

**POLLOCK**

**Class-A Office**



**2300 Lakeview Pkwy, Ste. 250**  
**Alpharetta, GA 30009**

**+/-5,267 SF**  
**For Sublease**

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**CORFAC**  
INTERNATIONAL





### PROPERTY DESCRIPTION

New, move-in ready sublease at GA 400 Center, a three-building, Class A office park primarily positioned in the center of North Fulton adjacent to GA-400 at the Haynes Bridge Road interchange. On-site amenities including a brand-new fitness center with Peloton bikes and spa-like facilities, a 40-person training room with plug-and-go technology, conference center, outdoor common areas, a high-end café, and a tenant micro-market and lounge.

### PROPERTY HIGHLIGHTS

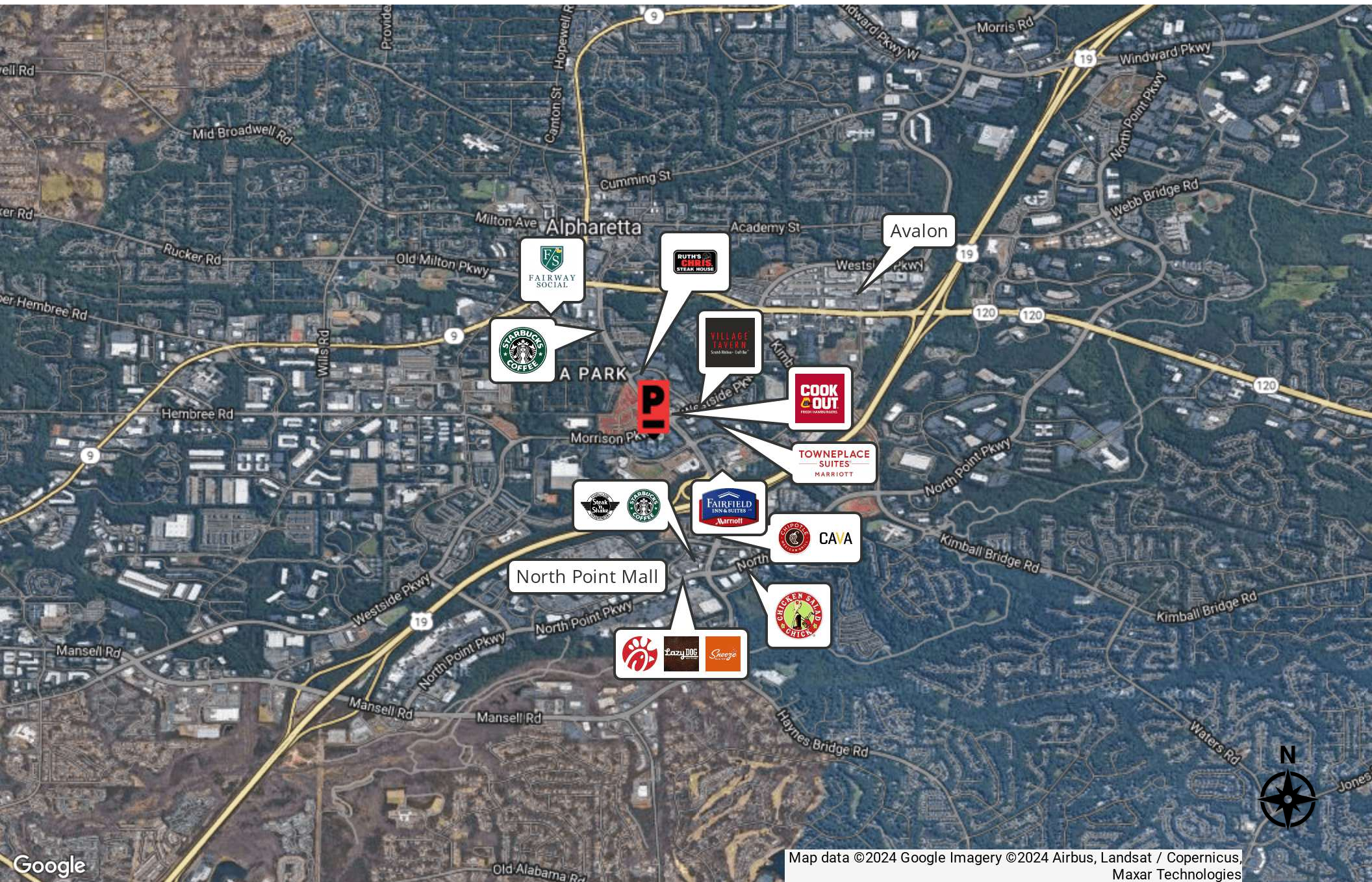
- Furniture may be included
- Great layout for professional services firms
- Easy access to GA 400
- Less than 1.5 miles from Avalon
- A short jog away from the completed sections of Alpha Loop
- Less than 2 miles from Big Creek Greenway

### OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (Full Service)
Number of Units:	36
Available SF:	5,267 SF
Lot Size:	370,467 SF
Building Size:	152,586 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	90	356	2,775
Total Population	192	751	5,710
Average HH Income	\$188,695	\$184,162	\$174,998

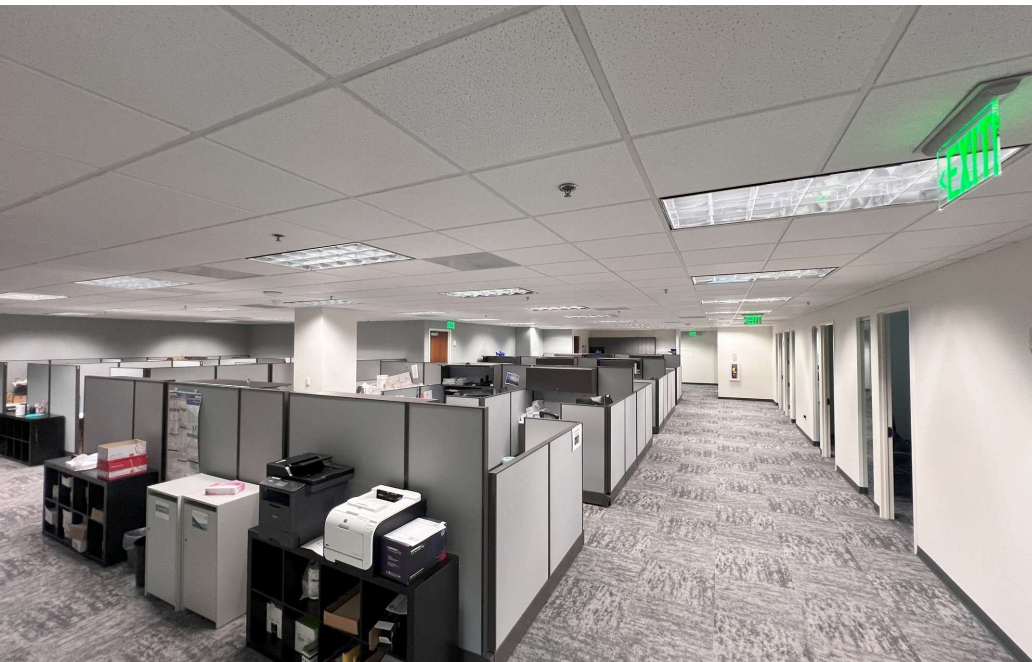


