



## **Berkeley Village**

3331 N Berkeley Lake Rd NW, Duluth, GA 30096

**Li Feng**

3331 N Berkeley Lake Road, Duluth, GA 30096

[li@newspace.us](mailto:li@newspace.us)

(404) 276-9128



# Berkeley Village

\$12.00 - \$15.00 /SF/Yr

Very decent office park in the center of Duluth. Corner of Peachtree Industrial Blvd and N Berkeley Lake Road. Convenient location to I-85, I-285 and Peachtree Industrial Blvd. 1st floor is 3000 square feet, can be modified to smaller unit easily. Good interior condition and street view. No CAM Fee. Call or text 404 276 9128

- StreetView from busy street corner, office park is very professional, heavy traffic for small business owners in the same park.

|                         |                          |
|-------------------------|--------------------------|
| Rental Rate:            | \$12.00 - \$15.00 /SF/Yr |
| Property Type:          | Office                   |
| Building Class:         | B                        |
| Rentable Building Area: | 6,336 SF                 |
| Year Built:             | 2007                     |
| Walk Score ®:           | 42 (Car-Dependent)       |
| Rental Rate Mo:         | \$1.08 USD/SF/Mo         |



### 1st Floor Ste 100

1

|                 |                |
|-----------------|----------------|
| Space Available | 2,000 SF       |
| Rental Rate     | \$13.00 /SF/Yr |
| Date Available  | Immediate      |
| Service Type    | Modified Gross |
| Space Type      | Relet          |
| Space Use       | Office         |
| Lease Term      | 3 - 5 Years    |

