

Office Space FOR LEASE



BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

6625 The Corners Pkwy
Peachtree Corners, GA 30092



PEACHTREE CORNERS | ATLANTA MSA

Currently available for lease is the third floor of a majestic 5-story office building in Peachtree Corners, a popular and growing sub-market of Atlanta. This space encompasses 22,346 SF and is offered at \$22/SF Full Service. The building is well-maintained and features renovated lobbies, common corridors, bathrooms, elevators, HVAC systems, and outdoor amenity space.

The third floor is in move-in ready condition, offering a seamless transition for new tenants. With its high-quality finishes and modern amenities, this space provides an excellent opportunity for immediate occupancy.

- Turn-key upscale 22,456 full 3rd floor available in move in condition
- Inviting entrance, lobby and outdoor amenity spaces
- Sprinkled grounds, security cameras and controlled access systems
- 6.5-acre corner site with 380 parking spaces and lush landscaping
- Furniture possibly included
- High income demographic area
- Located near Downtown Peachtree Corners and Norcross
- Other suites available sizes ranging from 1,866 SF to 9,476 SF

±22,346 RSF

Available Space

\$22/SF
Full Service

Lease Rate

3.69:1,000

Parking Ratio

Immediate

Availability

Virtual Tour



Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.

CONTACT



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50 Glenlake Parkway, Suite 600
Atlanta, GA 30308
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Office Space

