

Property Summary

3805-3835 Presidential Pkwy, Atlanta, GA 30340

FOR LEASE



PROPERTY DESCRIPTION

Presidential Office Park – Premier Office Space Along I-85

Ideally located along the bustling I-85 corridor, Presidential Office Park (POP) delivers exceptional visibility and easy access right in the center of metro Atlanta. Boasting exposure to more than 300,000 vehicles each day, this six-building office campus presents an unparalleled opportunity for businesses looking for high visibility, convenience, and a peaceful workplace setting.

POP offers flexible office suites ranging from 728 RSF to 14,000 RSF, accommodating a variety of business needs and growth plans.

PROPERTY HIGHLIGHTS

- Direct access to I-85 and I-285, placing you minutes from key business hubs
- MARTA bus stop nearby and Doraville MARTA station is just a short ride away
- Ideal for companies prioritizing both car and public transit access
- Interiors can be customized to suit a variety of professional needs—from collaborative open layouts to private executive suites

OFFERING SUMMARY

Lease Rate:	\$16.50 - 13,500.00 SF/yr (Full Service)
Available SF:	673 - 13,617 SF
Building Size:	100,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	126	705	3,042
Total Population	378	2,024	8,279
Average HH Income	\$94,523	\$104,869	\$99,117

Jeffery Smith

770.296.3157

jeffery.smith@expcommercial.com



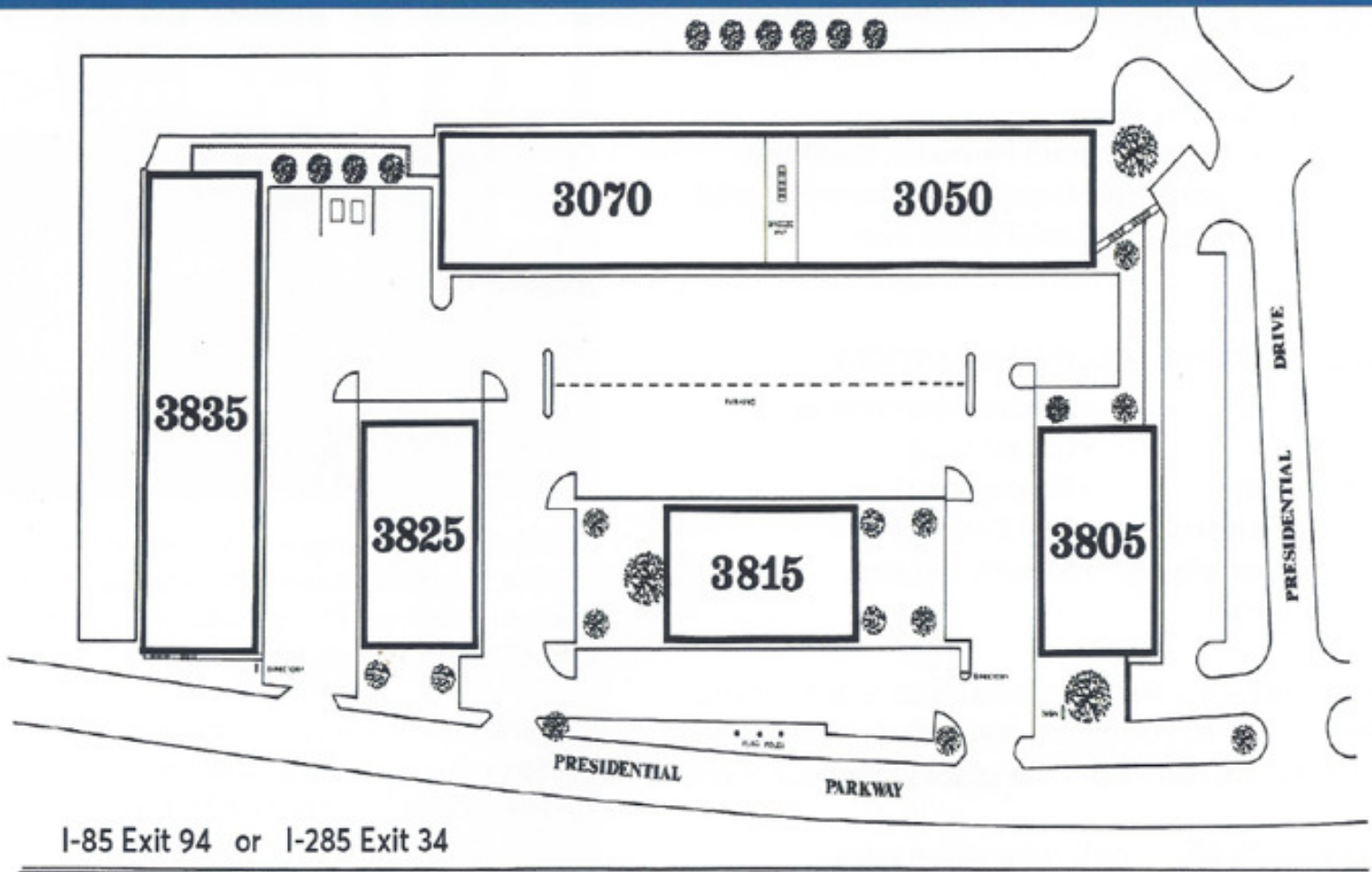
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Site Plans