### 1st Floor Ste 110

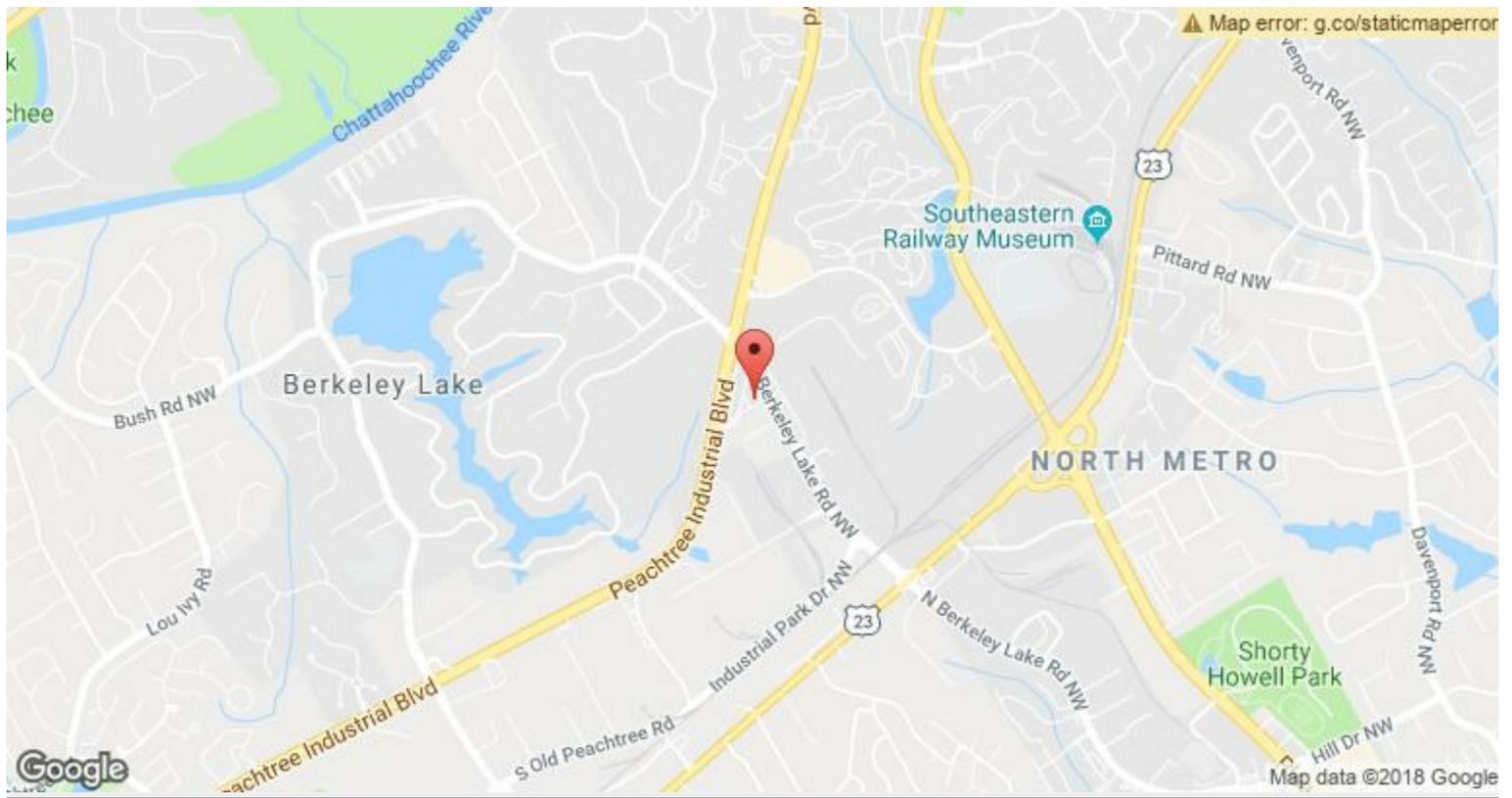
2

|                 |                |
|-----------------|----------------|
| Space Available | 900 SF         |
| Rental Rate     | \$15.00 /SF/Yr |
| Date Available  | Immediate      |
| Service Type    | Modified Gross |
| Space Type      | Relet          |
| Space Use       | Office         |
| Lease Term      | 3 - 5 Years    |

