

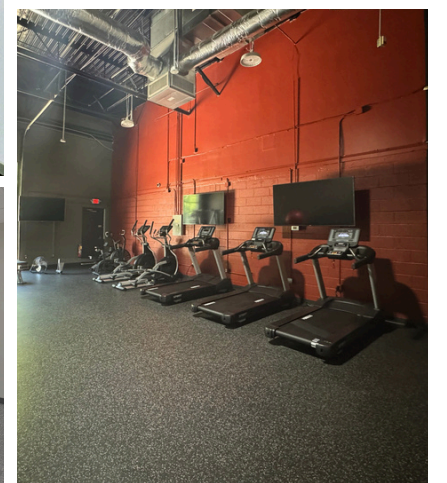
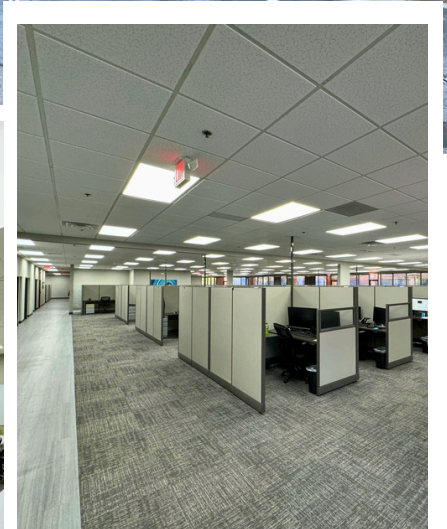
SUBLEASE

3100 MEDLOCK BRIDGE RD - BLDG 270
NORCROSS, GA



ABOUT THE PROPERTY

This well-maintained property offers excellent accessibility to GA 316 and I-85, with connections via Jimmy Carter, Indian Trail interchanges, and Peachtree Industrial Boulevard. Featuring a brick veneer exterior and full-height insulated windows, the building combines energy efficiency with aesthetic appeal. The space highlights high-end workspaces, state-of-the-art workstations, designated parking, and proximity to a hotel, shopping mall, and regional airport adds to its business appeal.



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RECENTLY REMODELED OFFICE / FLEX SPACE



