



**COMMERCIAL
PROPERTIES**
First Team

Rev. 20250506



±3198SF
FOR SALE/LEASE

OFFICE CONDO
3541 Habersham At Northlake
Tucker, Georgia 30084



**Subject
Property**



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LOCATION OVERVIEW

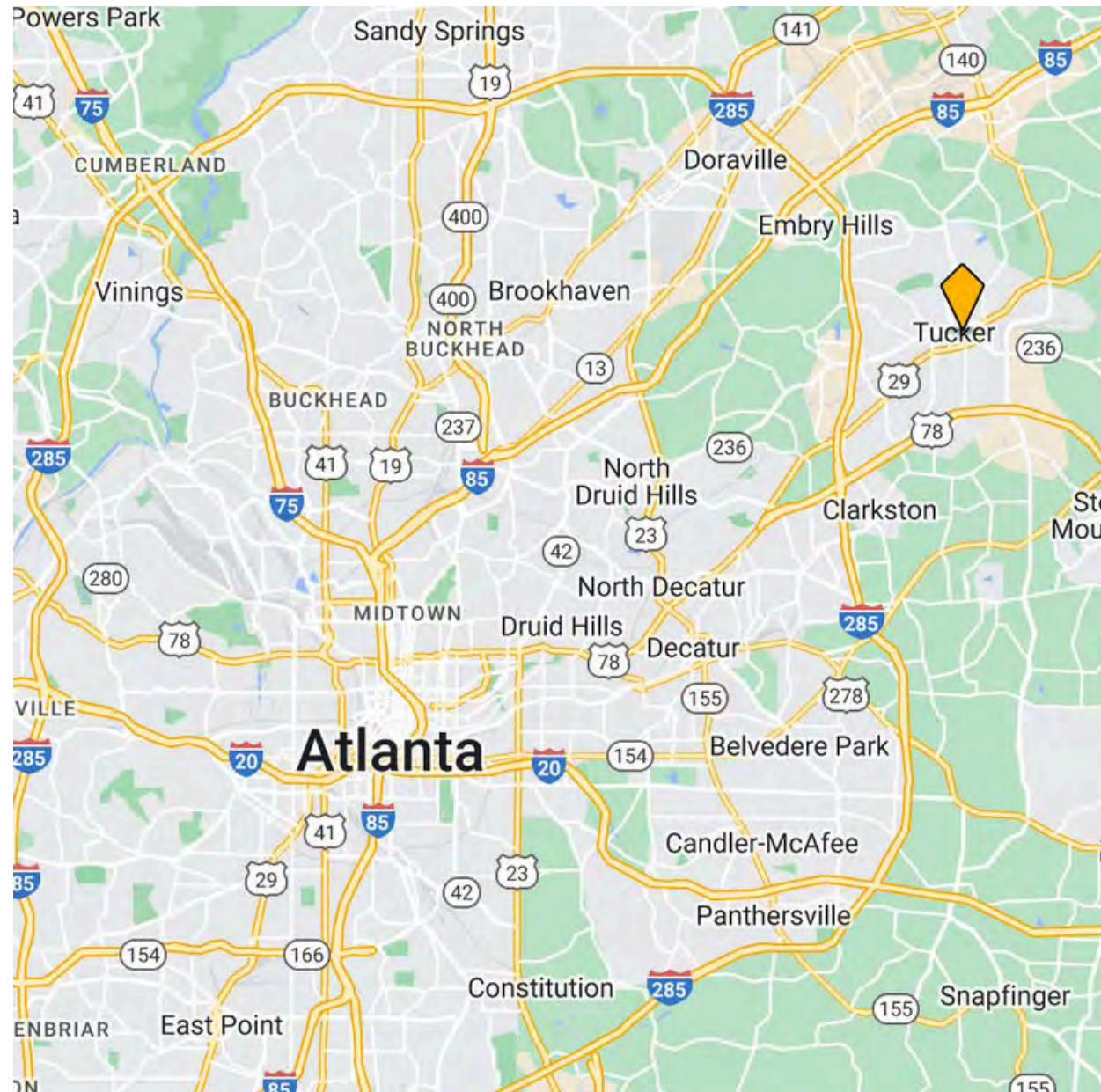
The City of Tucker is situated along Interstate 285 and Highway 78, Tucker covers 20 square miles of area both inside and outside the Perimeter. With access to public transportation and less than a half-hour's drive from the world's busiest airport, Tucker is a convenient destination for business travelers and out-of-town executives.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households	2,783	35,668	98,296
Total Population	6,992	92,232	265,068
Average HH Income	\$105,240	\$91,823	\$85,377