### 1st Floor Ste 110&110

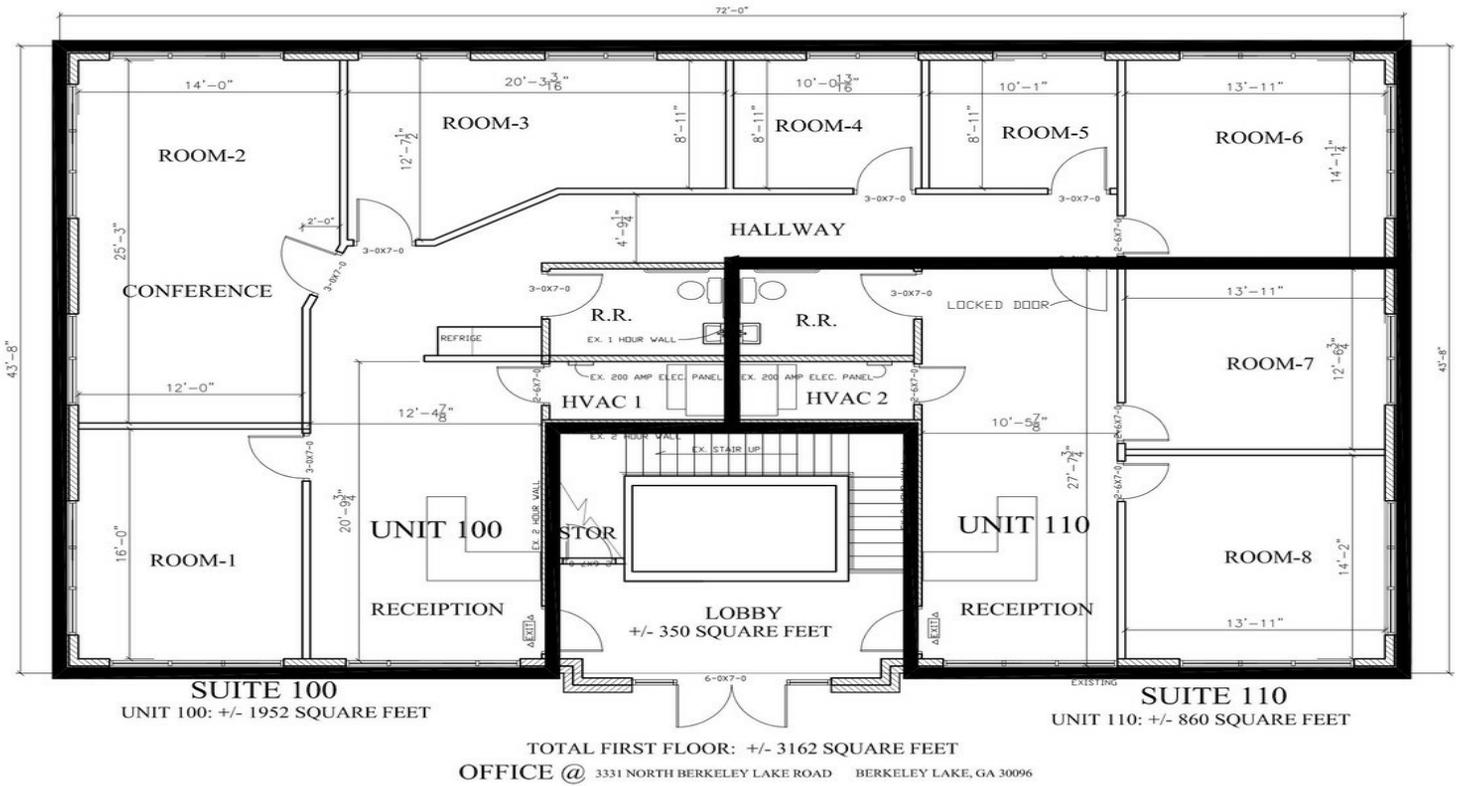
3

|                 |                       |
|-----------------|-----------------------|
| Space Available | 3,000 SF              |
| Rental Rate     | \$12.00 /SF/Yr        |
| Date Available  | Immediate             |
| Service Type    | Modified Gross        |
| Built Out As    | Professional Services |
| Space Type      | Relet                 |
| Space Use       | Office                |
| Lease Term      | 3 - 5 Years           |



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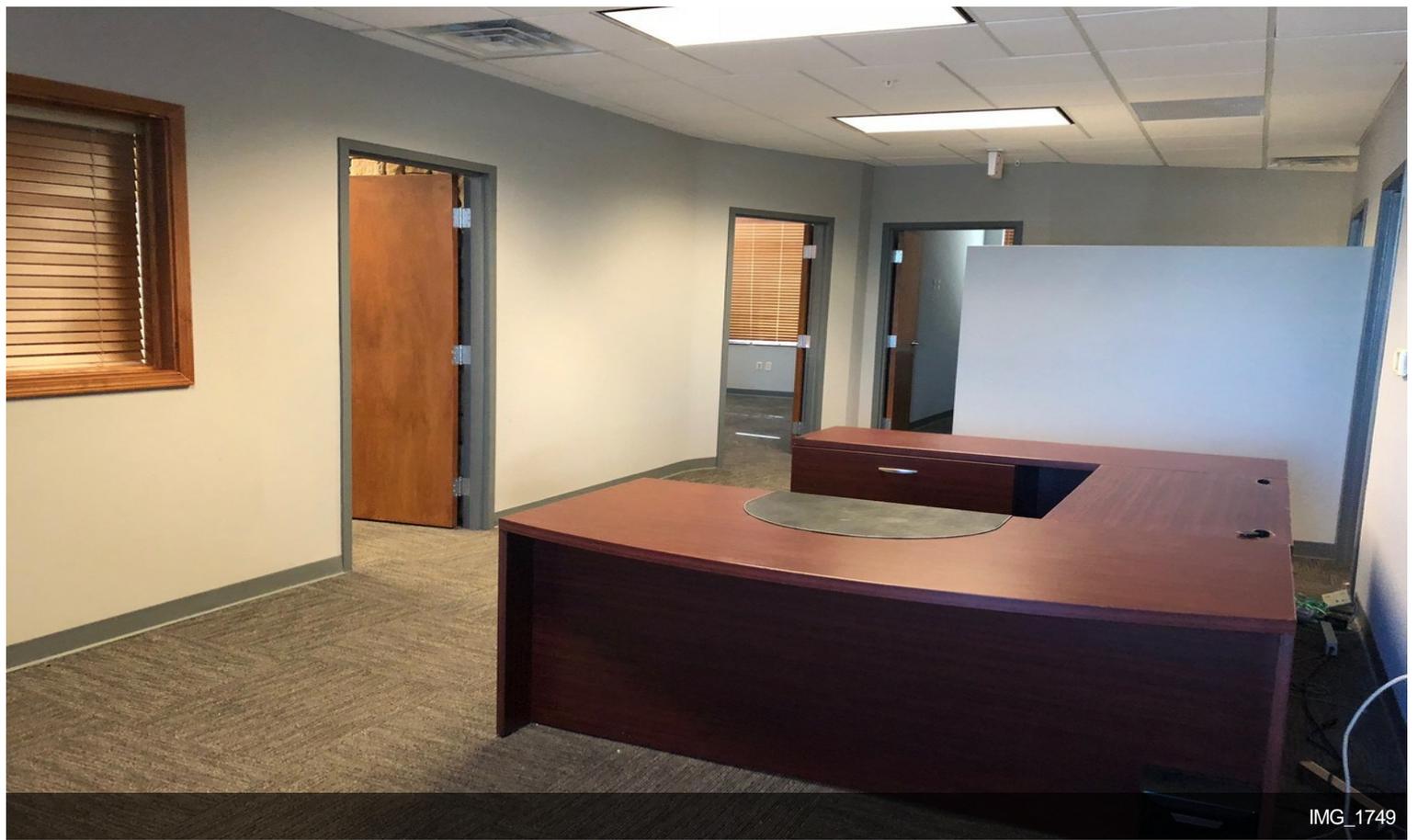
# Property Photos



