

# 2411 JOHNS CREEK PARKWAY



*(Rear of main building)*



[View Property Video](#)

## **25,100 SF AVAILABLE IN JOHNS CREEK**

TWO BUILDING CAMPUS CONSISTING OF A 13,680 SF MAIN BUILDING AND AN 11,420 SF ANNEX BUILDING. IDEAL FOR MANY SPECIALIZED USES INCLUDING MEDICAL, SCHOOLS, CHURCHES AND OTHER PROFESSIONAL SERVICES.



# PROJECT FEATURES

[VIEW PROPERTY SURVEY](#)



**ABUNDANT  
PARKING**



**MONUMENT  
SIGNAGE ON  
JOHNS CREEK PKY**



**WOODED CAMPUS  
SETTING ON  
4+ ACRES**



**ROLL UP DOOR  
IN REAR OF  
ANNEX BUILDING**



**FLEXIBLE  
OPEN FLOOR  
PLANS**



**ZONED O-I OFFICE-  
INSTITUTIONAL  
DISTRICT  
REGULATIONS**

## JOHNS CREEK AT A GLANCE

Emerging leader in  
health, wellness, and  
innovation

10th largest city in GA

Consistently ranked the  
safest city in GA

Population of 73,342  
(3 mile radius)



**MAIN BUILDING I  
13,680 SF**

**BUILDING II (ANNEX)  
11,420 SF**





# LOCATION & ACCESSIBILITY

Convenient Johns Creek location, off of Johns Creek Parkway with easy access to SR-141 and surrounded by an abundant amenity base.

## ONLY 2 BLOCKS TO MEDLEY JOHNS CREEK DEVELOPMENT

200,000 SF of  
retail, restaurant &  
entertainment

42 acres

150 townhomes &  
750 luxury rental  
homes

A Toro Development  
(creators of Avalon)



## FEATURES

## Internal stairways

Abundant  
natural light

## Outdoor patio

## Concrete lab space

## All new LED lighting

## Existing security system to stay within building

Fiber installed in both buildings

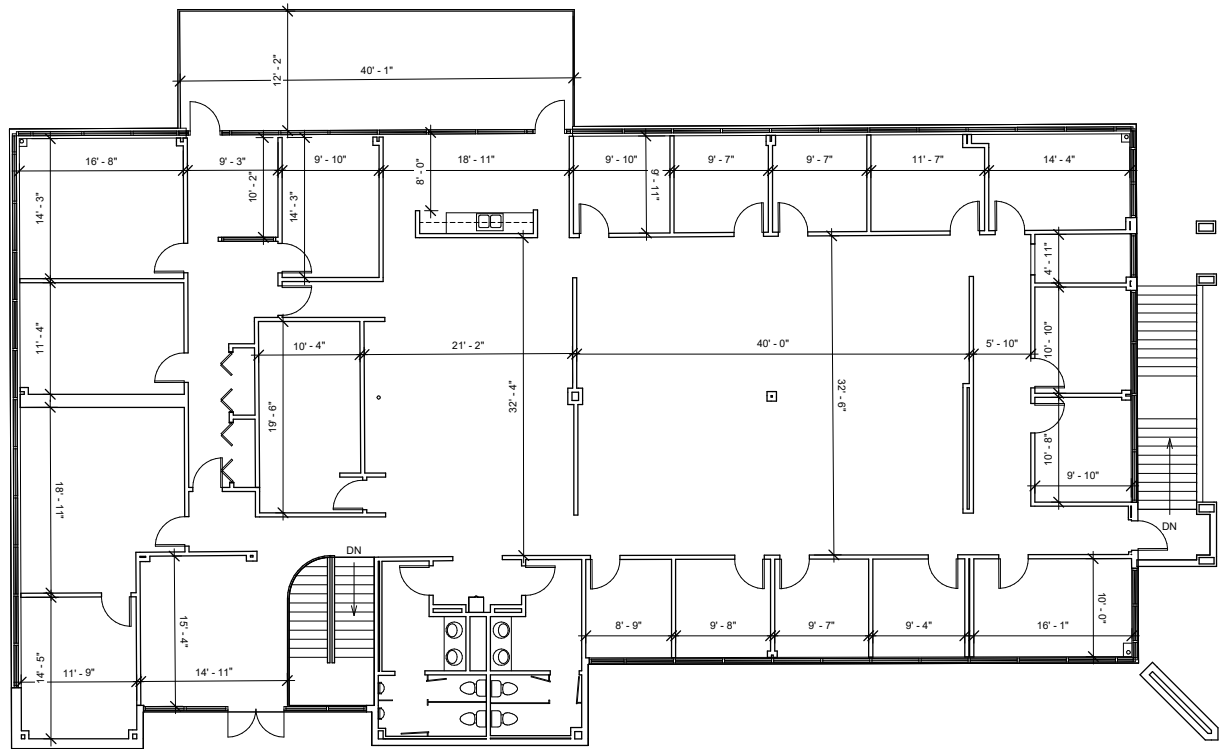
Large wooded greenspace, could be used as playground