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Floor Plan

Gorgeous build-out with available furniture

AVAILABLE

Suite 300
22,346 RSF



Virtual Tour



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Reception Area



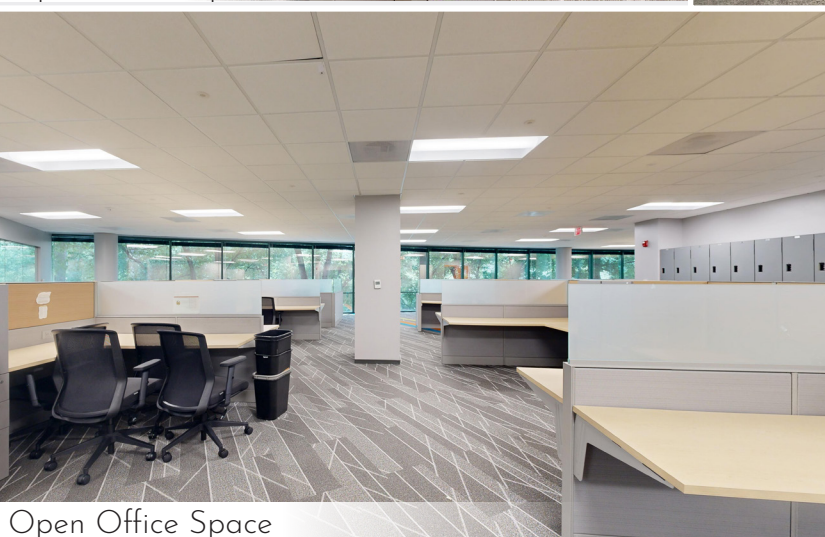
Cafe/Breakroom



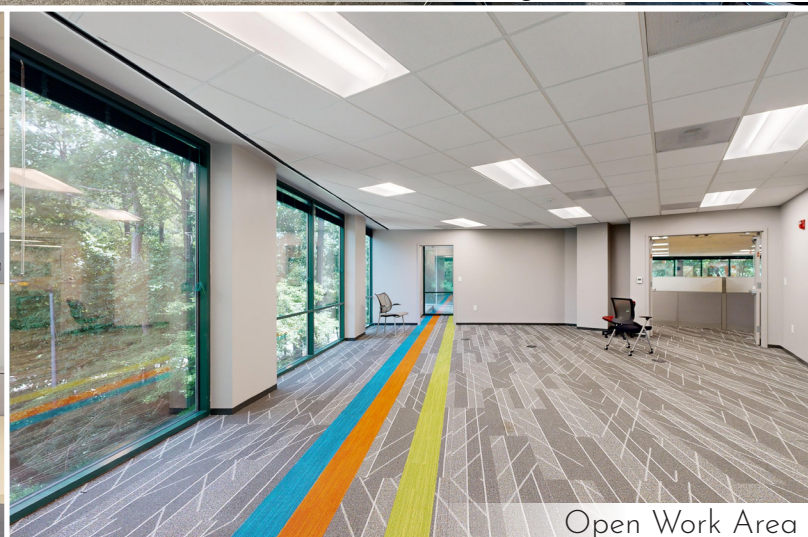
Open Office Space



Large Conference Room



Open Office Space



Open Work Area

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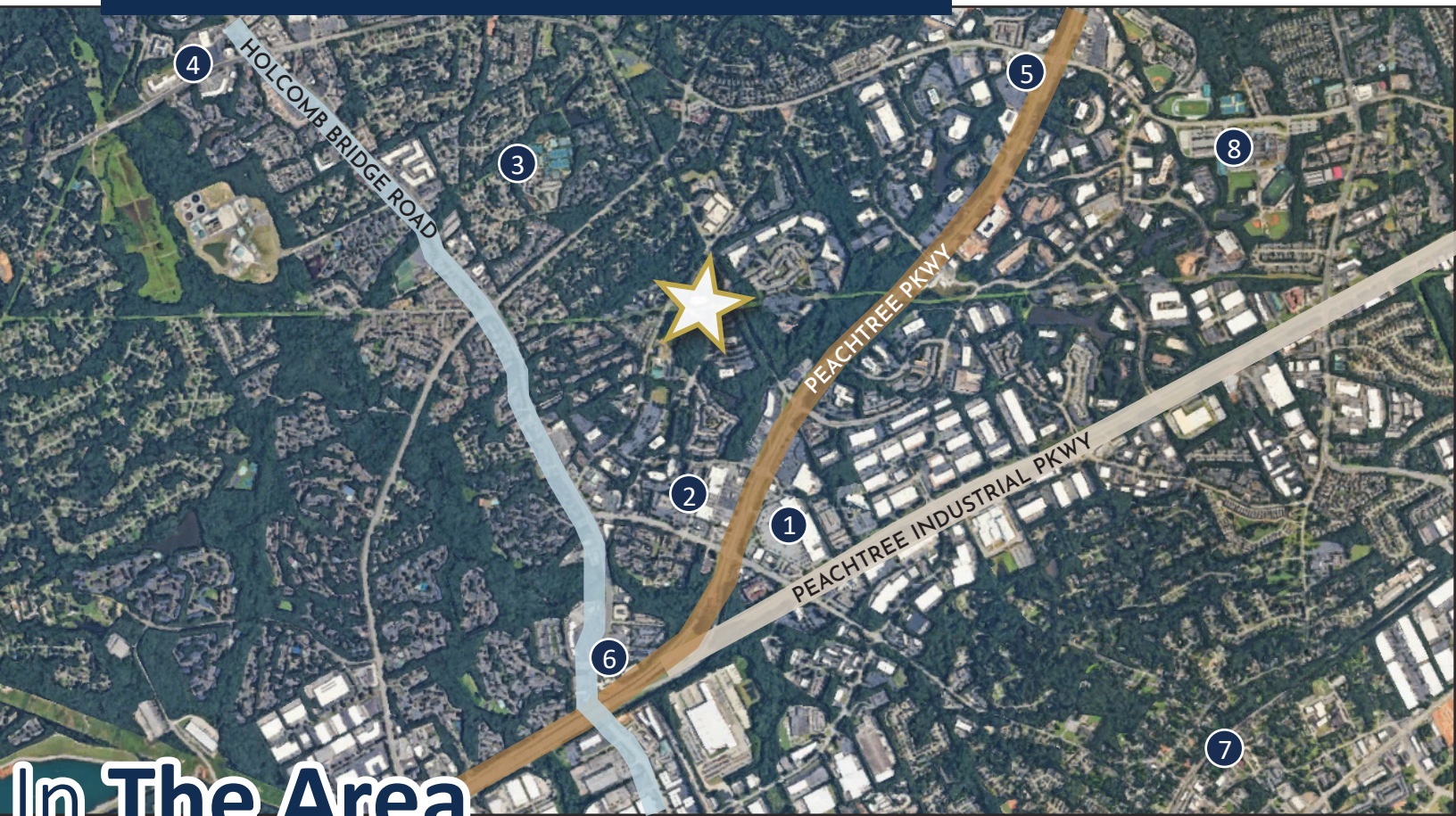


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In The Area



Subject Property

- 1** Target, Panda Express, Office Depot, Smoothie King, Starbucks, Truist, Dick's Sporting Goods, PetSmart, Cicis Pizza, Cheeseburger Bobby's, Nothing Bundt Cake, Jersey Mike's Subs, Courtyard Hotel
- 2** LA Fitness, ALDI, Chick-fil-A, NCG Cinemas, BurgerFi, Panera Bread, Krystal, IHOP, Jimmy John's, Buffalo Wild Wings, Wok N' Roll, Starbucks, Walgreens
- 3** Lifetime Fitness & Tennis Club
- 4** Dunkin, KFC, Taco Bell, Dollar Tree, FurKids Animal Shelter, Atlanta Cricket Zone, Bowlero Norcross, Publix
- 5** Arby's, Wendy's, Goodwill, Burn Boot Camp, Atlanta Tech Park
- 6** Publix, Northside Hospital- Duluth, Chick-Fil-A, Taco Mac, Planet Fitness, The Breakfast Bar
- 7** **Downtown Norcross** - B&W Burgers, Buns & Brews, The Crossing Steakhouse, The Local Peach, Dominick's Italian, Zapata Tacos
- 8** Norcross High School, Wesleyan School



POPULATION

1 MILE	3 MILES	5 MILES
10,437	75,960	231,440



HOUSEHOLDS

1 MILE	3 MILES	5 MILES
4,578	29,343	87,216



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$99,967	\$138,326	\$134,411

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