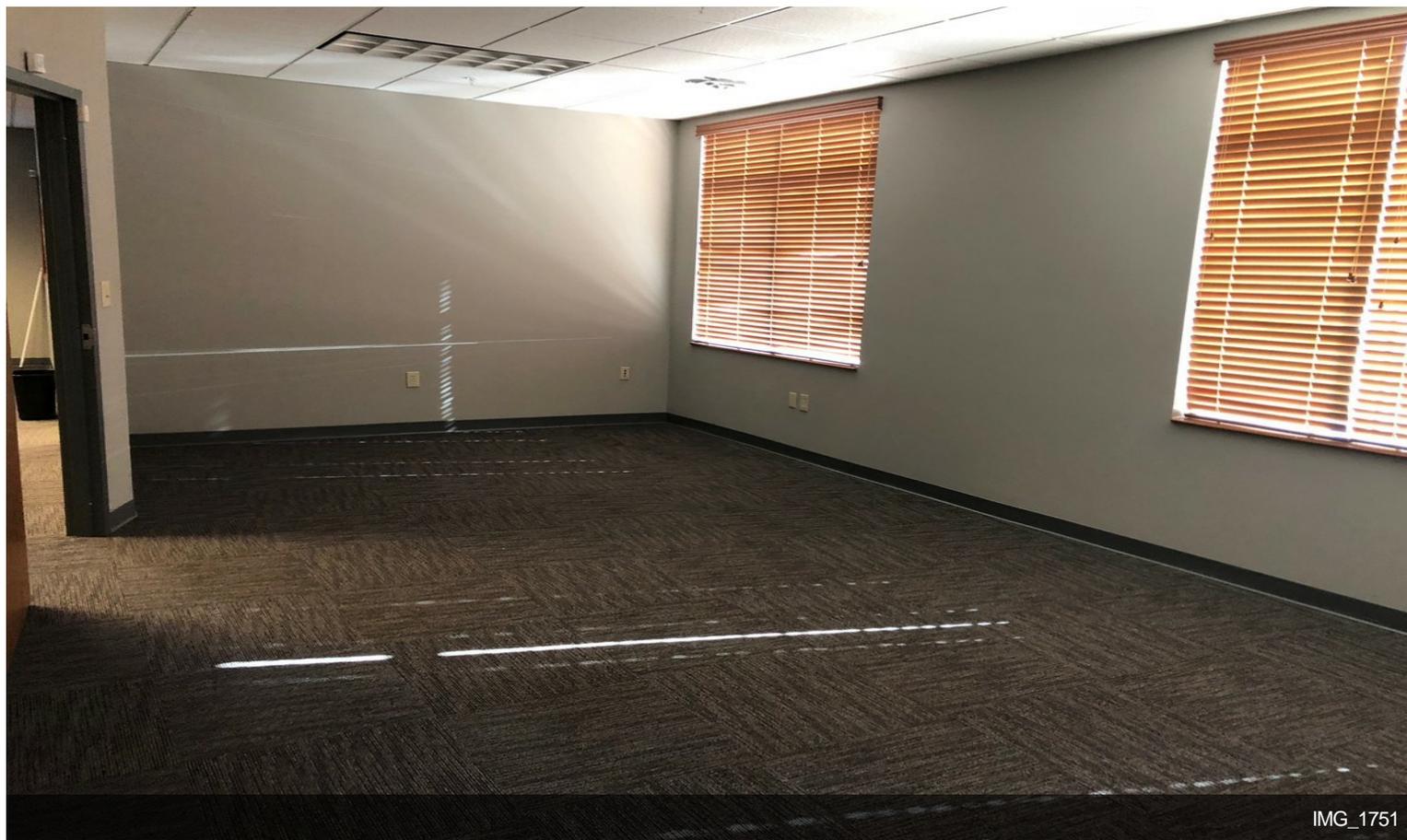
3331 NORTH BERKELEY LAKE 1ST FLOOR PLAN\_Page\_1