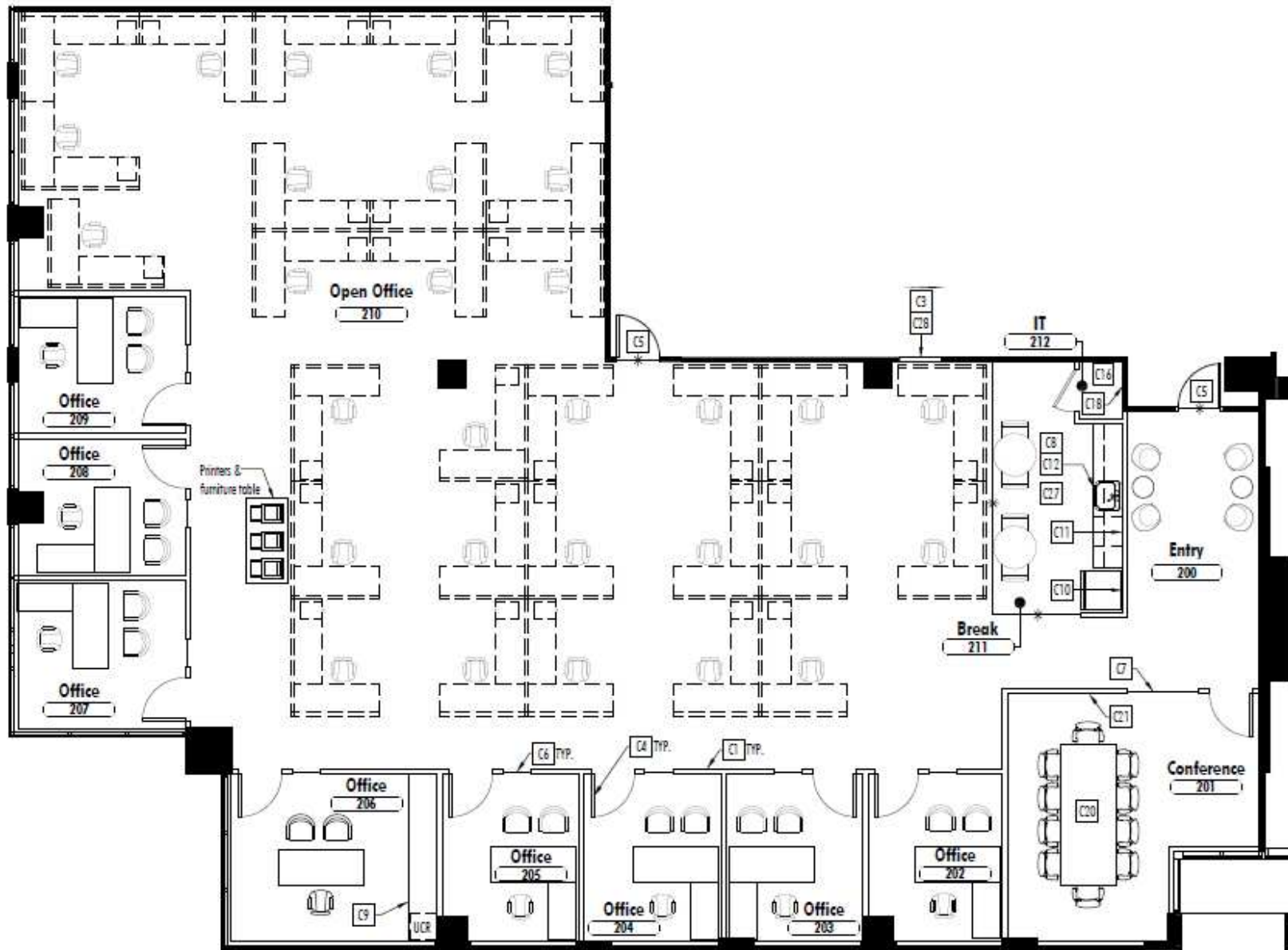




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## **Additional Photos**



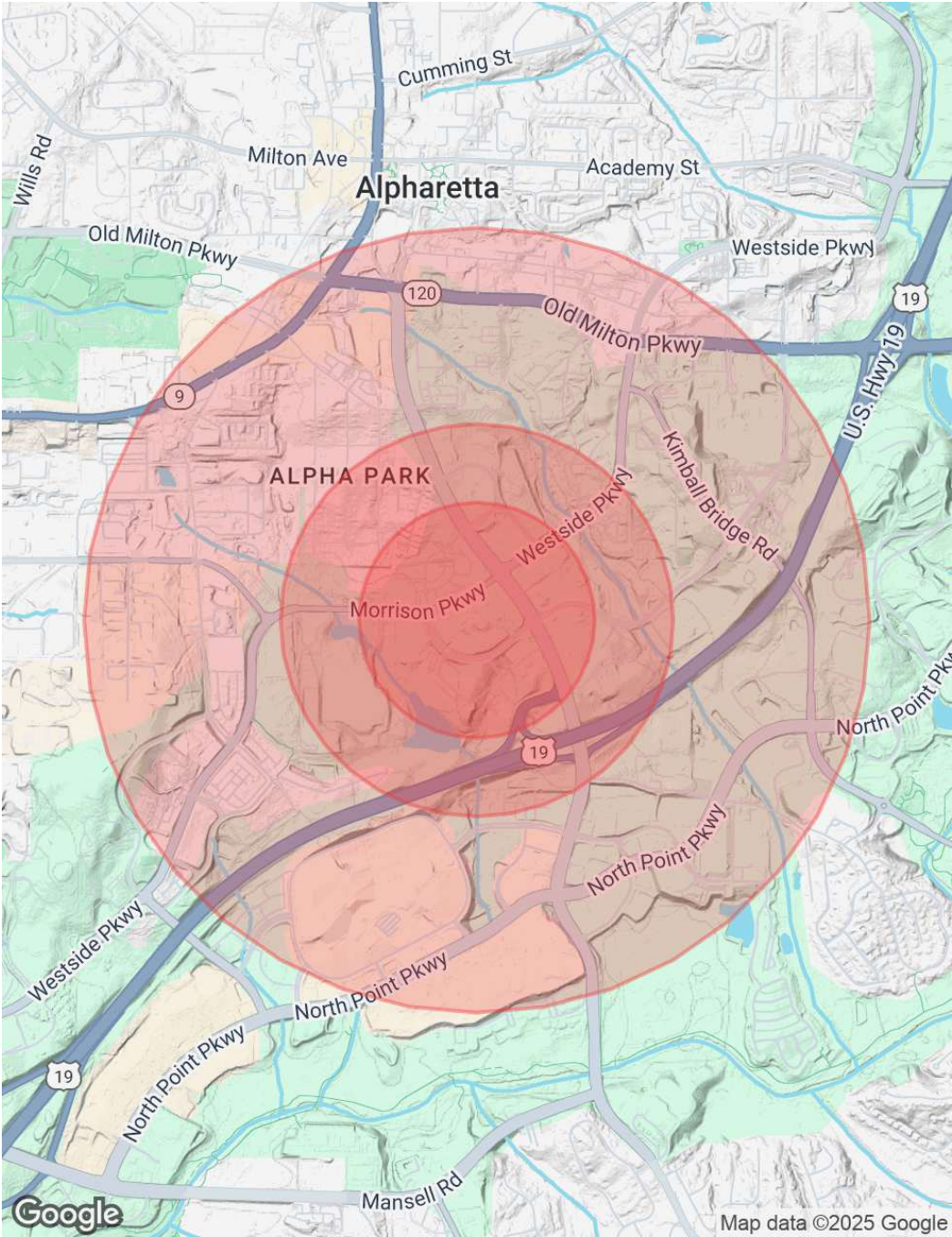




POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	192	751	5,710
Average Age	43	42	42
Average Age (Male)	40	40	40
Average Age (Female)	45	44	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	90	356	2,775
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$188,695	\$184,162	\$174,998
Average House Value	\$547,217	\$583,738	\$551,122

Demographics data derived from AlphaMap



# Can you see yourself here?

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