TAXES

for any increase above 2024 base	2024	2023	2022
Property Tax	\$8,180	\$8,167	\$5,664



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FOR SALE

Offering Summary

- **List Price:** \$585,000
- **Property Use:** Ideal for owner-users or investors
- **Occupancy:** Delivered vacant at closing
- **Condo Form of Ownership:** Fee simple interest with common area interest

Interior Layout & Features

The suite offers a well-divided and highly functional layout designed to accommodate a range of professional office uses. The layout supports team collaboration, private workspaces, client-facing areas, and operational efficiency. Key features include:

- **±9 private offices** – suitable for executive or team use, each with natural light
- **±1 large conference room** – ideal for meetings or presentations
- **±2 open multi-use rooms** – which could function as shared workstations, team rooms, break areas, or collaborative spaces
- **1 reception area / foyer** – welcoming front entrance ideal for client or visitor intake
- **3 restrooms** – conveniently placed throughout the suite
- **3 storage or utility rooms** – useful for equipment, filing, or server needs
- **Multiple hallway connectors** – allowing for segmented work zones and easy navigation

The layout supports a variety of uses including legal, accounting, medical, therapy, or general professional services. The suite is currently vacant and move-in ready.

Association Information

- Annual HOA Dues: \$5,917.44
- Monthly Payment: ~\$493.12
- Covers: Common area maintenance, landscaping, parking lot, exterior lighting, and shared utilities for exterior/common spaces
- Association: Habersham at Northlake Office Condominium Association

Property Highlights

- **Property Type:** Office Condominium
- **Building Size:** ±3,408 SF
- **Price per SF:** \$183.00
- **Zoning:** C-3 (Commercial – DeKalb County)
- **Year Built:** 1983
- **Stories:** 1st floor (private suite within a multi-tenant office building)
- **Parcel ID:** 18-210-11-023

Parking

- Ample shared surface parking (open access)



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3541 Habersham at Northlake, Building E, offers a rare opportunity to own or lease a ±3,408 SF office condominium in the heart of Tucker's established Northlake business district. This flexible, single-story suite is ideal for owner-users or investors seeking a well-maintained professional space with excellent accessibility and visibility.

The layout features multiple private offices, a large conference room, open work areas, storage rooms, and four restrooms—making it well-suited for professional services, medical, legal, or administrative use. The unit is part of the Habersham at Northlake Office Condominium Association, with monthly dues of \$493.08 (\$5,917/year), covering common area maintenance, parking lot upkeep, landscaping, and exterior lighting. The property is conveniently located just minutes from I-285 and Lavista Road, offering easy access to Northlake Mall, restaurants, and surrounding commercial amenities.

LEASE TERM EXPENSE BREAKDOWN*

YEAR	BASE RENT PSF	BASE RENT SUB-TOT
1	17.96	\$5,100.00
2	18.50	\$5,253.00
3	19.05	\$5,410.59
4	19.62	\$5,572.91
5	20.21	\$5,740.09

*This is a preliminary estimate of expected tenant costs. Base rent is subject to annual escalation and may be adjusted based on market conditions.

**Base rent is subject to change.

***Taxes and insurance are included in Year 1 base rent but may be adjusted in subsequent years based on reassessment or increases over 2024 levels.

