

FLEX SPACE FOR LEASE

# 3100 BRECKINRIDGE | FLEX SPACE

3100 Breckinridge Blvd, Duluth, GA 30096



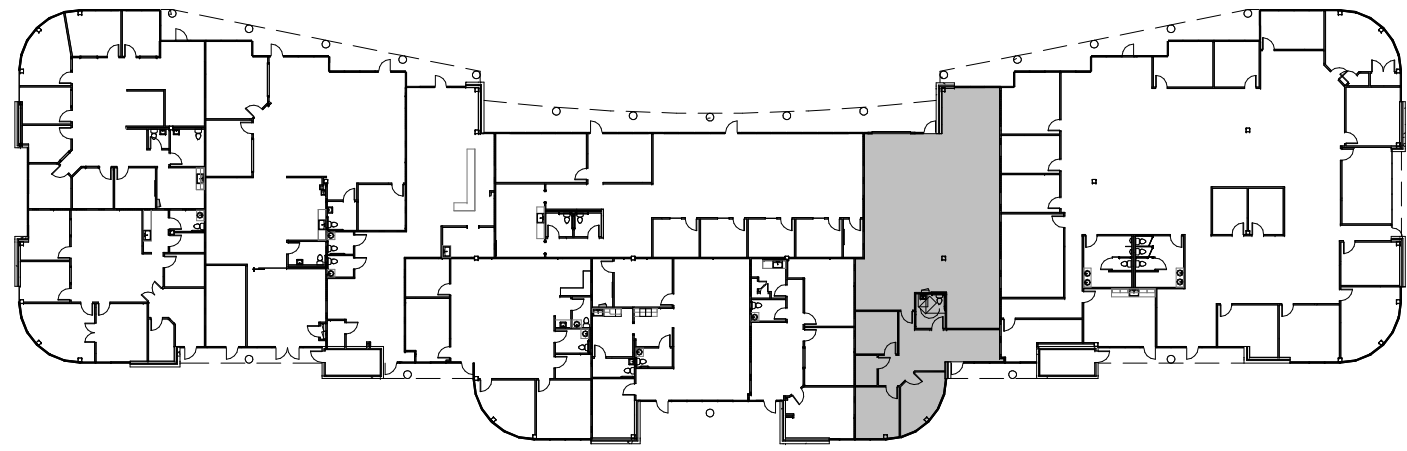
500 & 700 BUILDING | 1,981 SF – 3,020 SF

