

Office Space For Lease

3325 Duluth Hwy, Suite 102
Duluth, GA 30096



Office Space For Lease

- Located in the Heart of Duluth
- Ground Floor w/ 2 Private Entrances
- Generous Parking
- Recent Renovation - New LED Lights and LVP Floors
- Private Offices
- Handicap Bathroom

For More Information

Ken Robinson
Realtor
770-652-9387
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PROPERTY SUMMARY



BUILDING DETAILS

PROPERTY TYPE	Office
AVAILABLE	1,250 SF
YEAR BUILT	1989
TENANCY	Single
BUILDING HEIGHT	2 Story

Newly Renovated



LEASE INFORMATION

BASE RENT:	\$14/SF
TAXES/INS/CAM:	\$3.02/SF
TOTAL SPACE:	1,250 SF
LEASE TERM:	Negotiable
AVAILABLE:	Feb 1, 2026
MONTHLY RENT:	\$1,775.00

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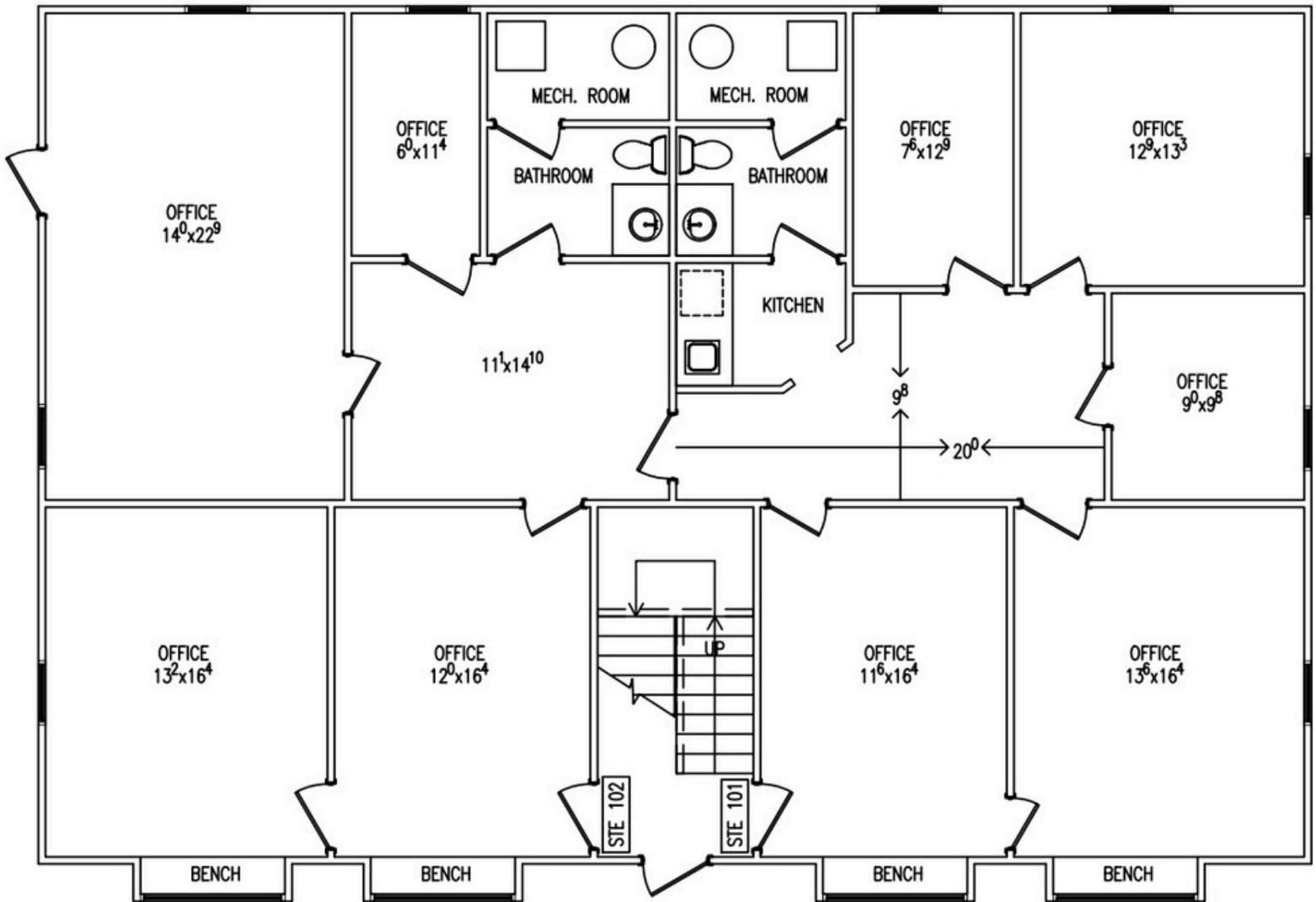
ADDITIONAL INFORMATION



This beautifully renovated 1,250 SF office space was fully updated in paint with new LED lighting and LVP Flooring ready for immediate occupancy. Located on the first floor with stepless entry, the suite offers easy access for clients and staff alike. Ideal for professional, medical, or administrative use, this turn-key space is located in the heart of Duluth with convenient access to major corridors and amenities. Don't miss this move-in-ready opportunity!

