LEASE

3594 OLD CHAMBLEE TUCKER ROAD

3594 Old Chamblee Tucker Road Atlanta, GA 30341

360° VIRTUAL TOUR

PROPERTY DESCRIPTION

Professional office space available in a conveniently located multi-tenant office building in the Northlake/Tucker area of northeast Atlanta. The suite offers approximately 1,000 SF of functional office space suitable for professional services, consulting, administrative, or small business operations. The space is move-in ready and has been recently painted, providing a clean and efficient environment for a variety of office users.

The suite features two private entrances and two restrooms, offering flexibility and convenience for a variety of office layouts or shared professional uses. The location provides excellent accessibility with close proximity to Interstate 285, Interstate 85, and U.S. Highway 78, allowing convenient access throughout the Atlanta metro area.

OFFERING SUMMARY

Lease Rate:	$1,500.00 SF/month (MG)
Available SF:	1,000 SF
Building Size:	1,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,391	35,605	103,012
Total Population	12,258	91,917	268,130
Average HH Income	$108,739	$92,153	$104,555

Quinton Dothard
(678) 320-4800

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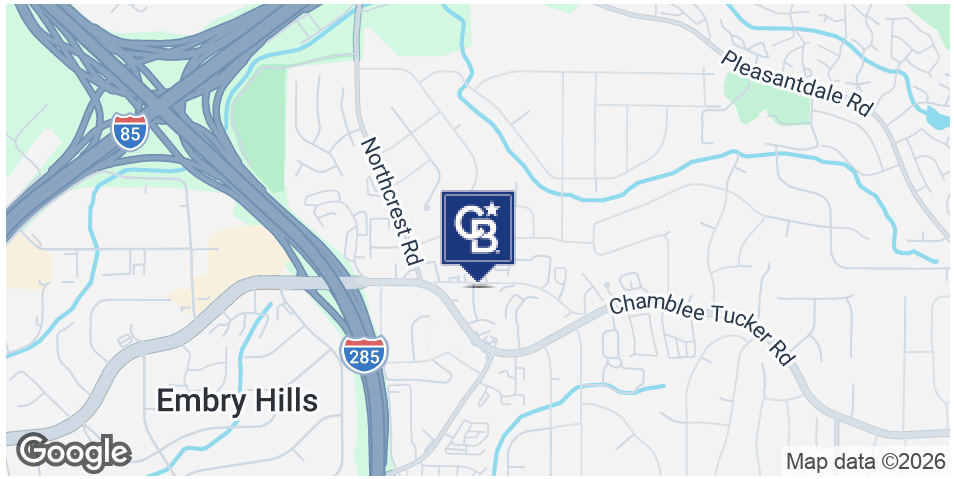

OFFERING SUMMARY

Lease Rate:	$1,500.00 SF/month (MG)
Building Size:	1,000 SF
Available SF:	1,000 SF
Price / SF:	$0.00
Market:	Atlanta Metropolitan Area
Submarket:	Northlake / Tucker – Northeast Atlanta Corridor

LOCATION OVERVIEW

Located in the northeast Atlanta corridor, the area offers convenient access to major transportation routes, established business districts, and a wide range of amenities that support professional office users. The location provides quick connectivity to Interstate 285, Interstate 85, and U.S. Highway 78, allowing easy travel to Downtown Atlanta, Buckhead, and Hartsfield-Jackson Atlanta International Airport. Nearby commercial hubs such as Northlake Mall, Tucker Town Center, and Embry Hills offer a variety of dining, retail, and service options. The area is also close to Mercer University's Atlanta campus, Emory Healthcare facilities, and Henderson Park, creating a well-balanced environment that combines business convenience with nearby green space and community amenities for employees and visitors.

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Property Type	Office
Property Subtype	Office Building
Building Size	1,000 SF
Lot Size	-
Building Class	C

- • ±1,000 SF professional office suite
- • Two private entrances and two restrooms
- • Recently painted and move-in ready
- • Exterior signage opportunity available
- • Convenient access to I-285, I-85, and Hwy 78
- • Located near Northlake and Embry Hills retail and dining amenities

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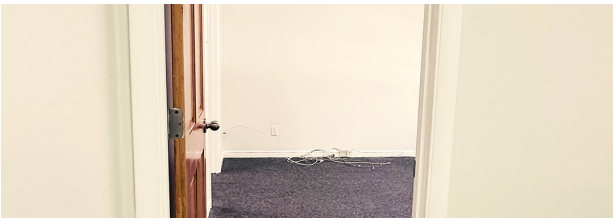
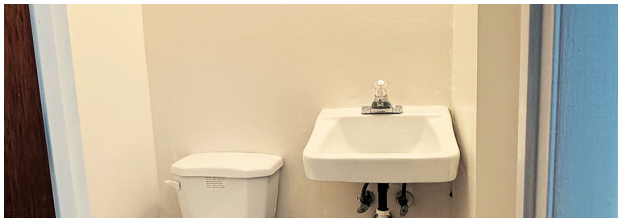

