

**3084 Mercer University Dr, #210
Chamblee, GA 30341**



Office Space For Lease



\$2,800 / Month

This versatile office condo offers an exceptional opportunity for businesses looking to establish themselves in a prime Atlanta location. This space combines modern upgrades with an unbeatable location, making it the ideal choice for businesses looking to thrive.

Property Highlights

- Zoned OI
- Easy access to I-285 & I-85, connecting to key metro Atlanta areas
- Flexible Space for professional services or small businesses (Medical and Dental prohibited)
- High-Visibility Area
- Recently updated with fresh paint, new LVP flooring, and a brand-new HVAC system (2024)

BEVERLY ECHOLS
✉ Beverly@rudhil.com



📞 Mobile: 678-699-2652
📞 Office: 678-878-3888

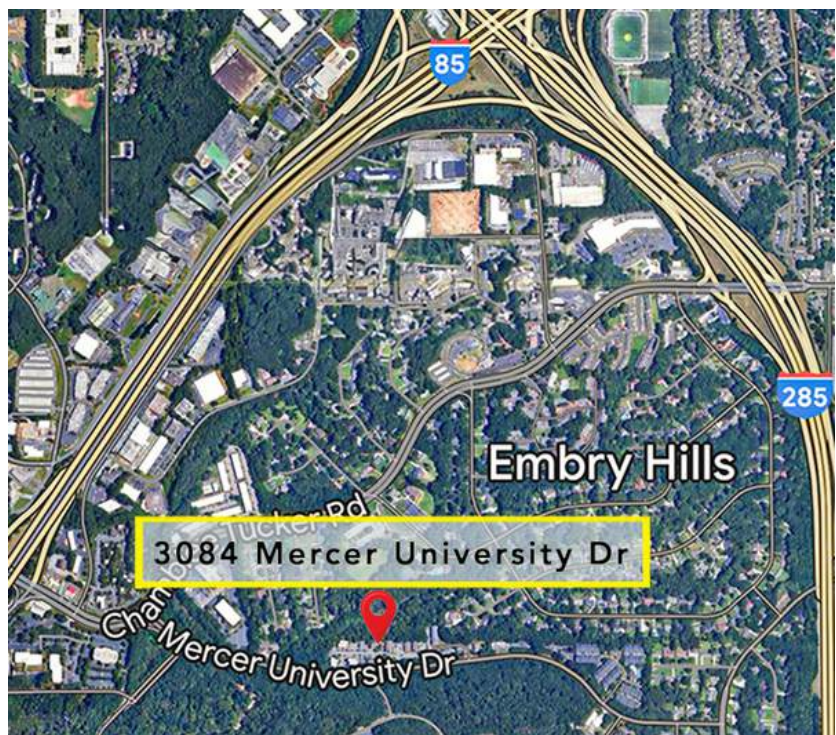
Office Space For Lease



**Prime Office
Location**

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**Close Access to
Amenities and
Highways**



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Second Floor Unit

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**High Visibility
Entrance**



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Reception Area

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Kitchenette

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Kitchenette



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Multiple Offices

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Office Space For Lease



Bathrooms

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Bathrooms



Office Space For Lease

Suitable for a variety of uses: Zoned OI

- Law Firm
- Accounting Firm
- Consulting firms
- Marketing and advertising agencies
- Insurance agencies
- Technology and software development firms
- Architectural and engineering firms
- & MORE!

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Chamblee Demographics

	2023	1 MILE	3 MILES	5 MILES
POPULATION		29,040	139,584	399,573
TOTAL EMPLOYEES		22,857	109,624	312,696
AVERAGE HOUSEHOLD INCOME		\$90,992	\$73,848	\$79,239
OCCUPIED HOUSING UNITS		9,619	48,366	137,689