 2 TAQUERIA DEL SOL
- 3 FUDO
- 4 THE ALDEN
- 5 OAXACA
- 6 HOPSTIX
- 7 BLUETOP
- 8 SOUTHBOUND
- 9 FROSTY CABOOSE
- 10 VINTAGE PIZZERIA
- 11 ANTIGUO LOBO
- 12 BRONX BAGEL BUGGY
- 13 PUBLIX
- 14 CHICK-FIL-A

## MIXED USE DEVELOPMENTS

- 15 PARKVIEW ON PEACHTREE  
(503 RESIDENTIAL UNITS)
- 16 TRACKSIDE CHAMBLEE  
(90,000 SF CLASS A OFFICE)
- 17 THE OLMSTED  
(272 RESIDENTIAL UNITS)
- 18 SLX  
(311 RESIDENTIAL UNITS, 23,000 SF  
RETAIL/RESTAURANT/OFFICE)
- 19 3550 TOWNSEND TOWNHOMES  
(39 TOWNHOMES)
- 20 THE MANOR  
(385 RESIDENTIAL UNITS  
RETAIL/RESTAURANT/OFFICE)
- 21 CHAMBLEE CITY HEIGHTS  
(243 RESIDENTIAL UNITS)

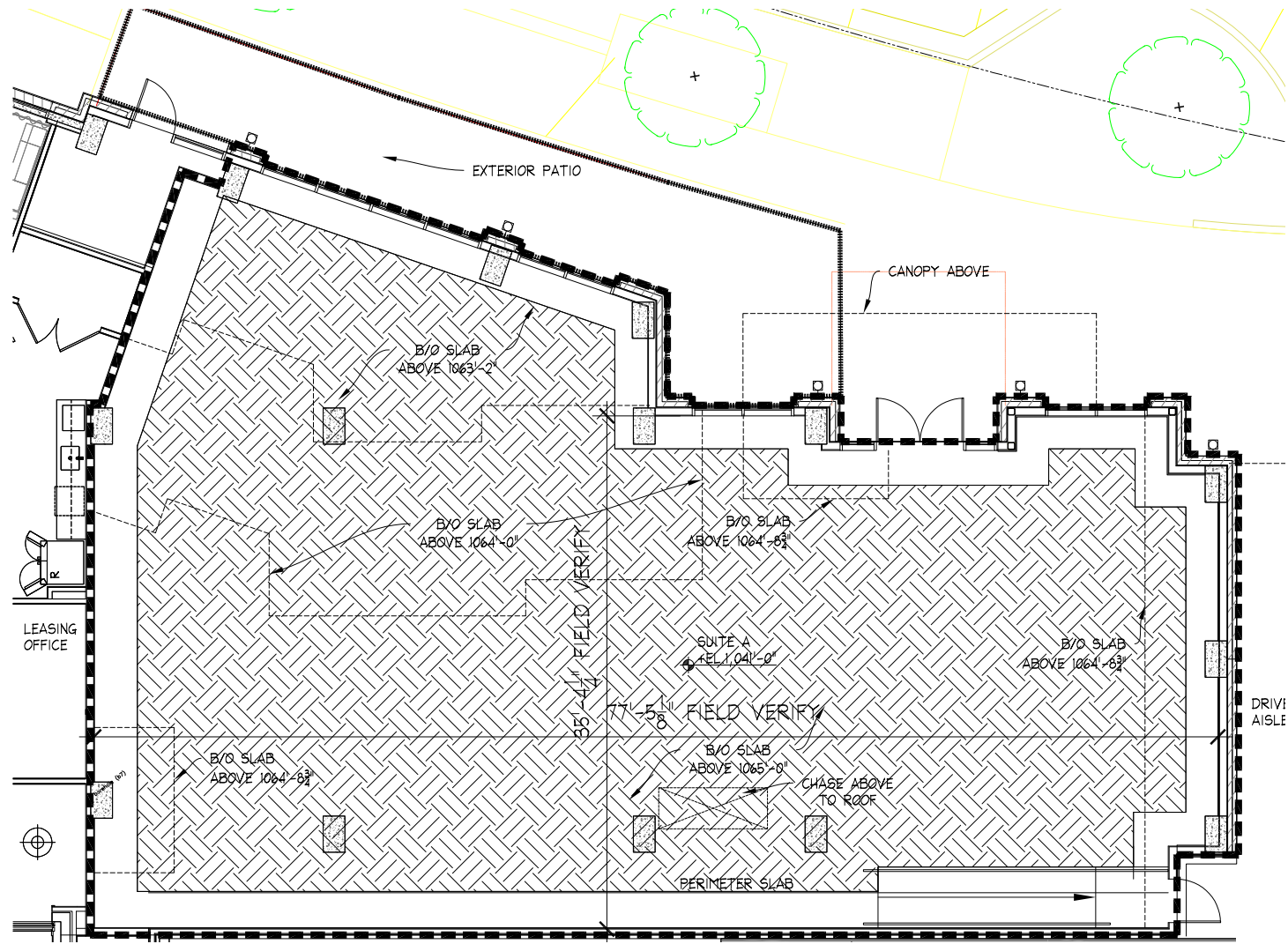
# SITE PLAN



SUITE A  
3303 SF  
DEMISING

SUITE B  
1425 SF  
LEASED

# FLOOR PLAN



Architectural floor plan of the second floor, showing Suite A (2,027 SF) and Suite B (1,276 SF). The plan includes various rooms, corridors, and structural details.

**Suite A (2,027 SF):** Located on the left side of the plan. It includes a large central area and a smaller area labeled "SUITE A 2,027 SF".

**Suite B (1,276 SF):** Located on the right side of the plan. It includes a large central area and a smaller area labeled "SUITE B 1,276 SF".

**Other Rooms and Areas:**

- LEASING OFFICE:** Located on the far left side of the plan.
- COMMON CORRIDOR:** Located at the bottom center of the plan, with an area of 185 SF.
- EXTERIOR PATIO:** Located at the top left of the plan.
- PERIMETER SLAB:** Located at the bottom center of the plan.

**Structural and Construction Details:**

- B/O SLAB ABOVE 1063'-2":** Indicated in Suite A.
- B/O SLAB ABOVE 1064'-03":** Indicated in Suite B.
- B/O SLAB ABOVE 1065'-0":** Indicated in Suite A.
- B/O SLAB ABOVE 1064'-03":** Indicated in Suite B.
- 6" METAL STUD SUSPENDED FROM 3RD FLOOR STRUCTURE ABOVE BYO WALL AT 9'-0" AFF:** Indicated in Suite B.
- CHASE ABOVE TO ROOF:** Indicated in Suite B.
- CANOPY ABOVE:** Indicated in Suite B.

**Dimensions and Field Verify Notes:**

- 33'-7 7/8" FIELD VERIFY:** Located at the top left of the plan.
- 77'-5 1/8" FIELD VERIFY:** Located at the top center of the plan.
- 39'-11 1/2" FIELD VERIFY:** Located at the top right of the plan.
- 39'-2 5/8" FIELD VERIFY:** Located in Suite B.
- 36'-7 1/8" FIELD VERIFY:** Located on the far left side of the plan.
- 26'-3 1/8" FIELD VERIFY:** Located in Suite A.
- 11'-8 1/8" FIELD VERIFY:** Located in Suite B.



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