

## NEW LISTING: PRIME OFFICE CONDO

Ideally Located on N. Berkeley Lake Rd, Duluth

A Premier Condo Asset – now available with TBRE

### Invest in a Professional Environment Designed for Growth

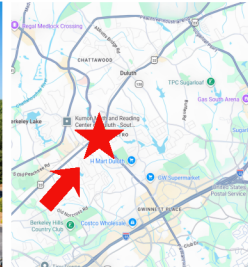
This exceptional property features a sleek, modern architectural design that stands out in the heart of the Duluth business district. Built in 2006, the building has been meticulously maintained, offering a “like-new” professional atmosphere for owners and clients alike.

The highlight of this offering is the Condo Availability, providing a rare chance for business owners to transition from leasing to ownership. Position your brand in a vibrant commercial hub that combines a polished corporate image with functional versatility.



### PROPERTY SNAPSHOT

- Built in 2006: A modern, 20-year-young structure with contemporary aesthetics and reliable infrastructure.
- Exceptional Highway Access: Strategically located with immediate access to I-85 and Buford Highway, ensuring easy commutes and efficient logistics.
- Prime Business Hub: Surrounded by established commercial services and a professional community.
- Full Building Appeal: Features a clean and professional exterior that leaves a lasting impression.
- Ample Parking: Convenient and spacious parking areas for both staff and visitors.



### WHY TBRE

We don't just list – we close.

We don't just market – we position.

We don't just transact – we maximize value.

Point  
Berkeley  
is  
Proof

Strategic Connectivity

Modern 2006 Build

High Accessibility

Ownership Opportunity

Whether You're  
Investing, Expanding,  
or Relocating  
–TBRE Delivers.

From single-tenant properties to large-scale industrial assets, TBRE delivers clarity, strategy, and execution to every transaction.

Let's talk about what's next – for your property, your portfolio, or your vision.



김성한  
Scott Kim  
Broker & CEO

Tel. 678-417-1431  
scottkim@tbrealtor.com



정헌  
Andy Chung  
Associate Broker & Vice President

Direct. 404-610-6275  
hchung@tbrealtor.com