

FOR LEASE



503 Oak Pl, Suite 520

Atlanta, GA 30349



Jeffery Smith

770.296.3157

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www.expcommercial.com

Property Summary

503 Oak Pl, Suite 520, Atlanta, GA 30349

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PROPERTY DESCRIPTION

Professional Office Space Near Atlanta Airport – Ideal for Engineering, Legal, Logistics & More

503 Oak Place, Atlanta, GA 30349

Position your firm in a strategically located office space just minutes from Hartsfield-Jackson Atlanta International Airport, offering exceptional access to major interstates, downtown Atlanta, and regional business hubs. Whether you're in engineering, law, consulting, logistics, or import/export, this versatile space is designed to support productivity, client engagement, and operational efficiency.

PROPERTY HIGHLIGHTS

- Property Features:
- 2,624 SF of professionally finished office space
- 7 private offices – perfect for attorneys, engineers, executives, or team leads
- Large open area – ideal for cubicles, collaborative workstations, or training sessions
- Breakroom and 2 restrooms for staff convenience

OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (NNN)
Number of Units:	900
Available SF:	2,624 SF
Lot Size:	267,951 SF
Building Size:	38,631 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	16	75	623
Total Population	40	186	1,645
Average HH Income	\$45,850	\$45,850	\$50,857

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Location Map

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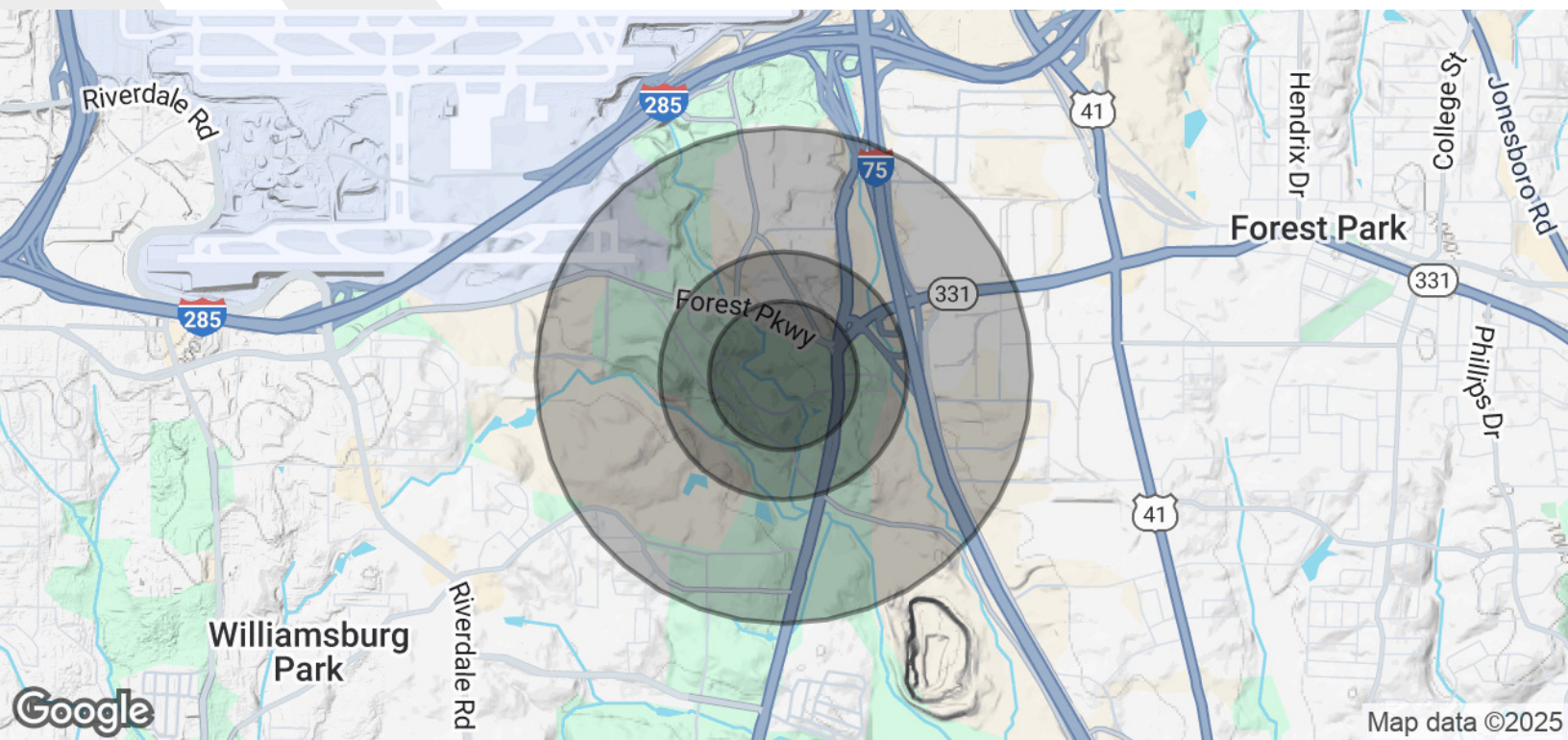