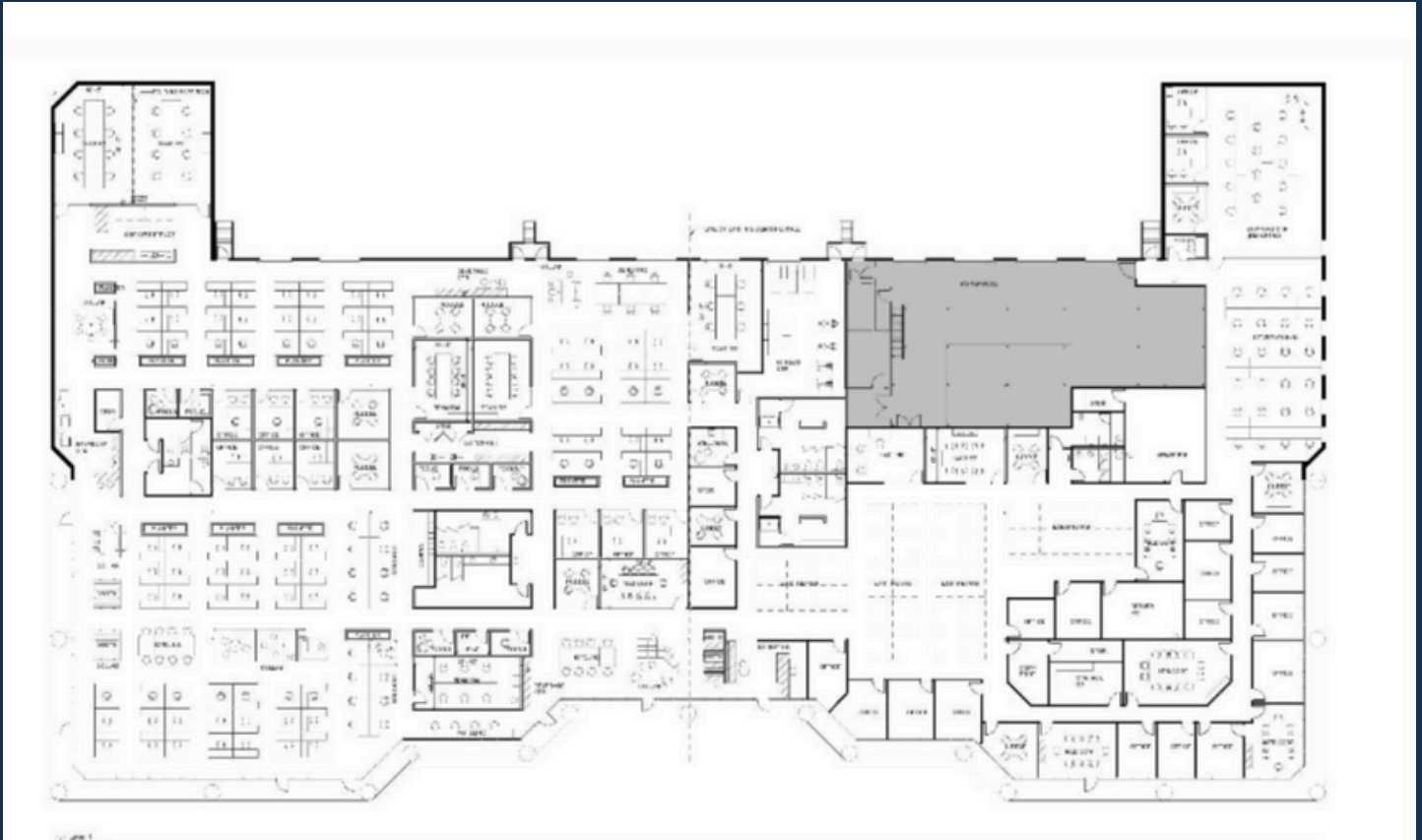
OFFICE SPACE / FLEX

Clean space with a **large training room** and **large breakrooms**

- 96 PARKING SPACES
- DOCK DOORS CAN BE CONVERTED BACK FOR FLEX SPACE USERS
- SPACE IS DEMISABLE

UP TO 45,350 SQFT AVAILABLE!

SUITE SPECS: AS-BUILT



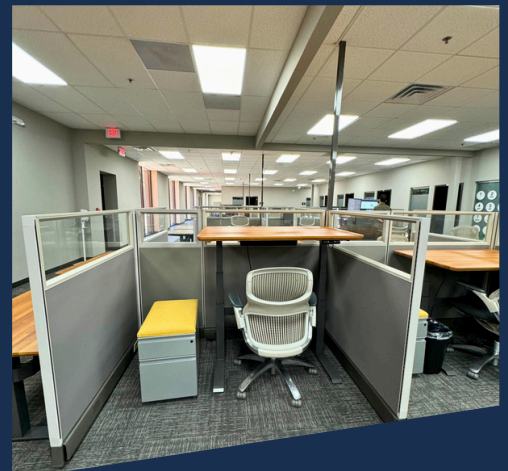
SUITE SPECIFICATIONS

- 190 OFFICE CUBES
- 36 PRIVATE OFFICES
- 1 TRAINING ROOM
- 1 WELLNESS ROOM
- 4 BREAKROOMS
- **\$13.00 PER SQFT**
- **TERM FLEXIBLE UP TO 3/31/2029**