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PRESIDENTIAL OFFICE PARK SITE PLAN



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Location Map

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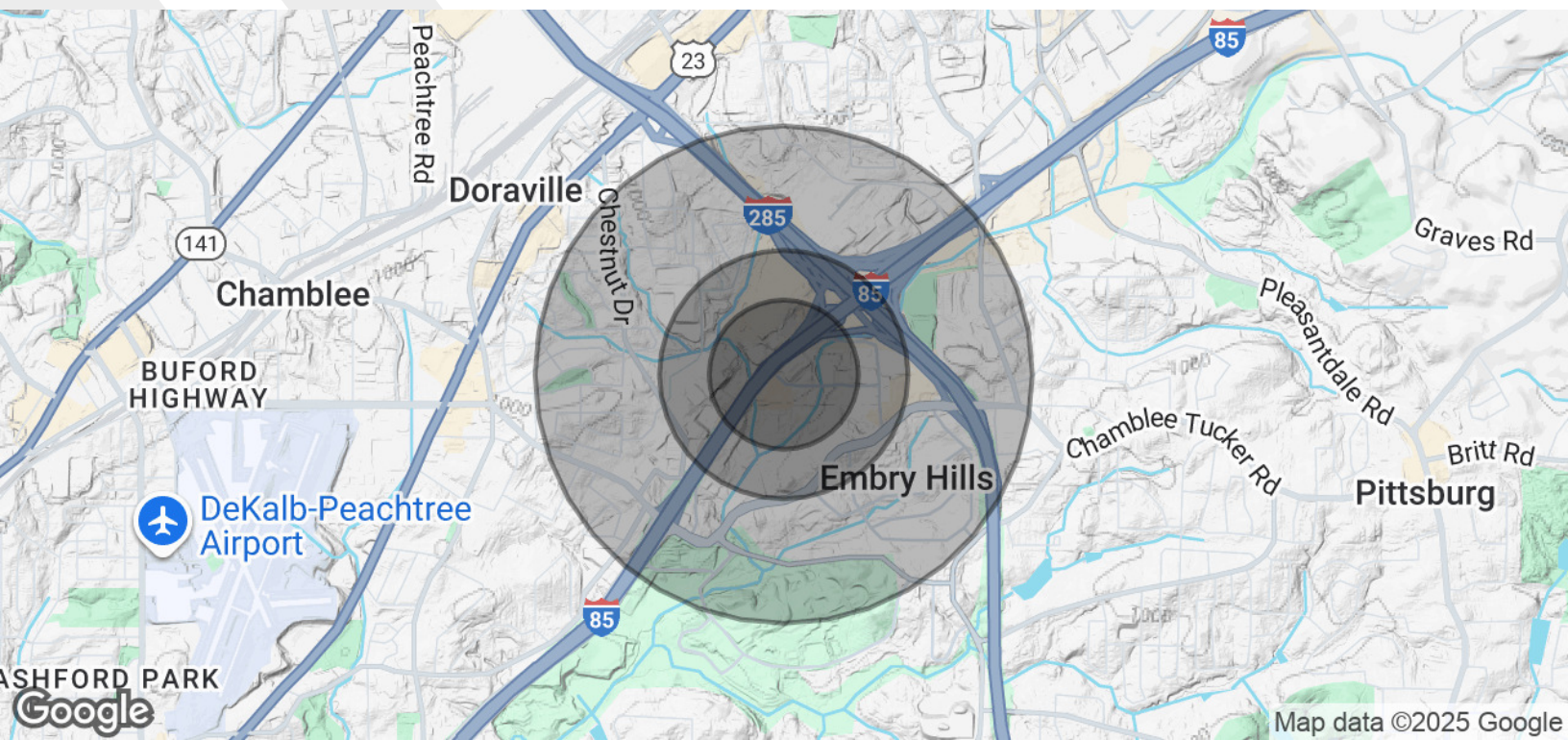


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Demographics Map & Report

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	378	2,024	8,279
Average Age	35	37	37
Average Age (Male)	35	37	36
Average Age (Female)	36	38	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	126	705	3,042
# of Persons per HH	3	2.9	2.7
Average HH Income	\$94,523	\$104,869	\$99,117
Average House Value	\$344,809	\$385,102	\$394,251

Demographics data derived from AlphaMap

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Additional Photos

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Agent

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JEFFERY SMITH

Agent

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Direct: **770.296.3157** | Cell: **770.296.3157**

GA #367011

PROFESSIONAL BACKGROUND

Commercial Real Estate Strategist & Proven Deal Closer

With more than nine years of demonstrated success in the commercial real estate sector, I offer a results-driven approach to investment properties, lease negotiations, and high-yield transactions. My comprehensive expertise encompasses both tenant and landlord representation, with a proven ability to convert leased assets into lucrative sales. I am dedicated to structuring innovative deals that maximize value and consistently deliver measurable returns for clients.

Prior to my career in real estate, I spent thirty years in the seafood industry, working collaboratively with corporate offices of major food service distributors, retail chains, and restaurant groups. This extensive experience refined my skills in strategic partnership development and client relationship management—capabilities that I leverage in every real estate engagement.

Career Highlights:

- Closed transactions exceeding \$19 million in value
- Ongoing assignments consistently generating exceptional ROI
- Established, far-reaching network of investors, developers, and industry professionals

eXp Commercial

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