

FOR LEASE



BERKELEY PARK  
LOFTS

704 Berkeley Avenue

ATLANTA, GA



HARRISON PROPERTIES

# PROPERTY SUMMARY



### PROPERTY DESCRIPTION:

Berkeley Park Lofts is a 5 tenant loft office building located in the Berkeley Park neighborhood. The property is generously landscaped and fronts Berkeley Avenue. Current availability includes a 2,759 square foot loft office suite with a large exterior patio. The suite consists of 3 offices, a conference room, open work space, reception area, two restrooms and an open kitchen/community space.

### SUITE C HIGHLIGHTS:

- 2,759 SF loft office with front roll up door
- 3 offices, conference room and expansive open cooperative work spaces
- Suite includes at no cost a 350 square foot exterior patio, partially enclosed
- Open ceiling system with attractive lighting
- The development has an architectural street pylon with tenant signage
- Suite includes kitchen and glass roll up door

### LEASE OFFERING SUMMARY:

Lease Rate:	\$25.00 SF/yr (NNN)
Available Unit:	Suite C
Available SF:	2,759 SF
Lot Size:	1.25 Acres
Building Size:	11,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,435	51,117	134,444
Total Population	9,593	119,781	298,215
Average HH Income	\$89,642	\$95,179	\$90,246

BERKELEY PARK LOFTS

Atlanta, Georgia

OFFICE BUILDING FOR LEASE



HARRISON PROPERTIES  
PROPERTY PHOTOS



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HARRISON PROPERTIES  
SUITE PHOTOS