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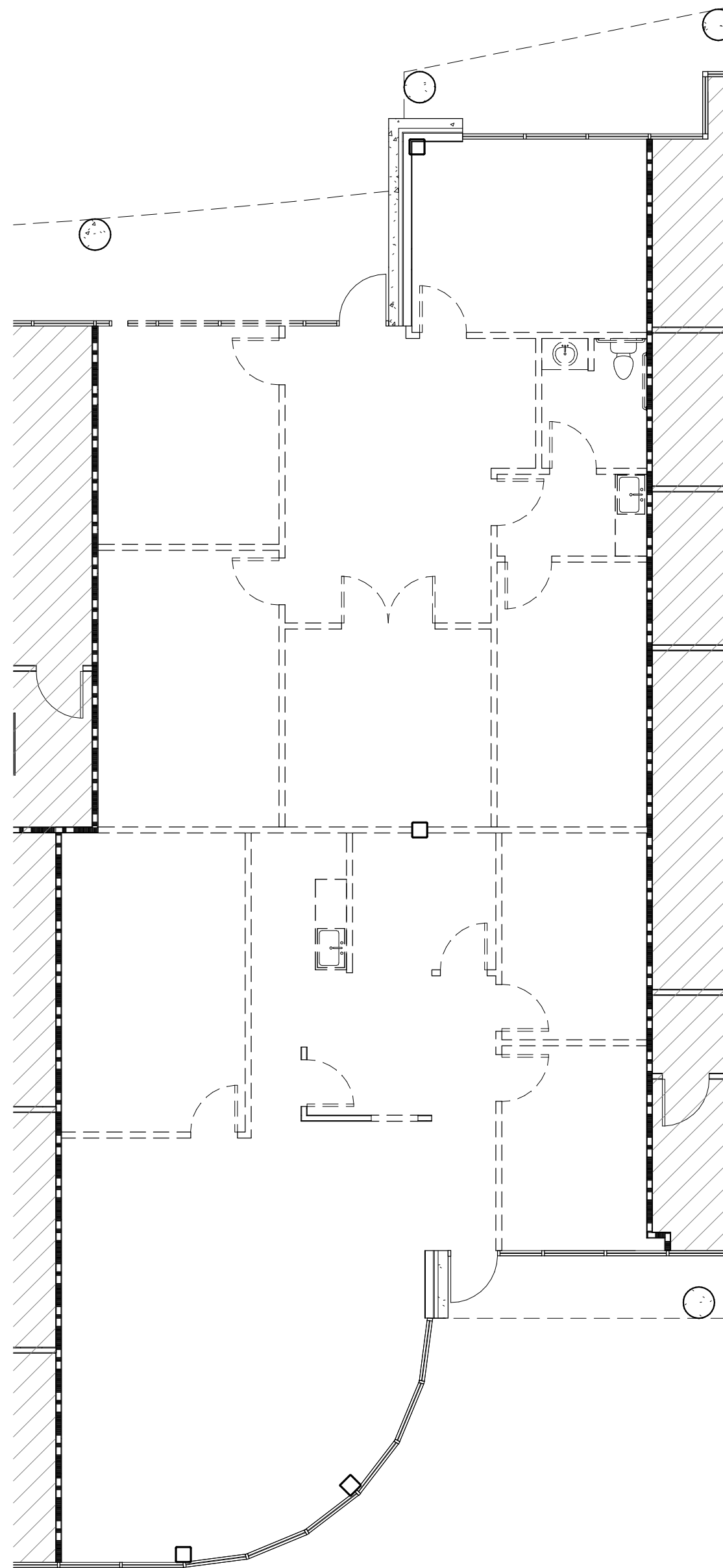


