FOR LEASE

LEASE RATE: $1,500.00 SF/MONTH

3594 Old Chamblee Tucker Road Atlanta, GA 30341

Quinton Dothard
(678) 320-4800

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DISCLAIMER

CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property “AS IS” CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer’s choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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PROPERTY SUMMARY

3594 OLD CHAMBLEE TUCKER ROAD

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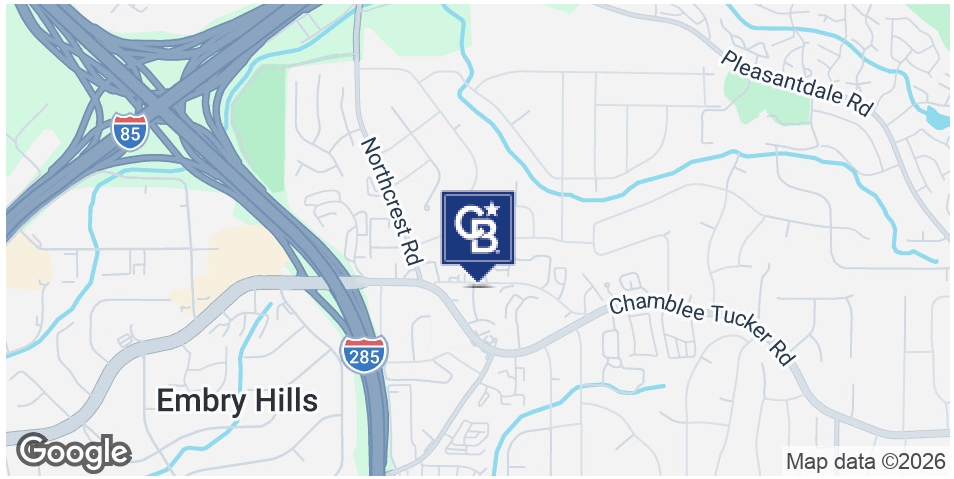

360° VIRTUAL TOUR

PROPERTY HIGHLIGHTS

- ±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

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

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ADDITIONAL PHOTOS

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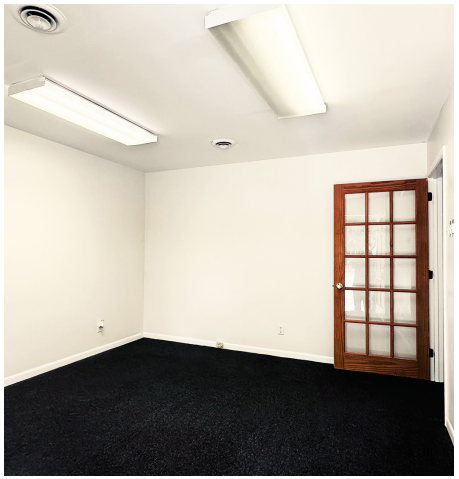

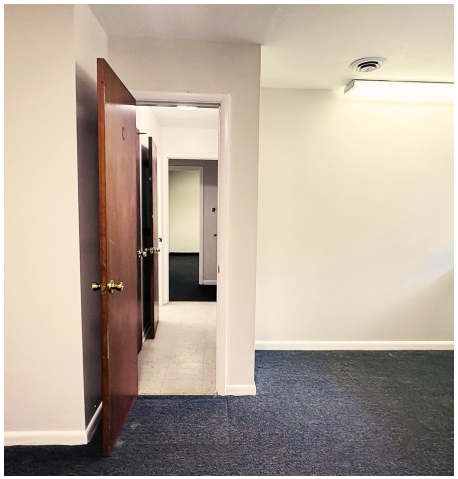

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DESCRIPTIONS

3594 OLD CHAMBLEE TUCKER ROAD

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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. Nearby amenities include retail, dining, and services in the Northlake business district as well as the Embry Hills commercial area. On-site surface parking is available for tenants and visitors.

Minimum lease term is three years. Space is offered as-is with exterior signage opportunities available.