SOUND MASKING DESIGN

OPEN CONCEPT FLOORPLAN

PROMOTES COLLABORATION



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OPTIONS TO THE DEMISE SPACE

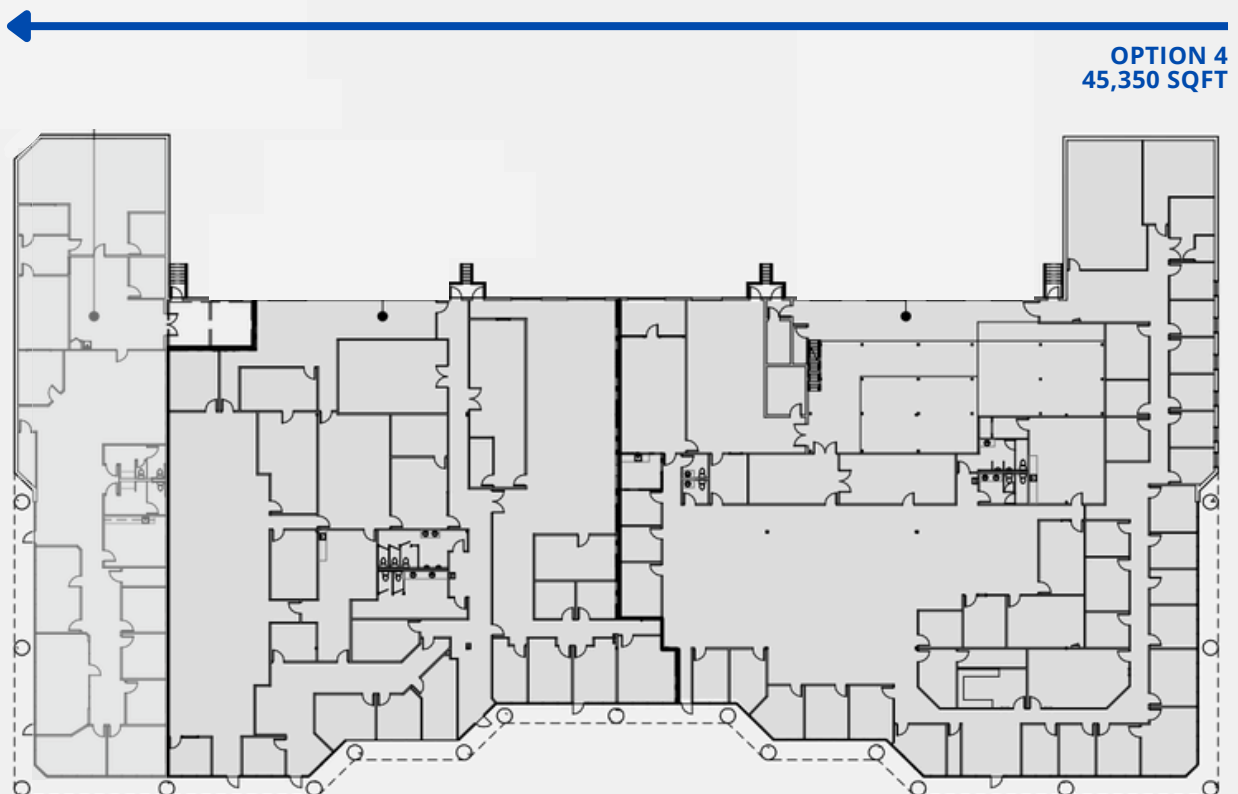
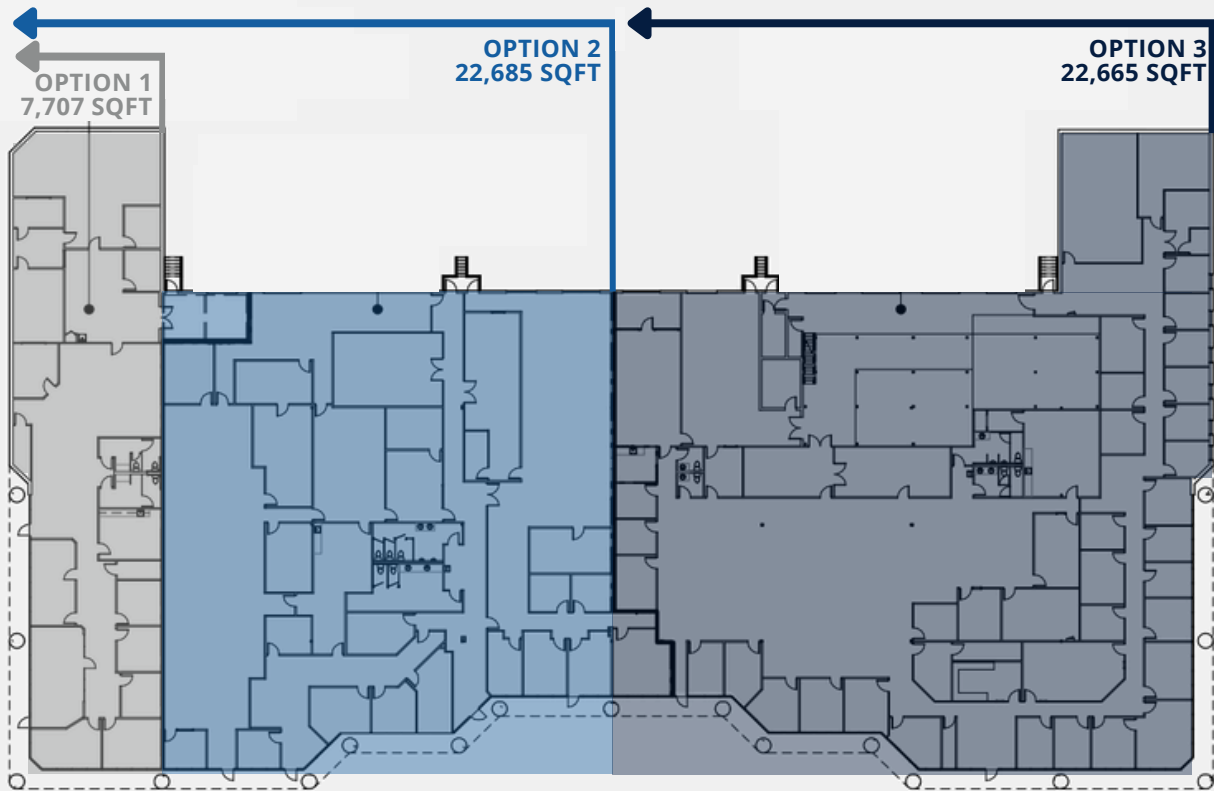
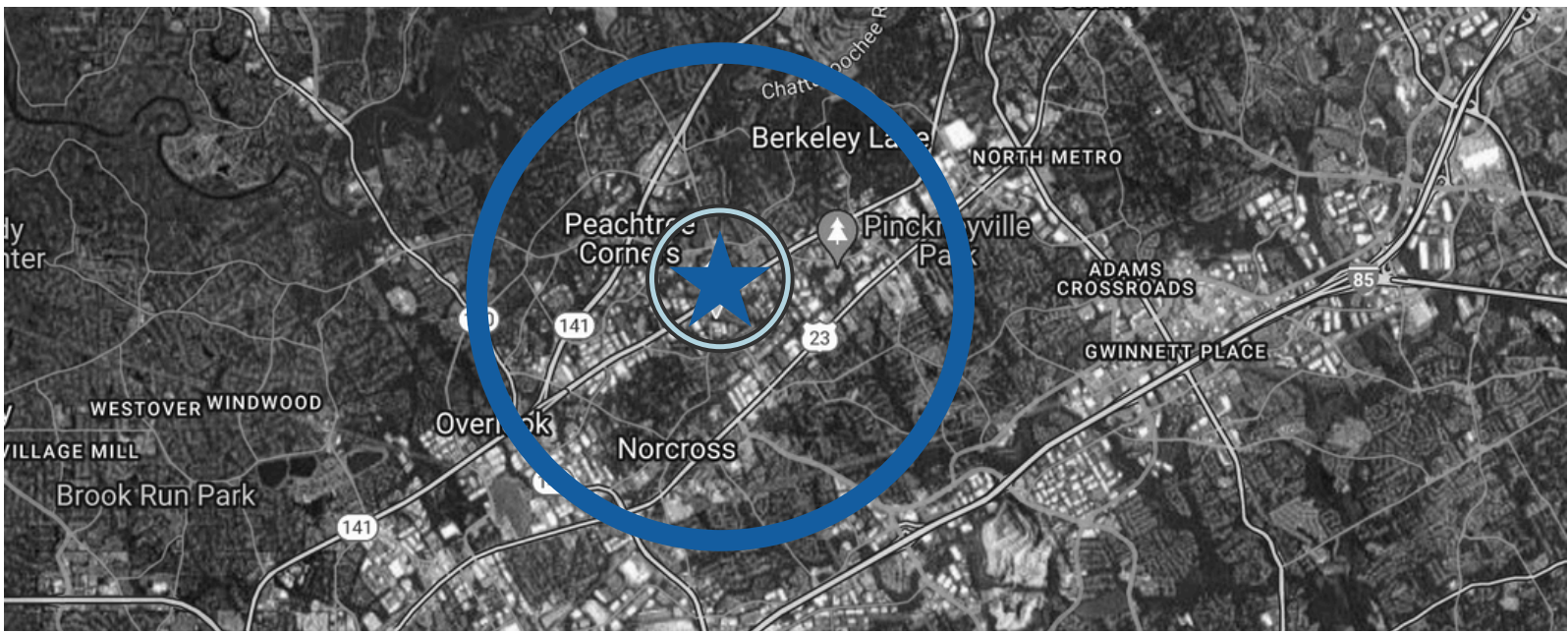