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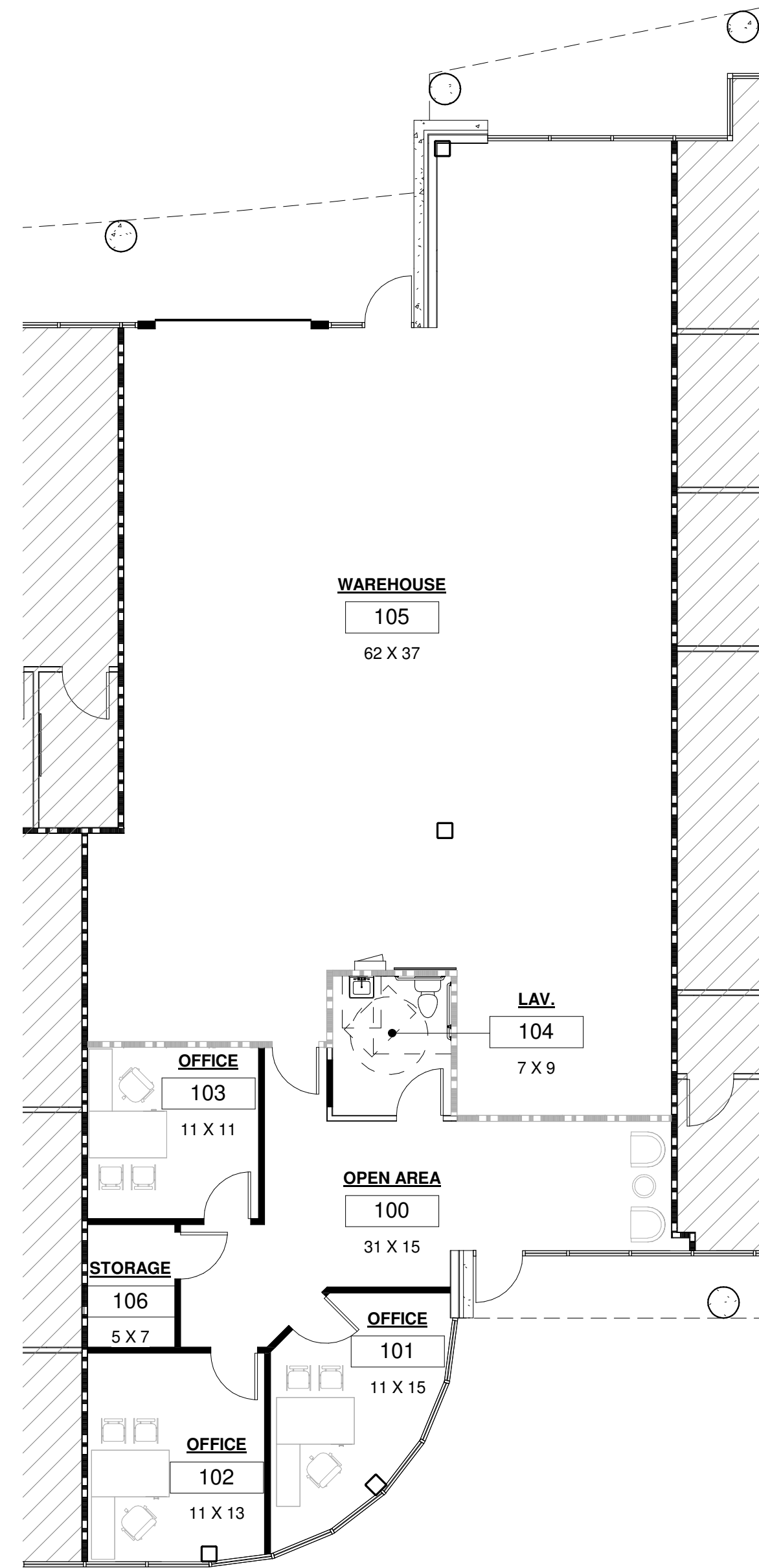