## Reception, offices, and break rooms

# FLOOR PLANS

Flexible floor plans offering 5,710 - 6,840 SF per floor with internal staircase and abundant natural light.

**MAIN BUILDING I - 13,680 SF**  
**6,840 SF PER FLOOR**



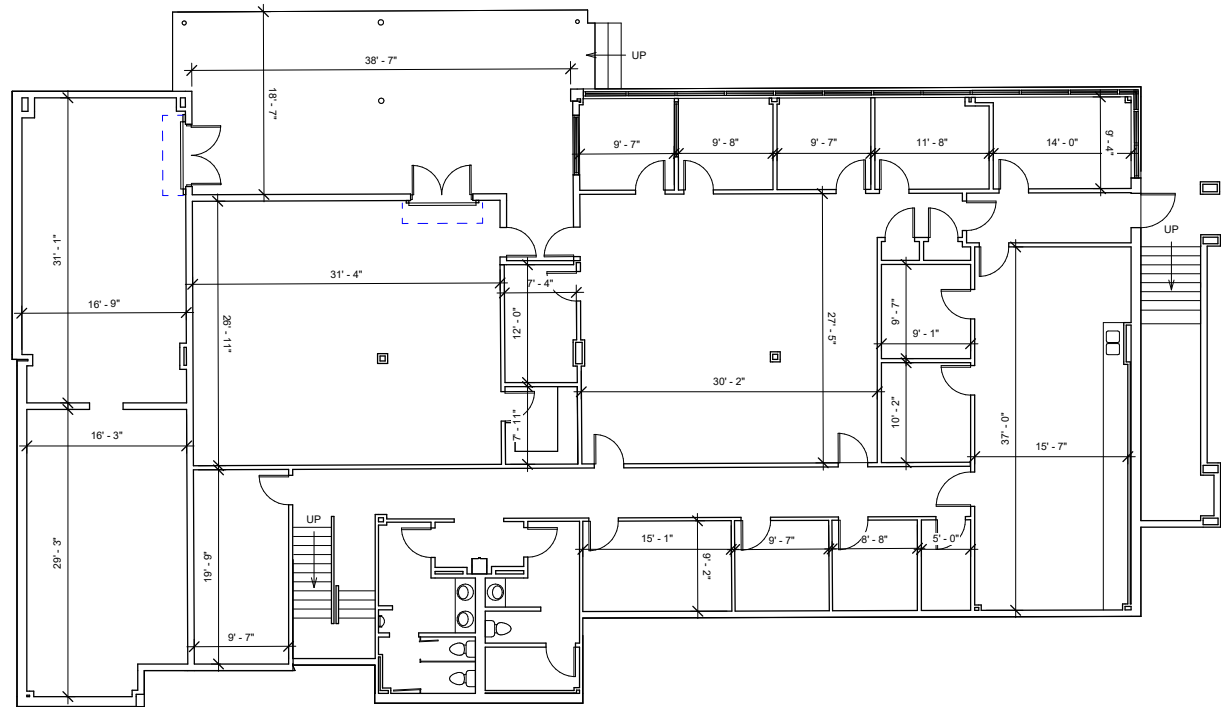
## MAIN FLOOR

## VIRTUAL TOUR



# FLOOR PLANS

**MAIN BUILDING I - 13,680 SF**  
**6,840 SF PER FLOOR**

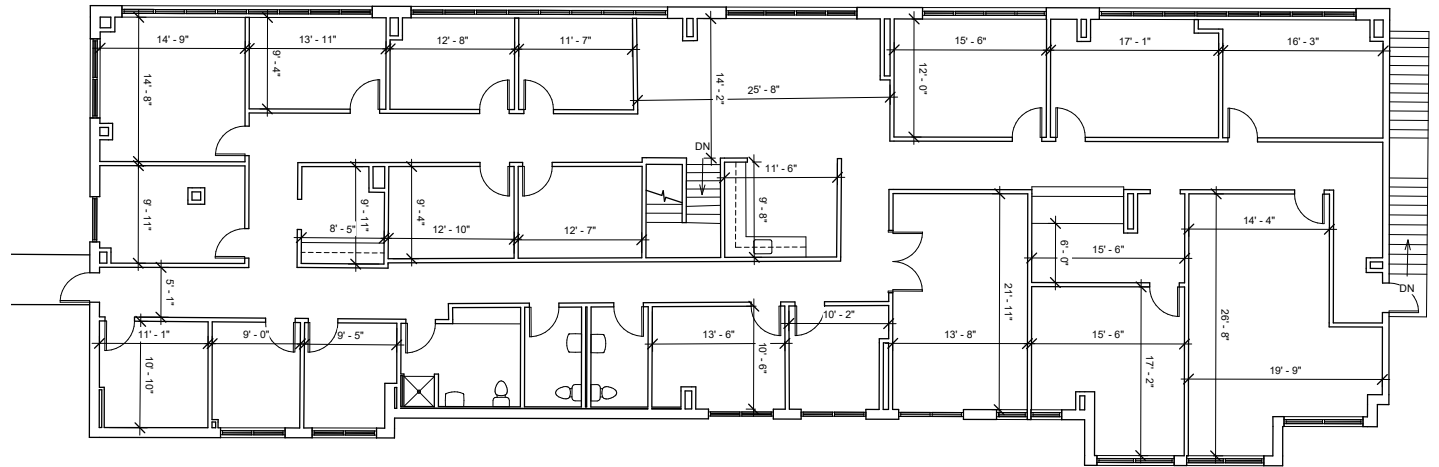


LOWER LEVEL