PHOTO TOUR



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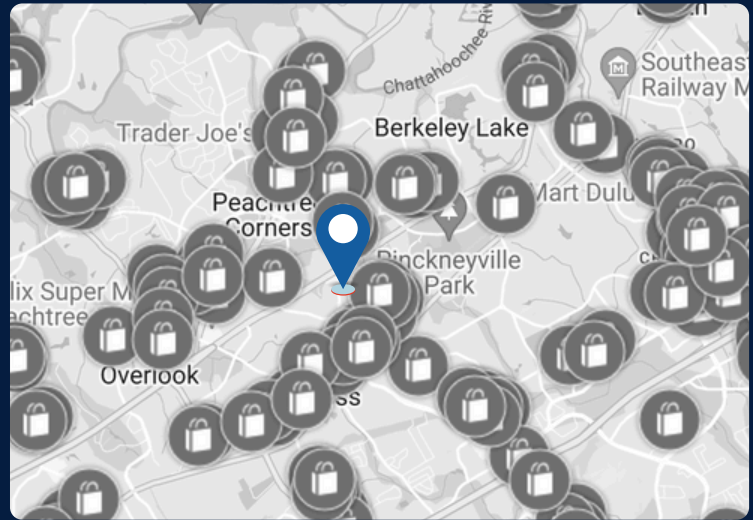
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DEMOGRAPHICS

	<u>1 MILE</u>	<u>5 MILE</u>
2023 Total Population	31,116	243,006
Median Household Inc	\$80,902	\$60,327
Higher Education	54%	70%

- 100+ restaurants, retail, and banks within 5 miles
- 31 miles from Jackson Hartsfield International Airport
- 4 miles from I-285



CONTACT US TO SCHEDULE A TOUR



SHAN MORRIS
Principal
(404) 467-2174
Shan@wildmor.com



ALEX SCHULTZ
Vice President
(678) 521-0238
Alex@wildmor.com



ELI BICKERS
Associate
(404) 309-2613
Eli@wildmor.com



 WILDMOR.COM



3565 Piedmont Rd NE
Bldg 3, Suite 715
Atlanta, GA 30305



(404) 467-2121