① LOCATION PLAN  
1" = 50'-0"

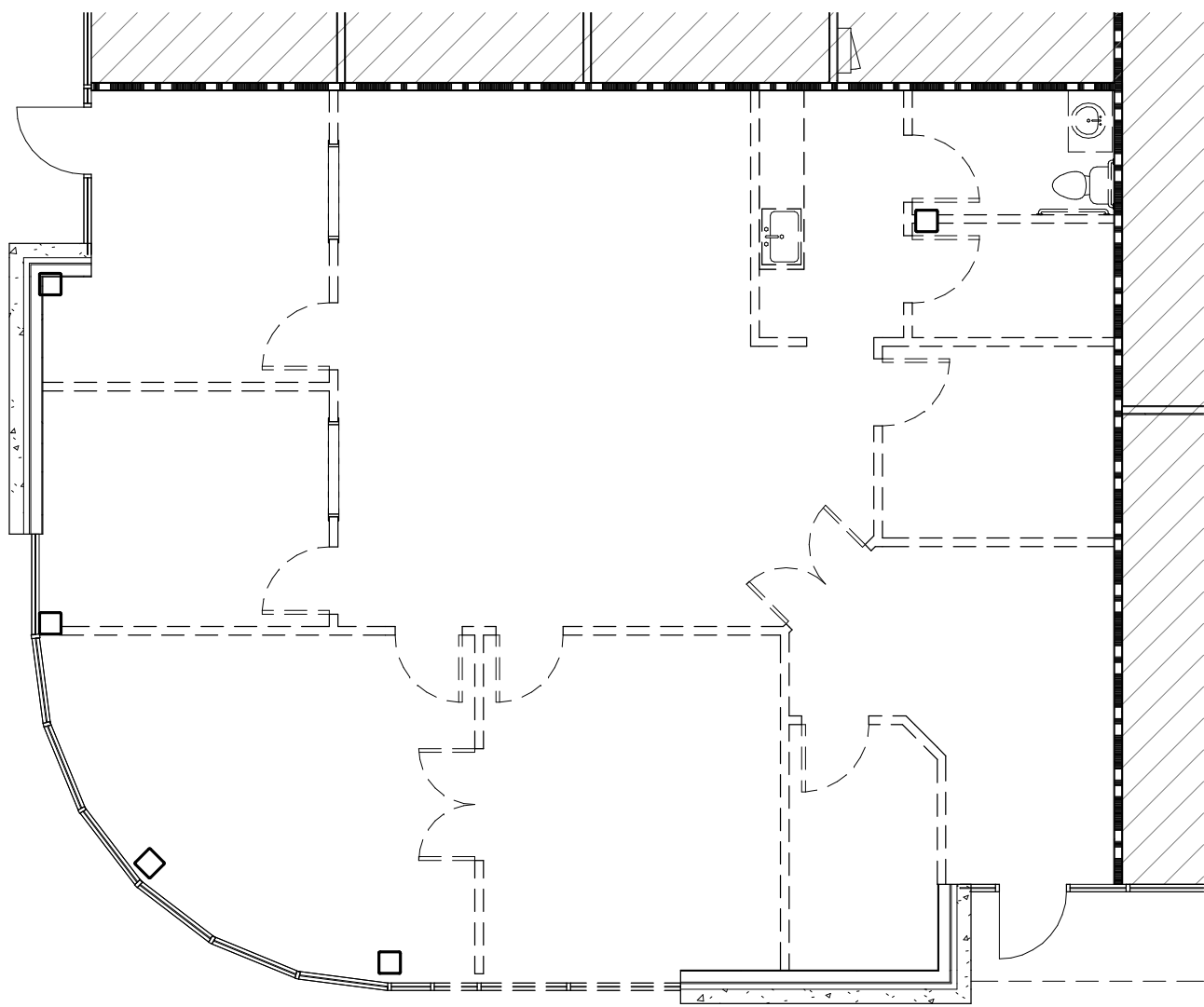


② DEMOLITION PLAN  
1/8" = 1'-0"