LOCATION DESCRIPTION

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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LOCATION MAP

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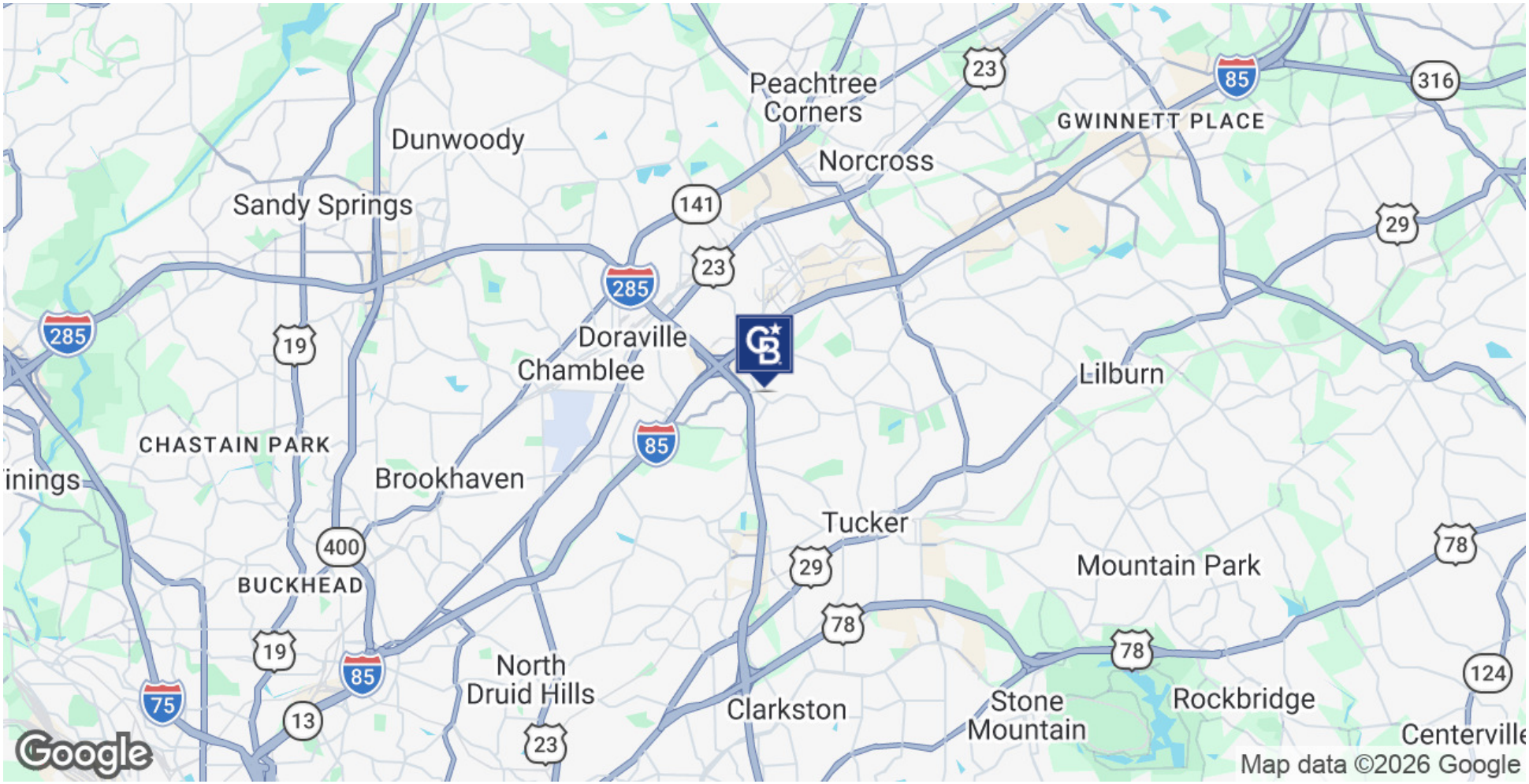