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Demographics Map & Report

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	40	186	1,645
Average Age	33	33	36
Average Age (Male)	32	32	35
Average Age (Female)	34	34	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	16	75	623
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$45,850	\$45,850	\$50,857
Average House Value	\$141,449	\$141,449	\$186,033

Demographics data derived from AlphaMap

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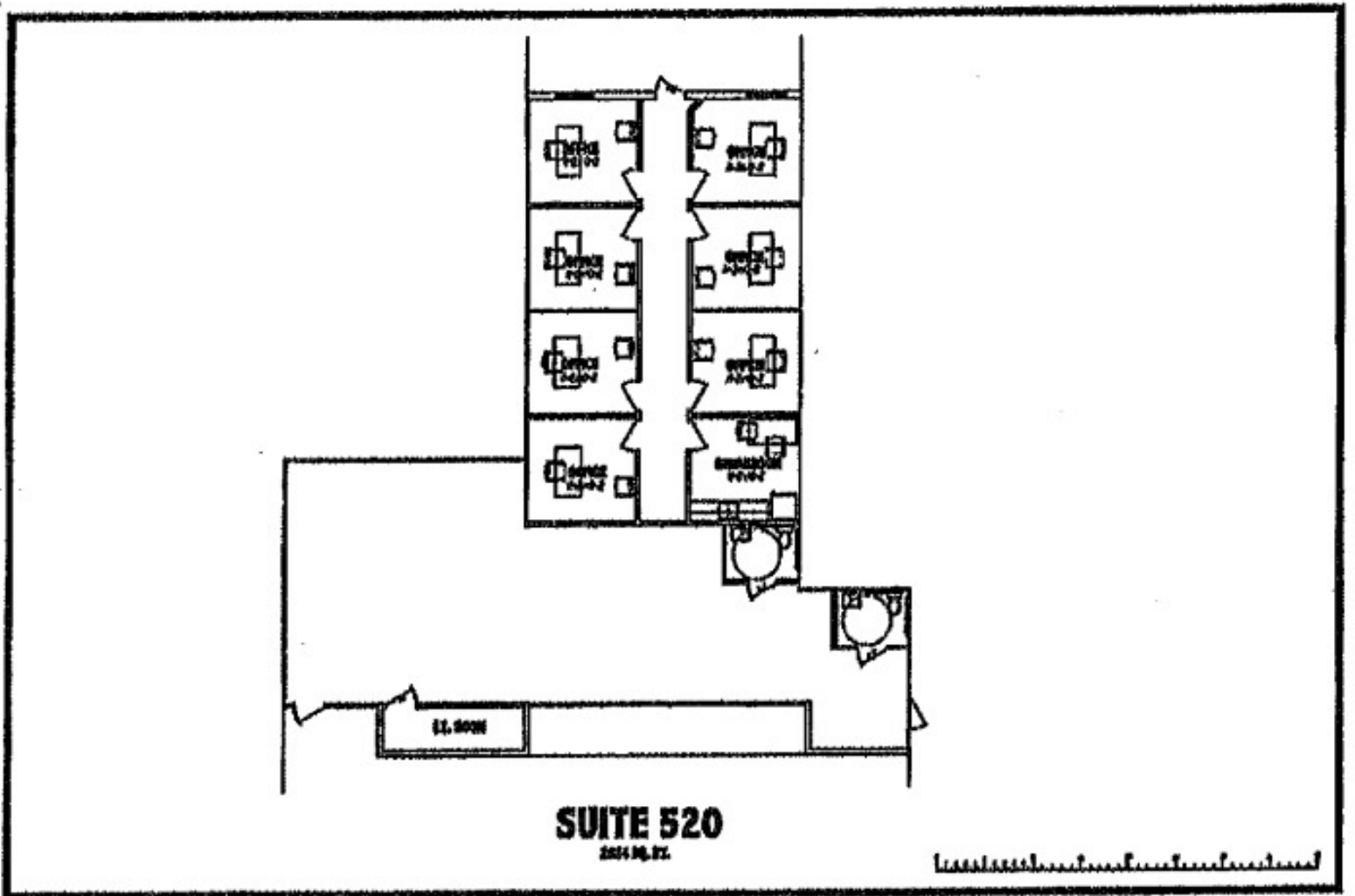
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Floor Plans

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Floor Plan of Premises



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Additional Photos

503 Oak Pl, Suite 520, Atlanta, GA 30349

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Large open front room

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Break room

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One of 7 offices

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Advisor Bio 1

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JEFFERY SMITH

Advisor

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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

EDUCATION

Ga. Southern College

eXp Commercial

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