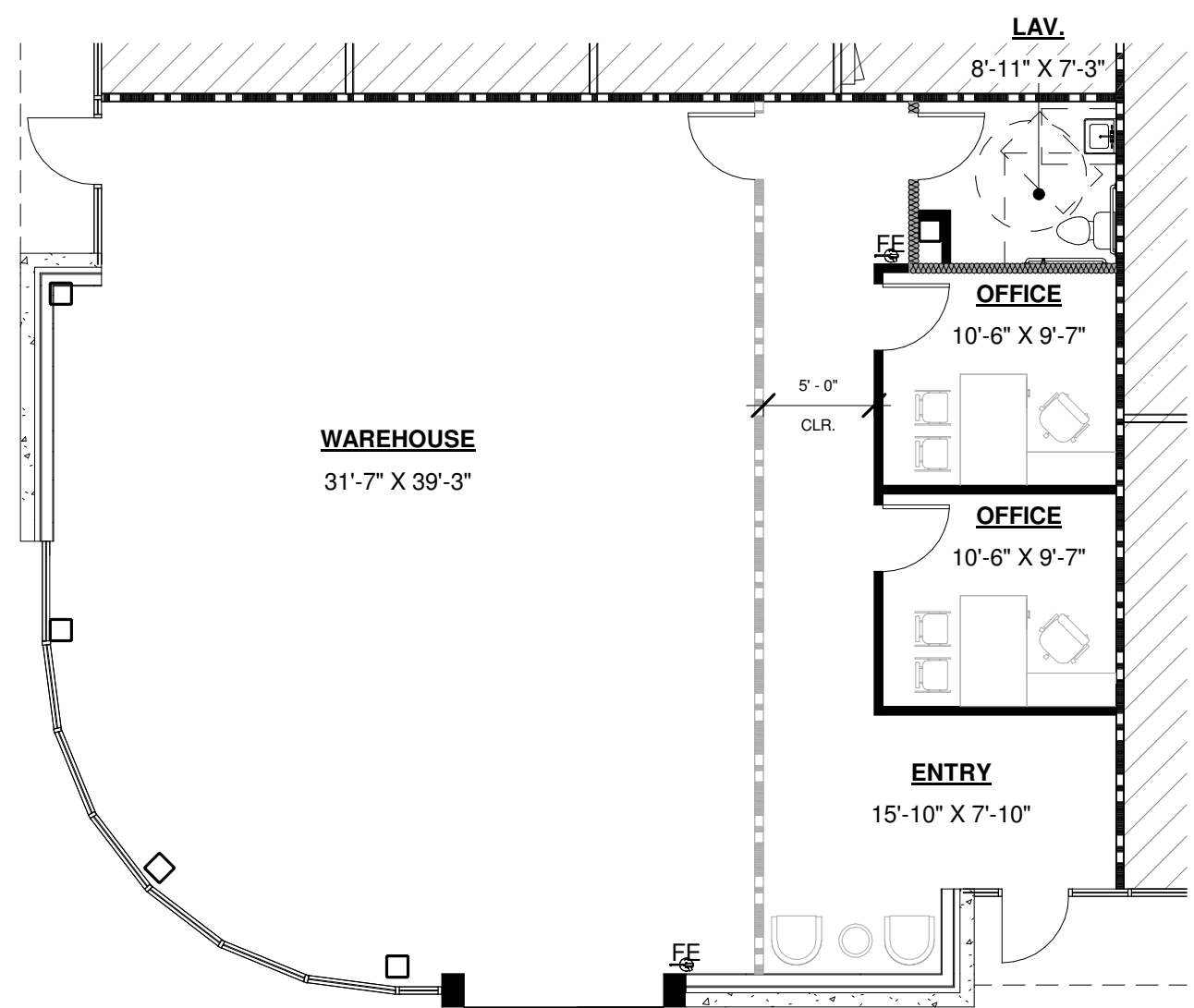


③ PRELIMINARY PLAN - 3,020 RSF  
1/8" = 1'-0"

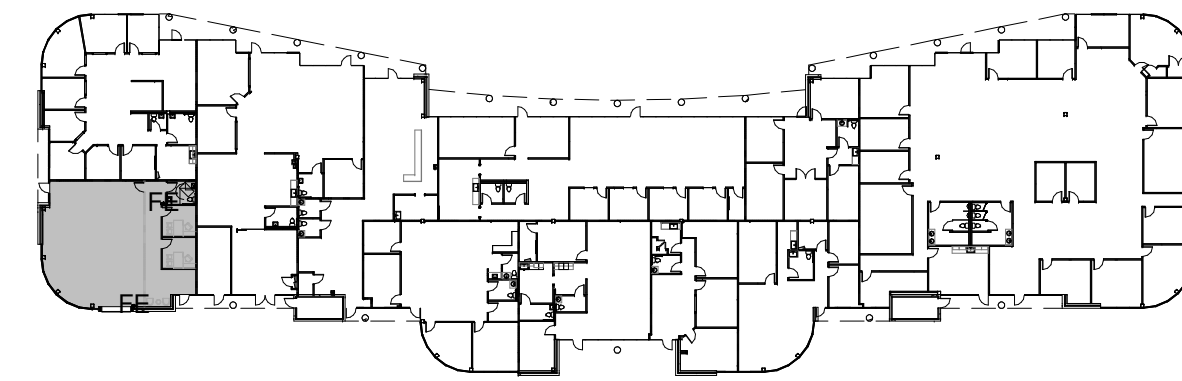
ARCHITECTURAL LEGEND	
SYMBOL	DESCRIPTION
	EXISTING PARTITION OR BASE BUILDING / BUILDING CORE
	EXISTING PARTITION / CONSTRUCTION TO BE REMOVED
	NEW BUILDING STANDARD PARTITION - 3-5/8" METAL STUDS, 25 GAUGE AT 24" O.C. WITH 1/2" GWB ON EACH SIDE- SLAB TO CEILING GRID. PROVIDE BLOCKING AS REQUIRED FOR CEILING TILE TYPE. USE FINISH TRIM PIECE AT TOP OF PARTITION.
	LOCATION OF BUILDING STANDARD TENANT DEMISING PARTITION OR CORRIDOR PARTITION. ALL TENANT DEMISING AND CORRIDOR PARTITIONS TO BE FLOOR TO STRUCTURE, MIN. 1-HOUR RATED ASSEMBLY; MIN. 3-5/8", MIN. 25 GAUGE METAL STUDS AT 24" O.C.; (5/8") TYPE "X" FIRE CODE DRYWALL EACH SIDE; AND 3-1/2" SOUND ATTENUATION BATTS IN CAVITY. ANCHOR TO SLAB AND SEAL TIGHT TO STRUCTURE. CONTINUOUS PERIMETER CAULKING AS REQUIRED (TEST NUMBER : UL DES. U.465). PROVIDE FIRE DAMPERED RETURN AIR GRILLES AS REQUIRED. PATCH / REPAIR / UPGRADE AS REQUIRED. CONTROL JOINTS ( CLARK DIETRICH - FAS-093X OR EQUAL TO) SHALL BE INSTALLED WHERE A WALL OR PARTITION RUNS IN AN UNINTERRUPTED STRAIGHT PLANE EXCEEDING 30 LINEAR FEET.
	EXISTING
	NEW