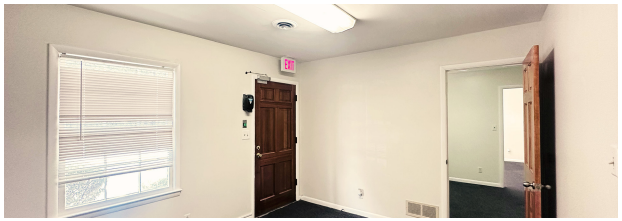

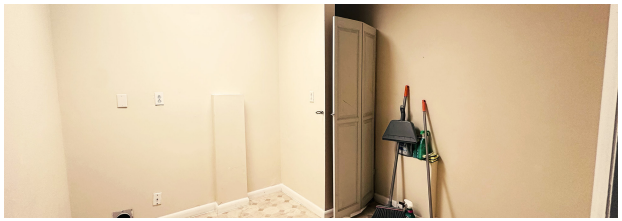

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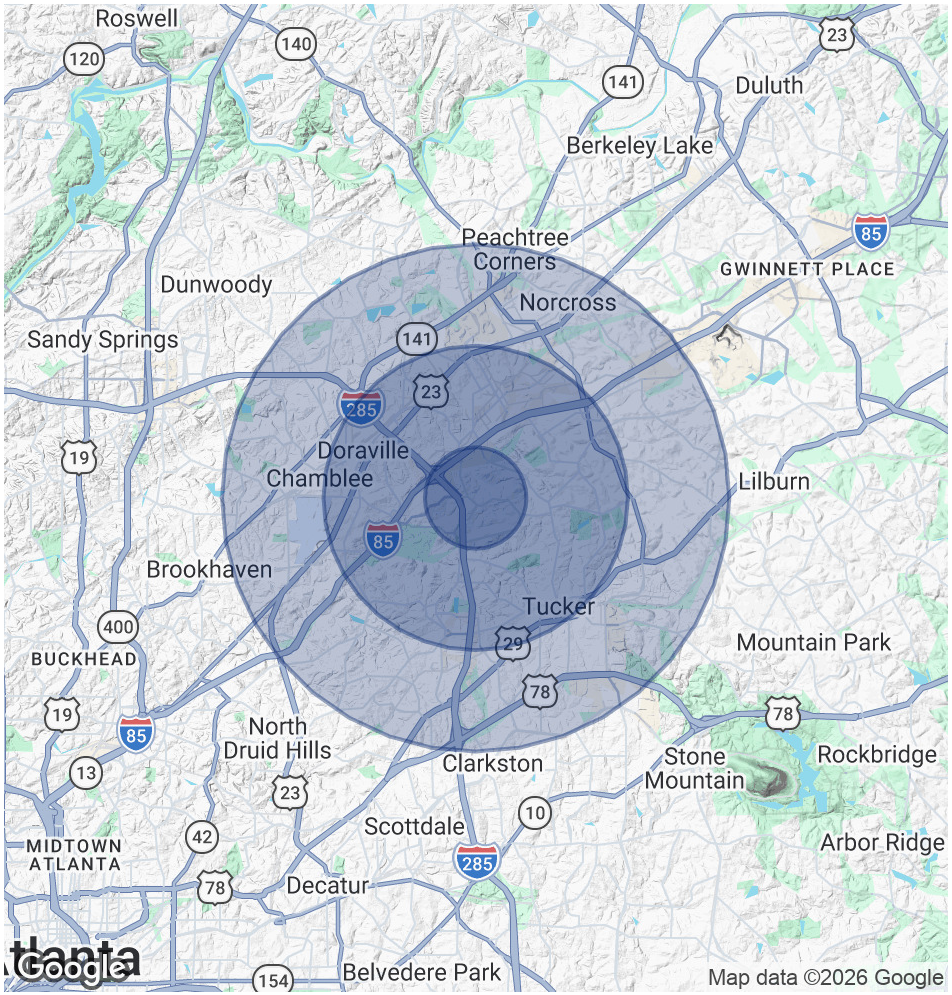
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,258	91,917	268,130
Average Age	34.8	35.4	35.6
Average Age (Male)	36.7	35.6	35.5
Average Age (Female)	34.4	35.4	36.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,391	35,605	103,012
# of Persons per HH	2.8	2.6	2.6
Average HH Income	$108,739	$92,153	$104,555
Average House Value	$346,553	$362,801	$406,310

2023 American Community Survey (ACS)



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