Lease Terms (NNN)

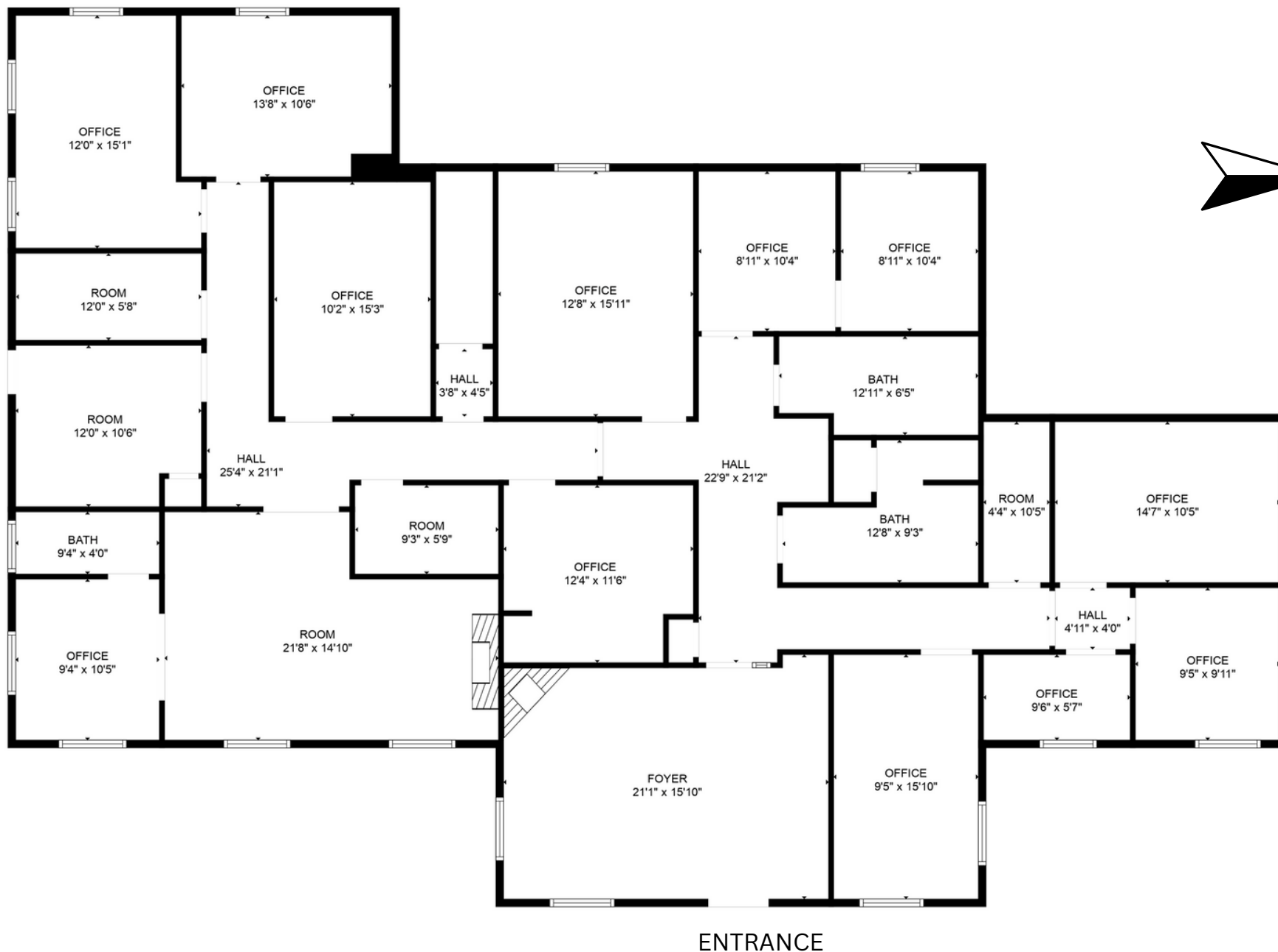
- **Base Rent:** \$61,177 annually (\$5,100/month), plus additional expenses (utilities and internet)
- **Additional Expenses:**
 - **Taxes & Insurance:** Tenant responsible for increases above 2024 base year
 - **CAM/HOA Fees:** \$5,917.44 annually (approx. \$493.12/month), paid monthly
- **Lease Term:** 3 to 5 years preferred
- **Occupancy:** Available immediately