② DEMOLITION PLAN  
1/8" = 1'-0"



③ PRELIMINARY PLAN - 1,869 SF  
1/8" = 1'-0"



① LOCATION PLAN  
1" = 60'-0"

ARCHITECTURAL LEGEND	
SYMBOL	DESCRIPTION
	EXISTING PARTITION OR BASE BUILDING / BUILDING CORE
	EXISTING PARTITION / CONSTRUCTION TO BE REMOVED
	NEW BUILDING STANDARD PARTITION - 3-5/8" METAL STUDS, 25 GAUGE AT 24" O.C. WITH 1/2" GWB ON EACH SIDE- SLAB TO CEILING GRID. PROVIDE BLOCKING AS REQUIRED FOR CEILING TILE TYPE. USE FINISH TRIM PIECE AT TOP OF PARTITION.
	LOCATION OF BUILDING STANDARD TENANT DEMISING PARTITION OR CORRIDOR PARTITION. ALL TENANT DEMISING AND CORRIDOR PARTITIONS TO BE FLOOR TO STRUCTURE, MIN. 1-HOUR RATED ASSEMBLY; MIN. 3-5/8", MIN. 25 GAUGE METAL STUDS AT 24" O.C.; (5/8") TYPE "X" FIRE CODE DRYWALL EACH SIDE; AND 3-1/2" SOUND ATTENUATION BATTS IN CAVITY. ANCHOR TO SLAB AND SEAL TIGHT TO STRUCTURE. CONTINUOUS PERIMETER CAULKING AS REQUIRED (TEST NUMBER : UL DES. U.465). PROVIDE FIRE DAMPERED RETURN AIR GRILLES AS REQUIRED. PATCH / REPAIR / UPGRADE AS REQUIRED. CONTROL JOINTS ( CLARK DIETRICH - FAS-093X OR EQUAL TO) SHALL BE INSTALLED WHERE A WALL OR PARTITION RUNS IN AN UNINTERRUPTED STRAIGHT PLANE EXCEEDING 30 LINEAR FEET.
	EXISTING
	NEW
	FURNISH AND INSTALL 6", 25 GAUGE METAL STUDS AT 16" O.C. TO A LIMITING HEIGHT OF 20'-0". FURNISH AND INSTALL 6", 20 GAUGE METAL STUDS AT 24" O.C. TO A LIMITING HEIGHT OF 22'-10". FURNISH AND INSTALL 6", 20 GAUGE METAL STUDS AT 16" O.C. TO A LIMITING HEIGHT OF 32'-11". FURNISH AND INSTALL 8 SW 16 @ 16" O.C. OR 80 CSN 16 @ 16" O.C. TO A LIMITING HEIGHT OF 32'-11" TO 35'-11". FURNISH AND INSTALL 8", 16 GAUGE METAL STUDS AT 12" O.C. TO A MAXIMUM HEIGHT OF 40'-0" FURNISH AND INSTALL 8", 12 GAUGE METAL STUDS AT 16" O.C. TO A MAXIMUM HEIGHT OF 40'-0".
	EXISTING EXTERIOR PARTITION - 4" BRICK ON 8" CMU
	3-1/2" S.A.B. IN WALL CAVITY AND 2'-0" ON EACH SIDE OF PARTITION IN CEILING.
	LOCATION OF FIRE EXTINGUISHER - _4_A_60_BC.