Discover the perfect office space for your business needs with our available lease opportunity! This 1,250 square foot space offers multiple private offices, a handicap bathroom, and a separate private side entry. Ideally situated just half a mile from downtown Duluth and a short 30-minute commute from downtown Atlanta, this location offers both convenience and accessibility. Don't miss out on this prime opportunity to establish your business in a vibrant and dynamic area —schedule a viewing today!

FLOORPLAN



1ST FLOOR OFFICE PLAN
SCALE: 3/16"=1'-0"

THIS FLOORPLAN IS A GUIDE ONLY AND NOT DRAWN TO SCALE

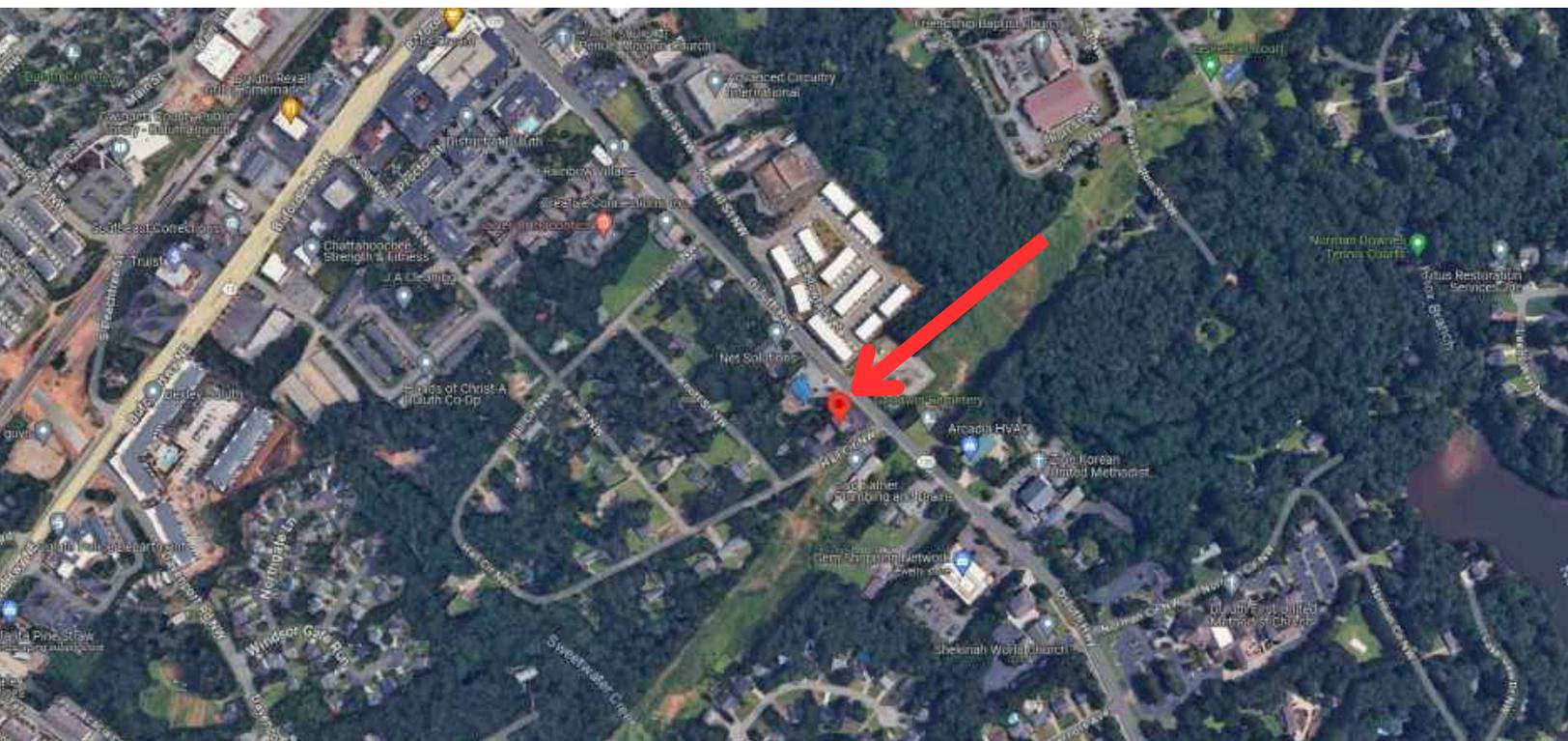
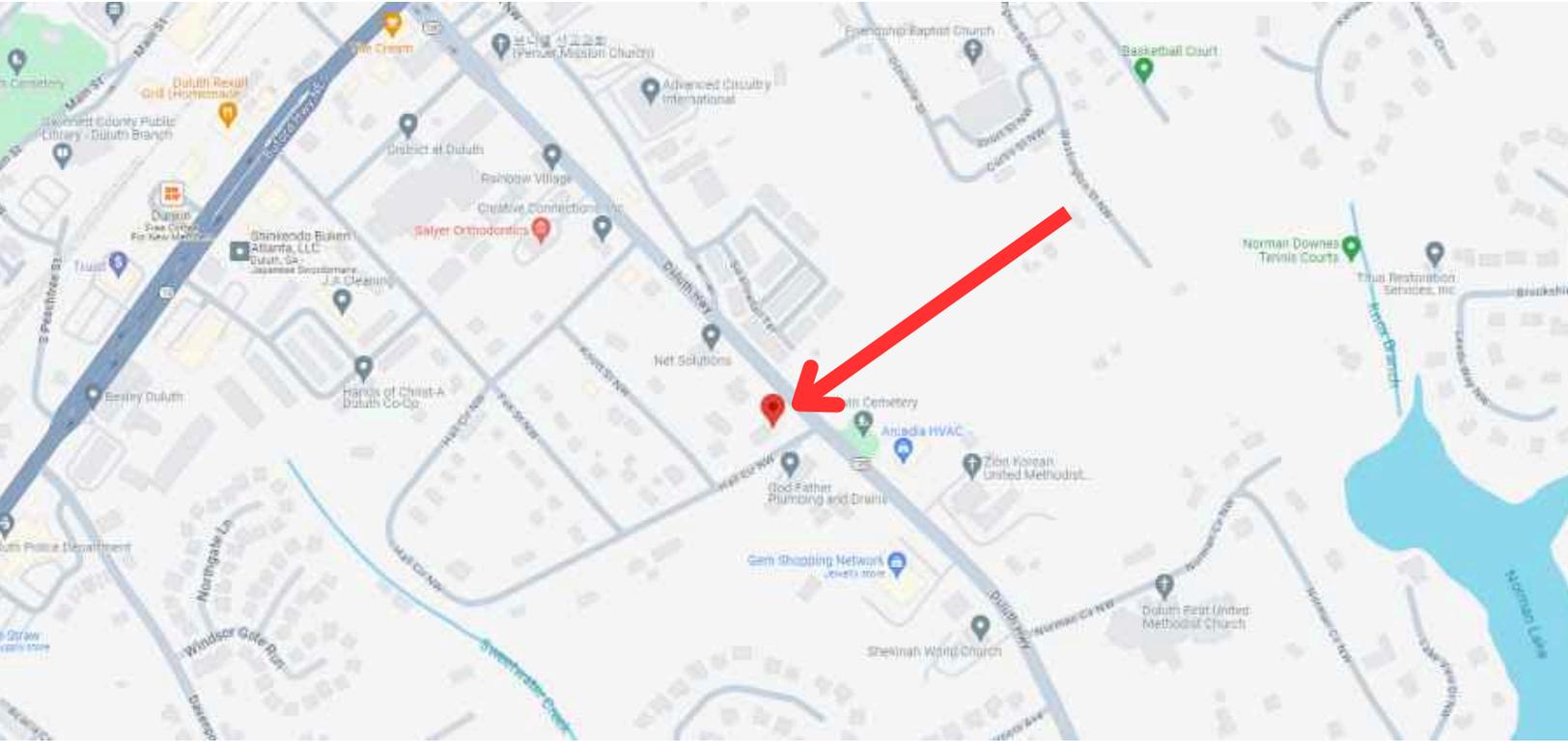
PHOTOS

SHOWCASE
PROPERTIES



MAP OVERVIEW

SHOWCASE PROPERTIES



DEMOGRAPHICS



	1 mile	3 mile	5 mile
2010 Population	7,230	57,418	183,082
2023 Population	8,931	67,635	217,971
2028 Population Projection	9,275	69,766	224,803
Annual Growth 2010-2023	1.8%	1.4%	1.5%
Annual Growth 2023-2028	0.8%	0.6%	0.6%
Median Age	41	39.1	37
Bachelor's Degree or Higher	32%	44%	43%

	1 mile	3 mile	5 mile
Avg Household Income	\$91,333	\$100,598	\$104,610
Median Household Income	\$72,911	\$73,376	\$73,303
< \$25,000	402	3,382	10,578
\$25,000 - 50,000	549	4,899	15,969
\$50,000 - 75,000	714	4,712	13,432
\$75,000 - 100,000	476	3,355	8,538
\$100,000 - 125,000	323	2,453	7,316
\$125,000 - 150,000	164	1,721	5,173
\$150,000 - 200,000	386	2,005	7,261
\$200,000+	157	2,750	9,682

CONTACT INFORMATION



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www.showcasepropertiesmanagement.com