This offering provides an ideal opportunity for professional users seeking a well-located, flexible space in the heart of Tucker's Northlake business district. Let me know if you'd like a second version worded more casually or sales-focused.



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ENTRANCE

ESTIMATED AREAS

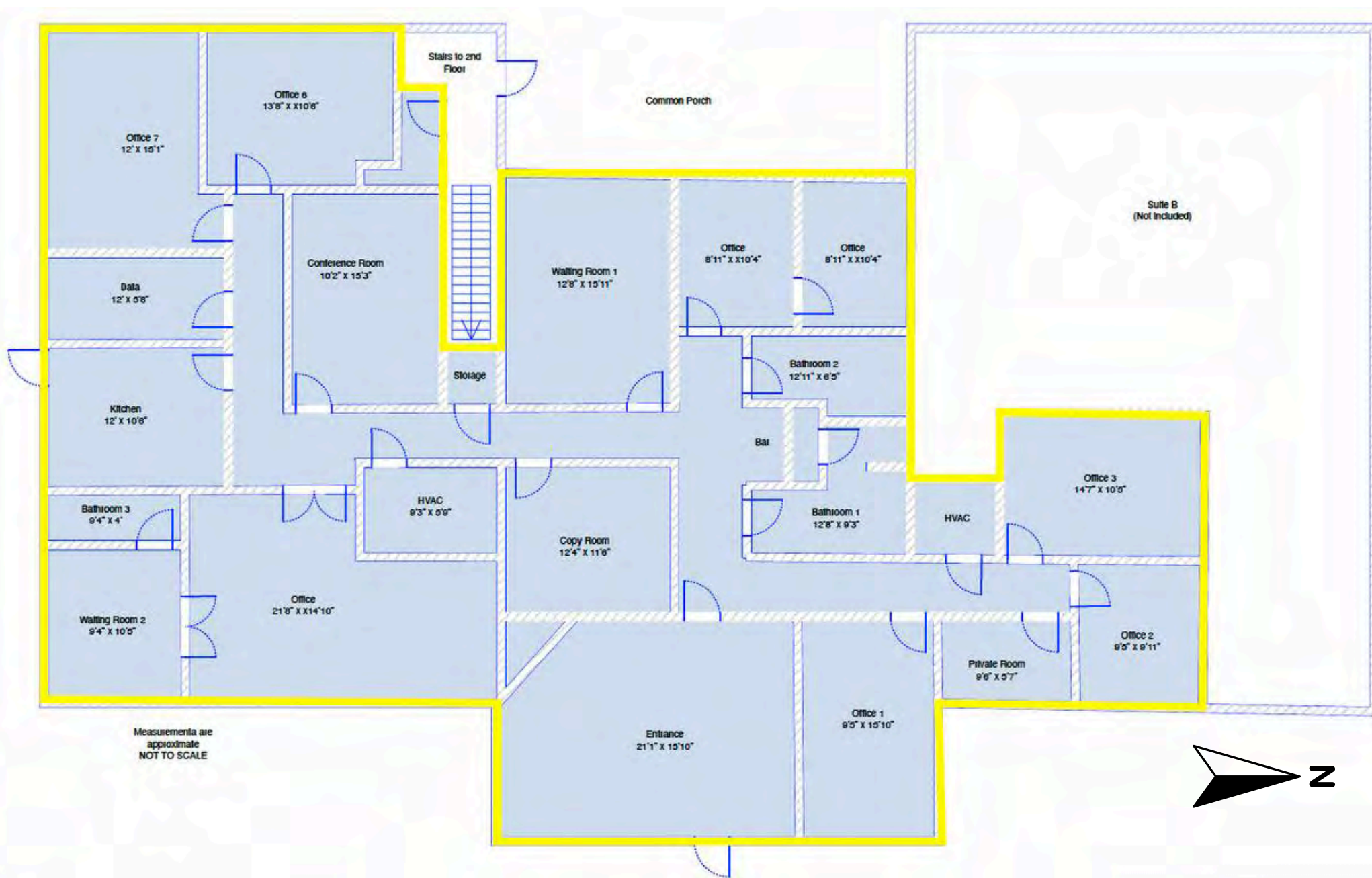
GLA FLOOR 1: 3408 sq. ft EXCLUDED AREAS 0 sq. ft
 Total GLA 3408 sq. ft, total area 3408 sq. ft