# FLOOR PLANS

**BUILDING II (ANNEX) - 11,420 SF**  
**5,710 SF PER FLOOR**



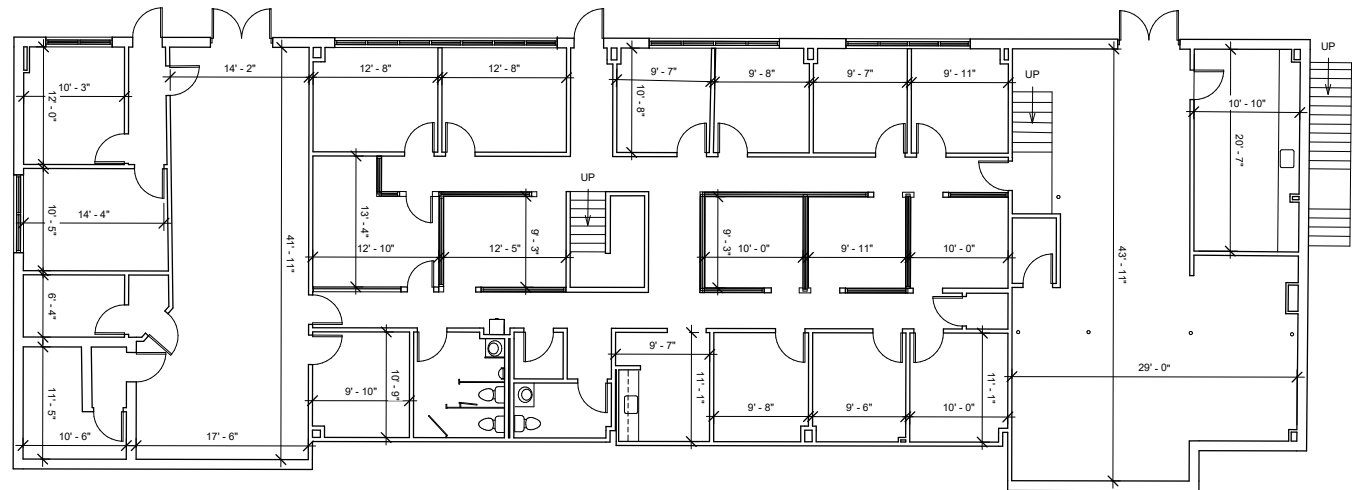
MAIN FLOOR

VIRTUAL TOUR



## FLOOR PLANS

**BUILDING II (ANNEX) - 11,420 SF**  
**5,710 SF PER FLOOR**



## LOWER LEVEL

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11420  
JOHNS CREEK PARKWAY



*(Rear of annex building)*



*(Rear of main building)*



*(Patio off break area - main building)*

**11420 JOHNS CREEK PARKWAY | DULUTH, GA 30097**

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