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HARRISON PROPERTIES

# SITE PLAN



## SUITE C

2,750 SF

704 BERKELEY AVE.

ATLANTA, GEORGIA

FULTON COUNTY

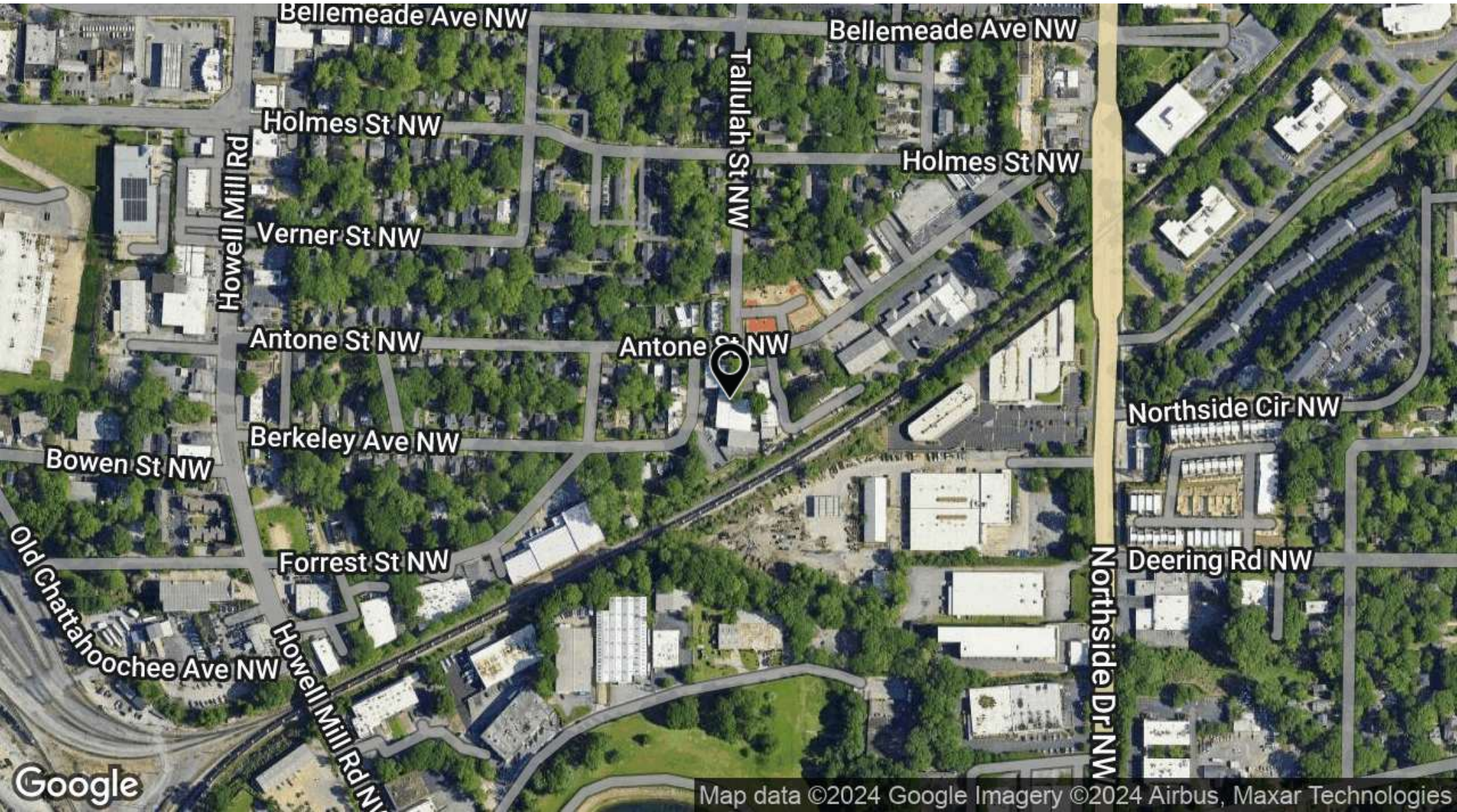


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HARRISON PROPERTIES  
LOCATION MAP



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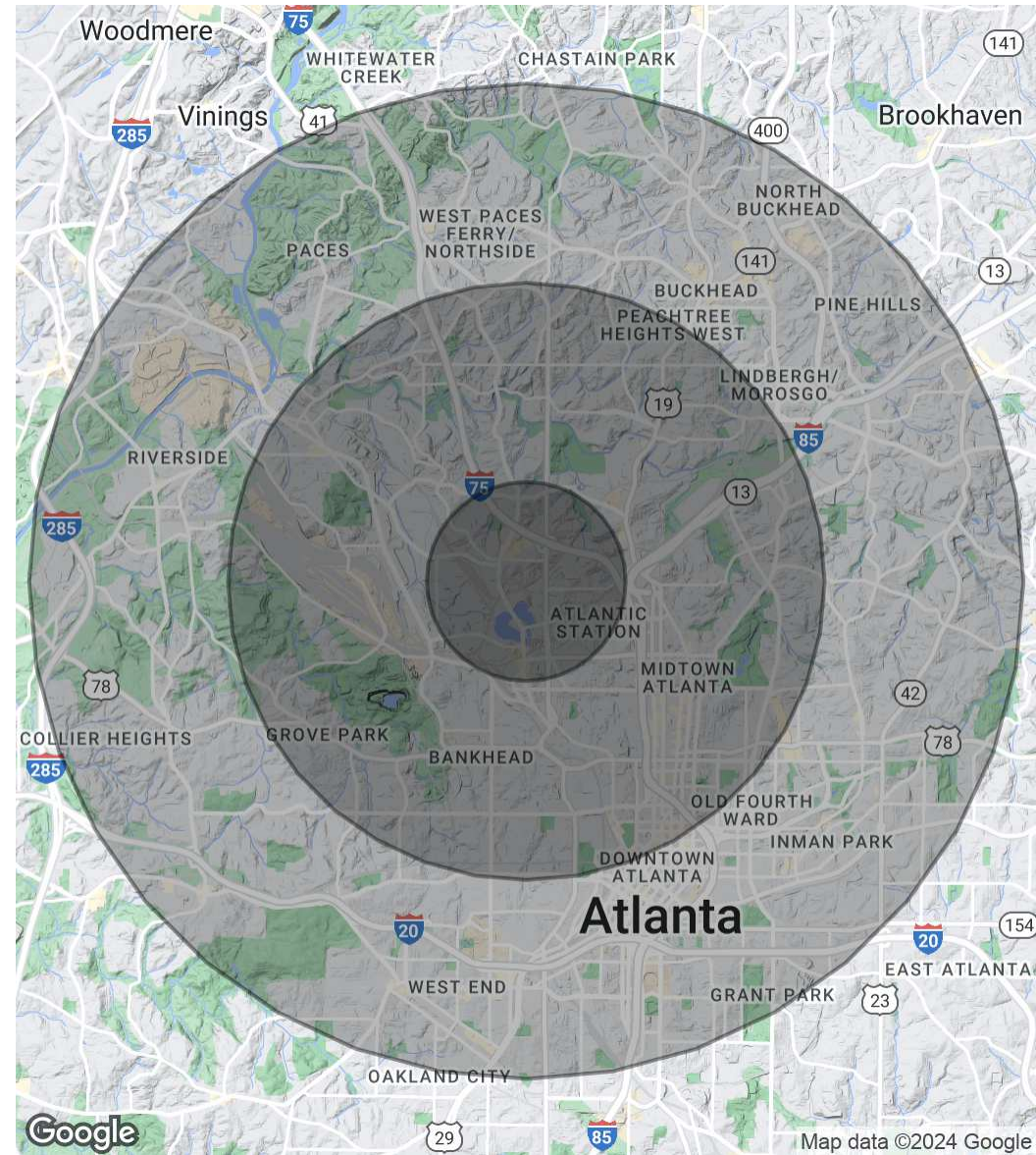
# DEMOGRAPHICS MAP & REPORT