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RETAIL MAP

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AERIAL MAP

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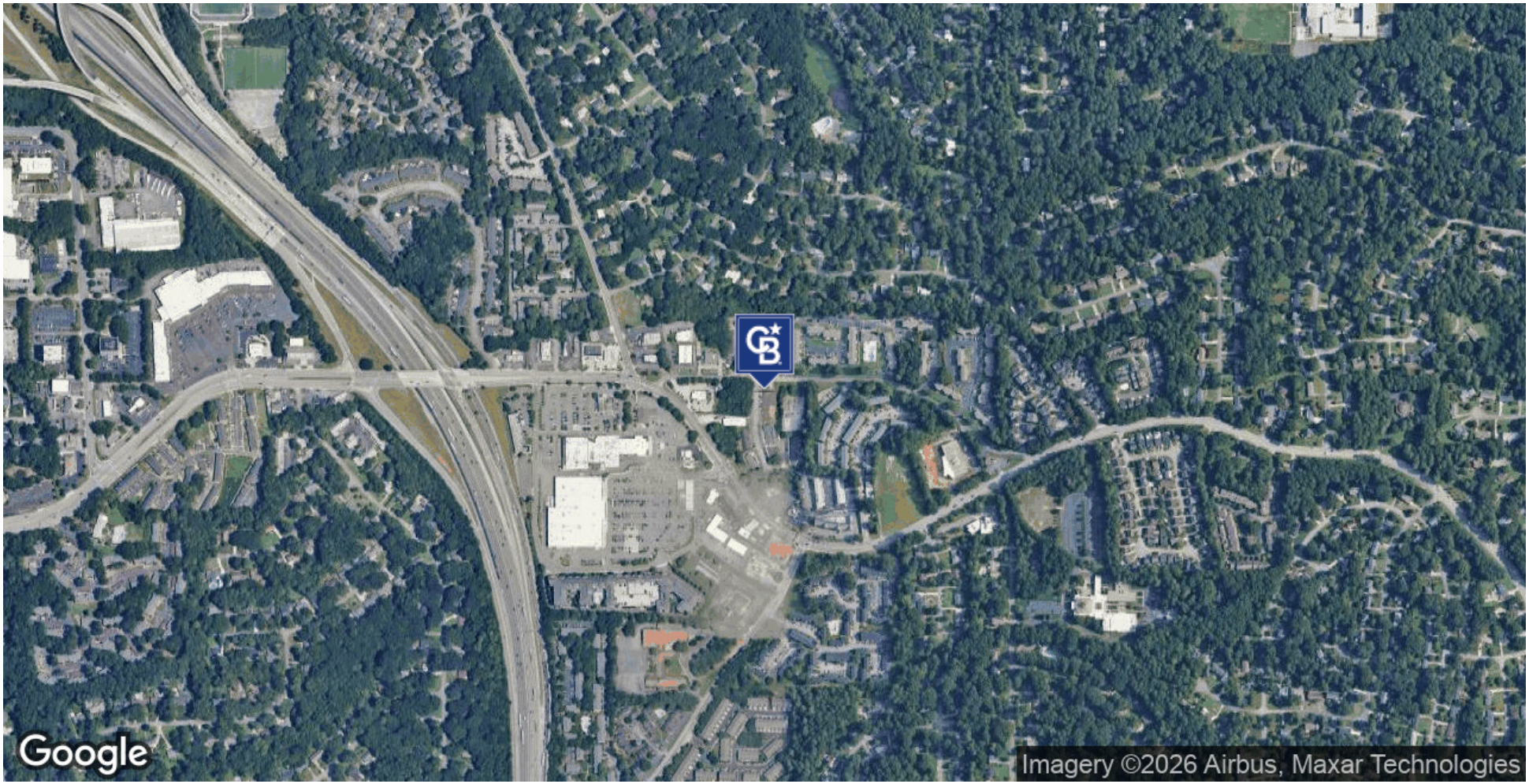