**HUGHES TURNER PHILLIPS**  
ARCHITECTURE | INTERIOR DESIGN | SPACE PLANNING  
2970 CLAIRMONT ROAD NE, SUITE 300, ATLANTA, GA 30329 | 404 233 3533

PROJECT:  
**SPEC. SUITE 165**  
3100 BRECKINRIDGE ROAD  
SUITE 165  
DULUTH, GA 30069

CLIENT:  
**DENALI INVESTMENT GROUP, LLC.**  
PRELIMINARY PLAN - 1,869 SF

PROJECT NUMBER:  
006 037 24  
DATE:  
02 05 24  
SCALE:  
As indicated  
DRAWN BY:  
CN / GMT

SHEET NUMBER:  
**PL-1**

# Demographic Detail Report

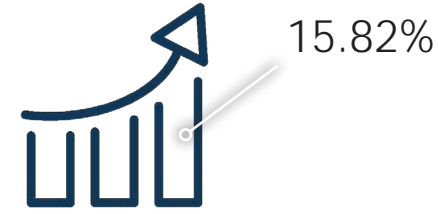
## 3100 Breckinridge Blvd, Duluth, GA 30096

Building Type: **Class B** | RBA: 179,824 SF | Available: 1,500-7,825 SF Rent/SF/Yr:

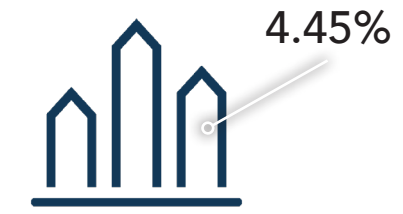
**Call to confirm**

Population			
Radius	1 mile	3 mile	5 mile
2026 Projection	15,534	110,666	267,297
2021 Estimate	14,960	106,256	255,915
2010 Census	13,466	93,643	220,967
Growth 2021 - 2026	3.84%	4.15%	4.45%
Growth 2010 - 2021	11.09%	13.47%	15.82%

Population Growth 2010-2021



Predicated Population Growth 2021-2026



2021 Population by Age	14,960	106,256	255,915
Age 0 - 4	1,367	8,166	18,130
Age 5 - 9	1,367	8,628	19,556
Age 10 - 14	1,221	8,619	20,376
Age 15 - 19	958	7,502	18,477
Age 20 - 24	895	6,563	16,052
Age 25 - 29	1,297	7,886	18,123
Age 30 - 34	1,526	8,707	19,024
Age 35 - 39	1,550	9,325	20,459
Age 40 - 44	1,249	8,339	19,100
Age 45 - 49	1,023	7,703	18,776
Age 50 - 54	757	6,471	16,727
Age 55 - 59	599	5,714	15,425
Age 60 - 64	430	4,451	12,362
Age 65 - 69	295	3,214	9,101
Age 70 - 74	197	2,252	6,426
Age 75 - 79	114	1,351	3,836
Age 80 - 84	64	754	2,154
Age 85+	52	611	1,813
Age 65+	722	8,182	23,330
<b>Median Age</b>	31.20	33.30	34.50
<b>Average Age</b>	30.70	33.40	34.60

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Building Type: **Class B** | RBA: 179,824 SF | Available: 1,500-7,825 SF | Rent/SF/Yr: **Call to confirm**

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
<b>Total Businesses</b>	<b>9,687</b>	<b>104,676</b>	<b>11</b>
Retail & Wholesale Trade	1,782	23,014	13
Hospitality & Food Service	692	10,311	15
Real Estate, Renting, Leasing	449	3,491	8
Finance & Insurance	812	7,172	9
Information	272	3,770	14
Scientific & Technology Services	1,051	7,813	7
Management of Companies	16	65	4
Health Care & Social Assistance	1,569	8,174	5
Educational Services	204	8,350	41
Public Administration & Sales	54	935	17
Arts, Entertainment, Recreation	166	1,700	10
Utilities & Waste Management	517	9,504	18
Construction	721	5,048	7
Manufacturing	398	8,411	21
Agriculture, Mining, Fishing	8	70	9
Other Services	976	6,848	7

## FLEX SPACE FOR LEASE

**Ming Zhou**

*Broker*

O: 678.495.1800 | C: 404.996.9037  
Mingzhou@kw.com

**Ben Lin**

*Broker*

O: 678.495.1800 | C: 646.525.9686  
Benlin@kw.com



115 Perimeter Center Place, Suite 100, Atlanta, GA 30346