



# 2217 IRVINDALE DRIVE

CHAMBLEE, GA 30341

**FOR LEASE**



## BUILDING INFORMATION

Property Type: Multi-Tenant, Industrial/Flex/Studio space

Parking Spaces: 28

Zoning: PUD; City of Chamblee

Clear Height: 18'

## SPACE AVAILABILITY

	Size	Lease Rate	OPEX
Suite 100	1500 SF	\$20.00	\$3.50
Suite 200	3300 SF	\$16.00	\$3.50
Suite 300	3800 SF	\$16.00	\$3.50
<b>Total</b>	<b>8600 SF</b>		

\*Suite 200 can be subdivided into (2) 1,650 sf spaces



## EXPOSITION PROPERTIES, LLC

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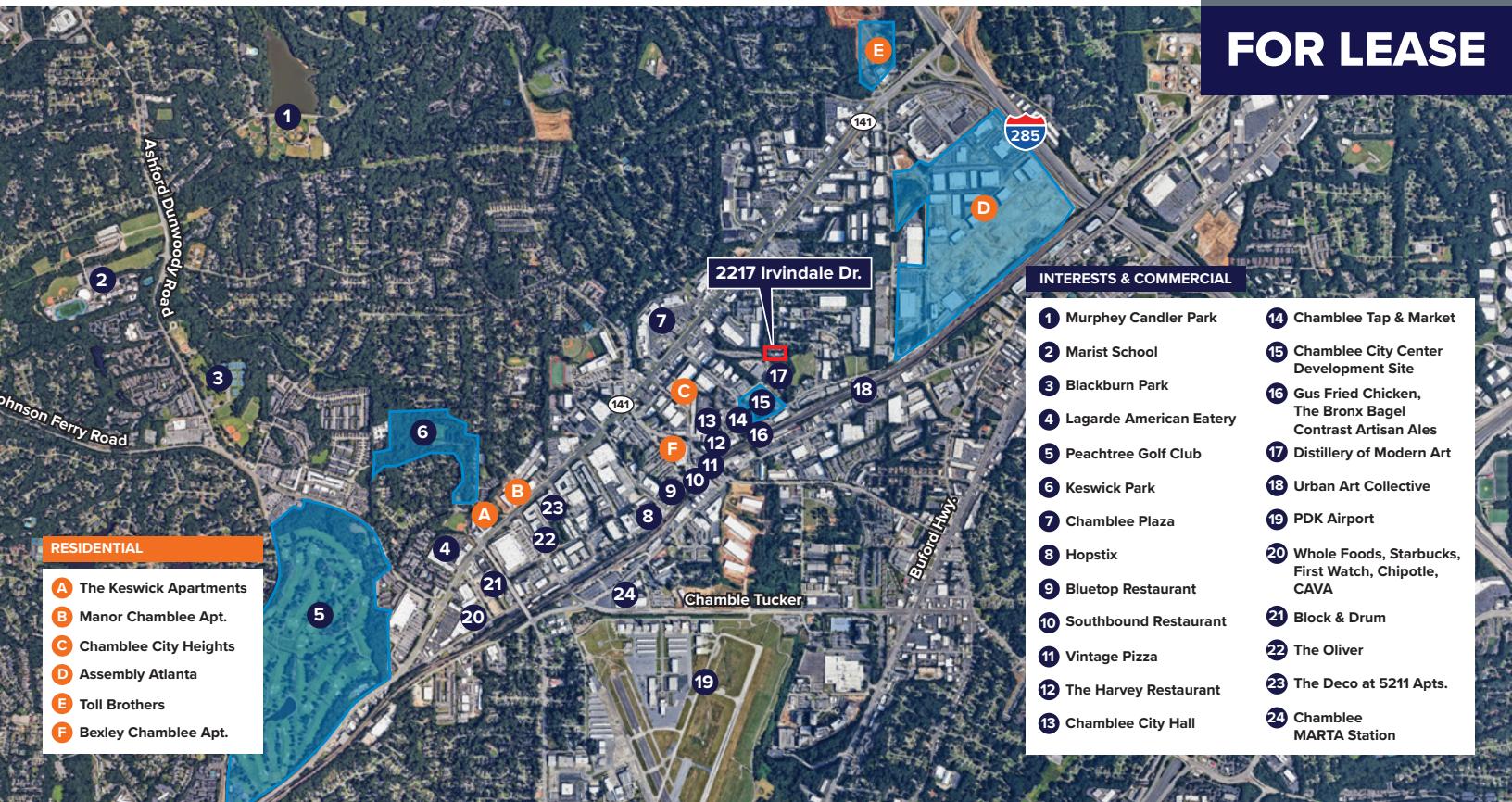
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## NEARBY ATTRACTIONS & POINTS OF INTEREST

### Walkable Restaurants & Bars

Distillery of Modern Art, Contrast Artisan Ales, Bronx Bagel Buggy, Gus's Fried Chicken, Chamblee Tap & Market, The Harvey, Vintage Plizzeria, The Frosty Caboose, Southbound Restaurant, Bluetop Restaurant, Hopstix, Block & Drum

### Walk To Work

Numerous residential options within a mile of the subject property, including Chamblee City Heights Apartments, Bexley Chamblee, Manor Chamblee, The Deco at 5211, The Oliver, The Keswick Apts.

### Assembly Atlanta

Atlanta's most expansive studio complex built on the grounds of the former General Motors Assembly Plant, located 0.60 miles from subject property.

### Chamblee Rail Trail

The Chamblee Rail Trail is 1.96 miles long and currently runs from Keswick Park (softball field) to Peachtree Road (north/south). The trail also has two east/west segments, one which takes you down Peachtree Road at Whole Foods to Chamblee Dunwoody Road and the other from Walmart to Pierce Drive.

### Accessibility

1.5 Miles from I-285, 1 mile from Chamblee Marta Station, convenient access to Peachtree Industrial Blvd (Hwy 141) & Buford Hwy

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**Suite 200**  
 **$\pm 3,300$  SF**