FLOOR PLAN CREATED BY CURICASA AND CO. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED



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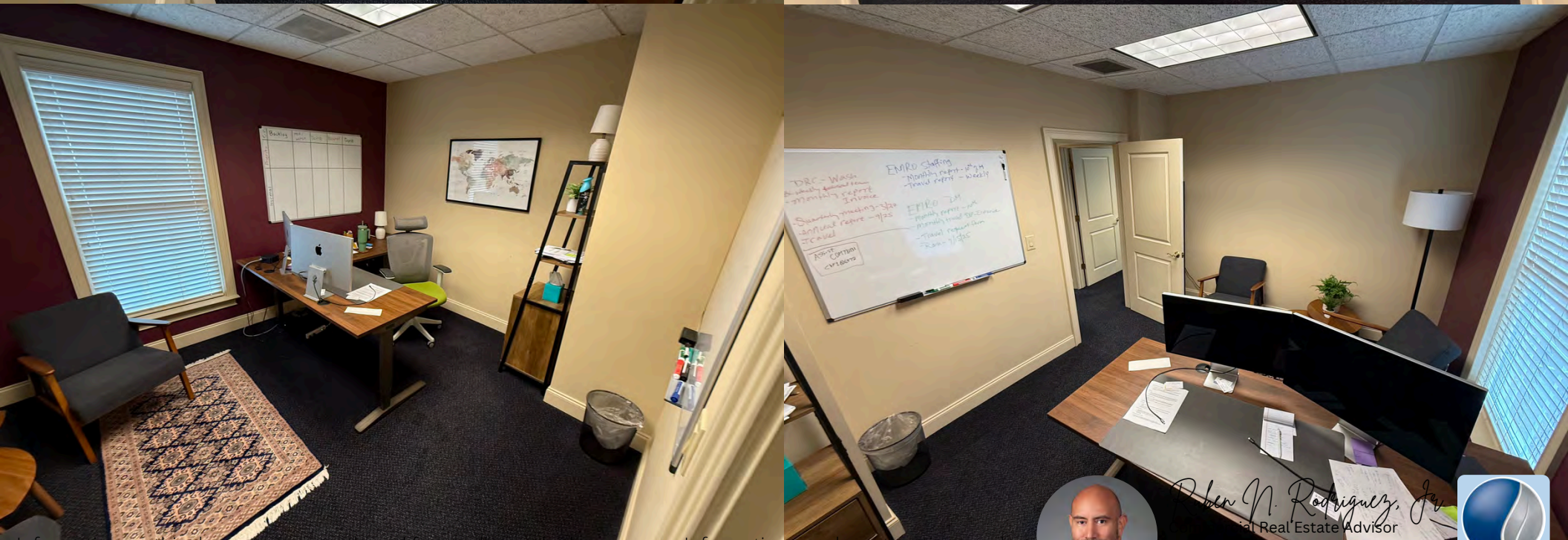
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