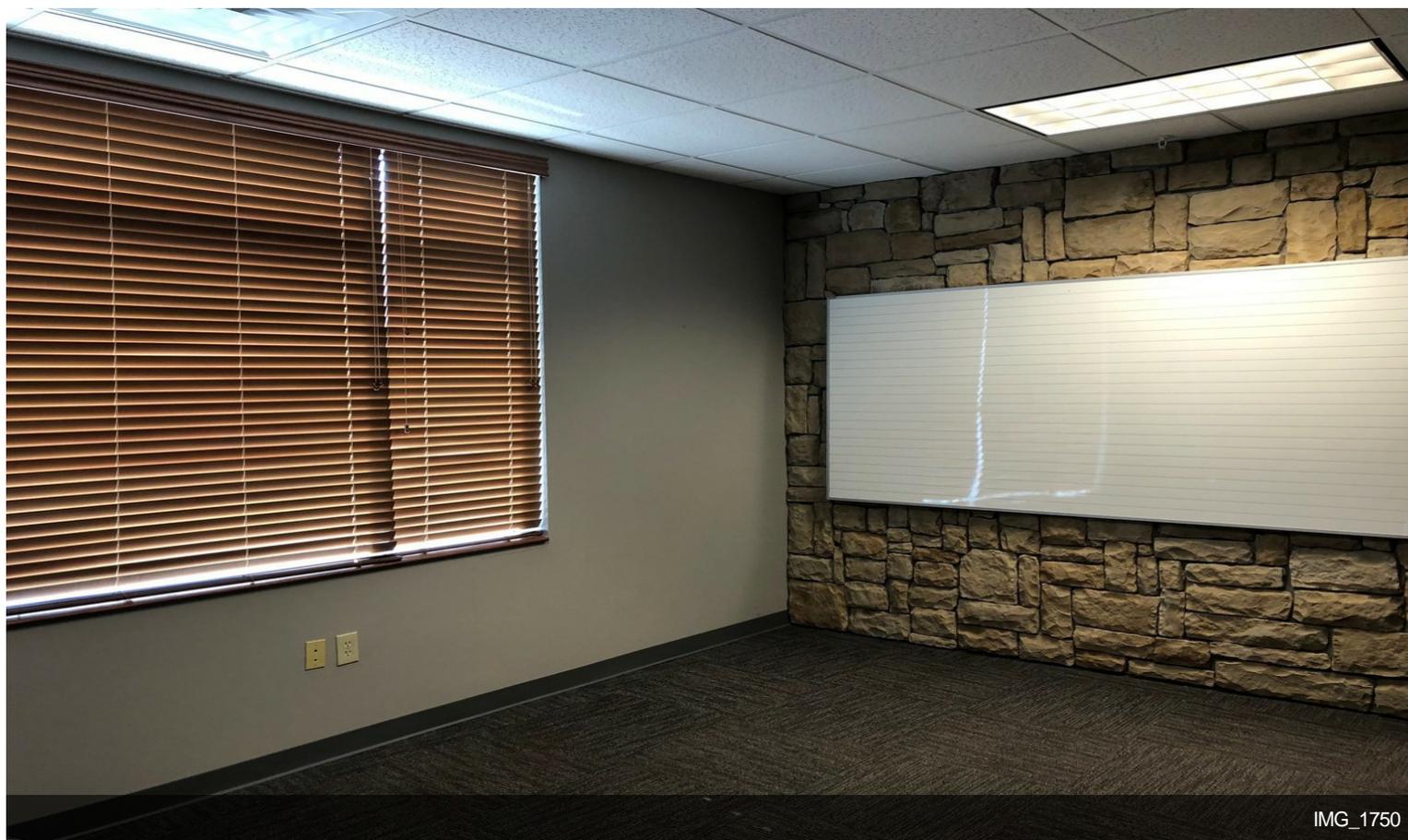
# Property Photos



# Property Photos



IMG\_1751



IMG\_1750

# Property Photos



IMG\_1748



IMG\_1746

# Property Photos



IMG\_1752