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	9,593	119,781	298,215
Average Age	29.4	32.3	33.6
Average Age (Male)	29.9	33.1	33.8
Average Age (Female)	29.0	31.6	33.7

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	4,435	51,117	134,444
# of Persons per HH	2.2	2.3	2.2
Average HH Income	\$89,642	\$95,179	\$90,246
Average House Value	\$638,813	\$440,566	\$418,865

2020 American Community Survey (ACS)



BERKELEY PARK LOFTS

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HARRISON PROPERTIES  
ADVISOR BIO



**JOHN HARRISON**

President | Brokerage Division

john@hpatlanta.com

Direct: **404.384.3330** | Cell: **404.384.3330**

**PROFESSIONAL BACKGROUND**

John embarked on his undergraduate journey at Davidson College before completing his degree at Emory University. Recognized for his contributions, John earned the prestigious Phoenix Award from the Atlanta Board of Realtors. As a partner at CBH Properties, he has played a pivotal role across all aspects of real estate, including development, management, and ownership. John's career trajectory began at Ackerman & Co. in the early 1980s, where he specialized in marketing office and mixed-use properties. Throughout his tenure, he has been associated with esteemed firms such as McWhirter Realty Corp, Roberts Commercial, and Bull Realty, consistently achieving top producer status. John has facilitated leases and investment sales totaling over \$200M.

John Harrison holds the position of President within the Harrison Properties Brokerage Division. With more than four decades immersed in commercial real estate, his expertise spans advisory, consulting, and transaction services. John's focus extends to asset recapitalization and value-add services, areas where he exhibits particular proficiency.

While John boasts extensive experience across various facets of real estate investment sales, his true forte lies in cultivating enduring relationships with esteemed clients. Renowned for his distinctive instinct and deep-seated knowledge, John infuses each transaction with a unique perspective. His discerning eye for off-market deals with inherent value-add potential sets him apart in the industry.

For 37 years, John has shared a joyful union with his wife Stephanie, and together they have raised two sons. John finds pleasure in various sports, such as tennis, golf, and soccer. Traveling the globe is a cherished pastime for both John and his wife, particularly their fondness for Atlanta's Serenbe community. Additionally, John nurtures a deep passion for politics and history, alongside his accomplishment as a skilled pianist.

**Harrison Properties**

3070 Windward Plaza Suite F 320  
Alpharetta, GA 30005  
404.384.3330

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