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DEMOGRAPGHICS

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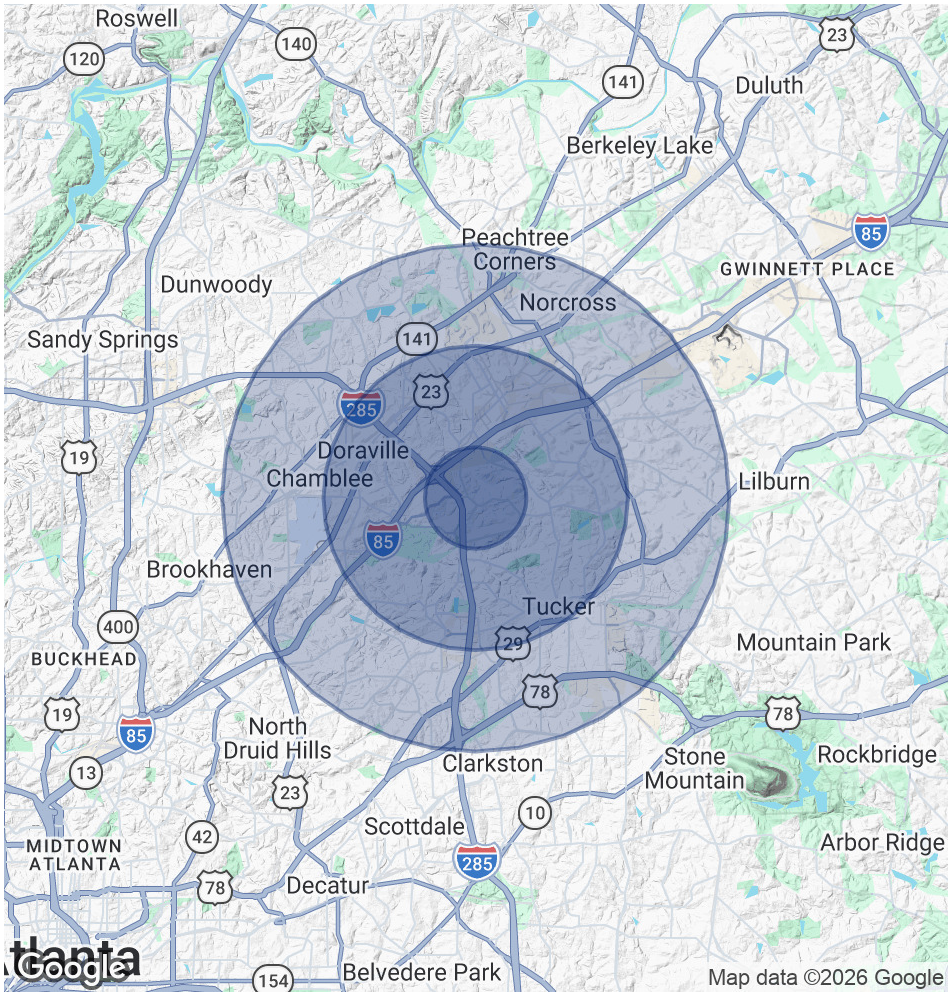
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,258	91,917	268,130
Average Age	34.8	35.4	35.6
Average Age (Male)	36.7	35.6	35.5
Average Age (Female)	34.4	35.4	36.1

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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WHY COLDWELL BANKER COMMERCIAL

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WHY COLDWELL BANKER COMMERCIAL

Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

3,334
Affiliated Professionals
Based upon sales professionals designated as commercial in dash as of 12/31/24.

Presence in
158 OFFICES, 45 COUNTRIES

OVER 18,400
Transactions

$7.67 BILLION
Sales Volume

$1.01 BILLION
Lease Volume

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ADVISOR BIO

3594 OLD CHAMBLEE TUCKER ROAD

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QUINTON DOTHARD

Realtor

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Direct: **(678) 320-4800** | Cell: **(678) 463-5368**

GA #426895

PROFESSIONAL BACKGROUND

With a focus on delivering exceptional service, Quinton is a committed partner whose deep understanding of the local market becomes your secret weapon. Whether you're a newcomer to the investment scene or a seasoned developer, he is able to provide valuable insights and guidance to clients throughout the buying or selling process. What sets Quinton apart is his genuine commitment to you, the client. This isn't about a single transaction; it's about fostering a lasting relationship built on trust and mutual success. He leans in to truly grasp your unique needs and goals, developing customized solutions that are tailored to your specific situation. Recognizing the value of a strong network in today's dynamic commercial real estate market, he connects you with an array of industry experts and resources needed to navigate today's competitive real estate market. This means you're not just gaining an agent, but a whole team of professionals working collaboratively for your success.

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