

# 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>		

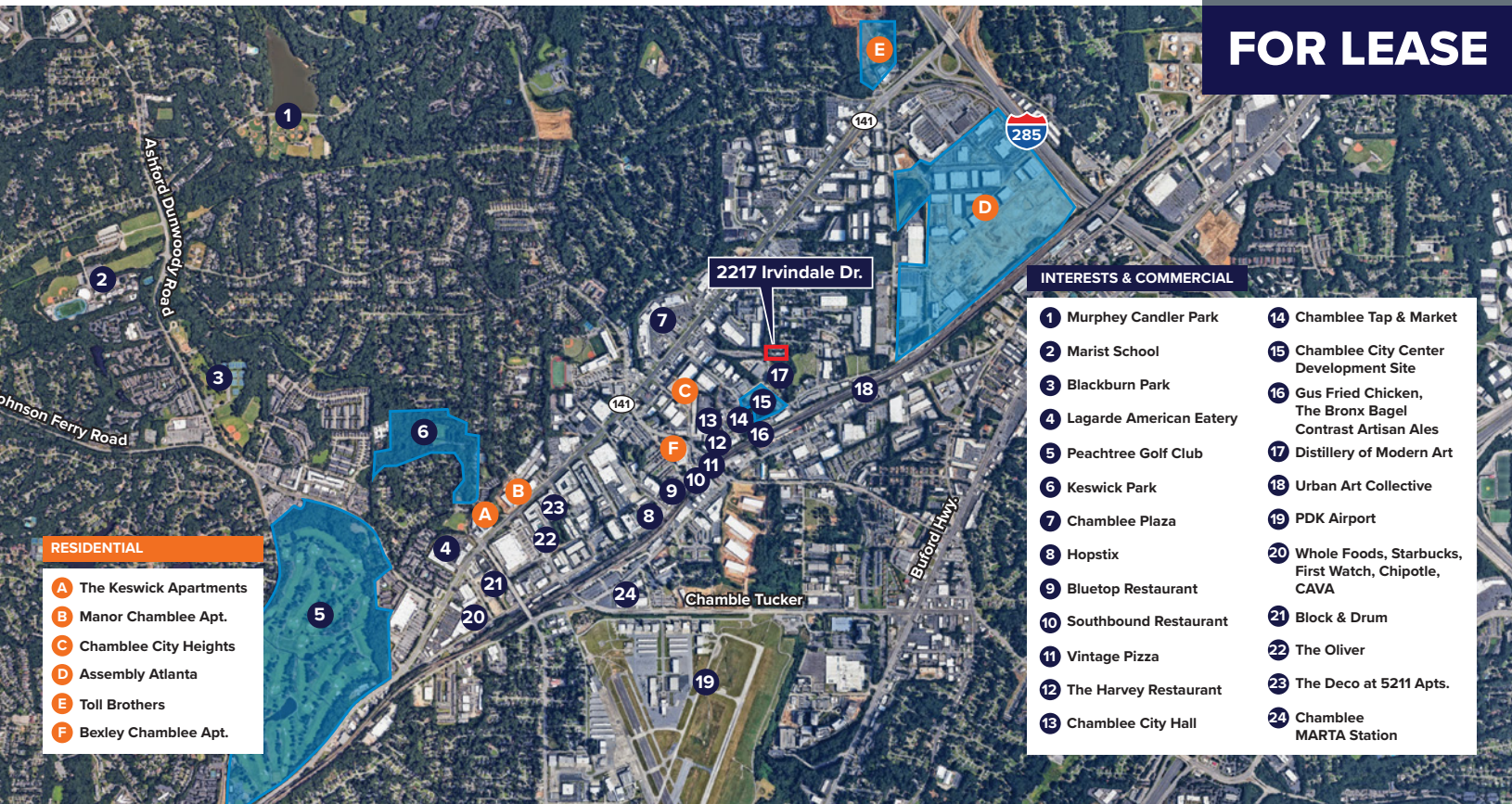
*\*Suite 200 can be subdivided into (2) 1,650 sf spaces*



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### RESIDENTIAL

- A The Keswick Apartments
- B Manor Chamblee Apt.
- C Chamblee City Heights
- D Assembly Atlanta
- E Toll Brothers
- F Bexley Chamblee Apt.

### INTERESTS & COMMERCIAL

- 1 Murphey Candler Park
- 2 Marist School
- 3 Blackburn Park
- 4 Lagarde American Eatery
- 5 Peachtree Golf Club
- 6 Keswick Park
- 7 Chamblee Plaza
- 8 Hopstix
- 9 Bluetop Restaurant
- 10 Southbound Restaurant
- 11 Vintage Pizza
- 12 The Harvey Restaurant
- 13 Chamblee City Hall
- 14 Chamblee Tap & Market
- 15 Chamblee City Center Development Site
- 16 Gus Fried Chicken, The Bronx Bagel Contrast Artisan Ales
- 17 Distillery of Modern Art
- 18 Urban Art Collective
- 19 PDK Airport
- 20 Whole Foods, Starbucks, First Watch, Chipotle, CAVA
- 21 Block & Drum
- 22 The Oliver
- 23 The Deco at 5211 Apts.
- 24 Chamblee MARTA Station

## 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 Pizzeria, 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 ±3,300 SF

