

**DRUID
CHASE**

**1190
2801**

**1190 W Druid Hills Drive
2801 Buford Highway
Atlanta, GA 30329**



**TRINITY
PARTNERS**

**Atlanta
Property
Group**



PROPERTY OVERVIEW

Totaling 195,000 SF, Druid Chase provides move-in ready and customizable office space that is ideal for small and medium-size tenants.



📍 1190 N Druid Hills Road
🏢 80,249 SF
🛠 1980

📍 2801 Buford Highway
🏢 113,820 SF
🛠 1978

Submarket: Chamblee/ Dville / N Druid Hills

Parking Ratio: 4.00/1,000



Leasing & Property Management: Trinity Partners Atlanta

Owner: Atlanta Property Group

Availabilities from 958 SF - 14,694 SF

Asking Rate: \$23.50

DRUID CHASE AMENITIES & FEATURES

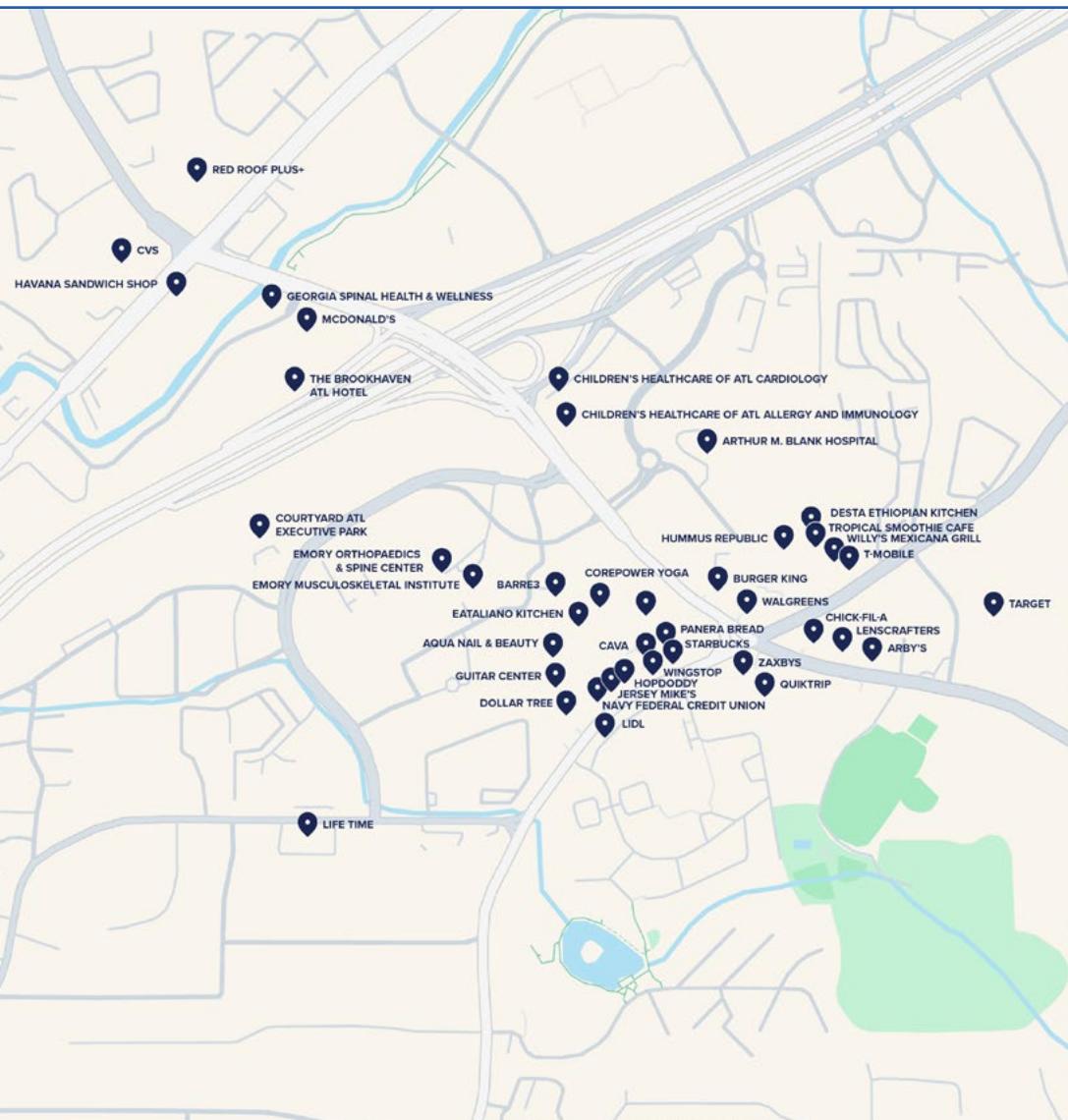
- Efficient floor plans with abundant natural light
- Attractive architectural finishes
- On-site after-hours security staff
- Dedicated property management team
- Committed and responsive local ownership
- Ample, Free parking



LOCATION

Conveniently located off I-85 at North Druid Hills Road, the building provides exceptional access to major interstates, including I-85, GA-

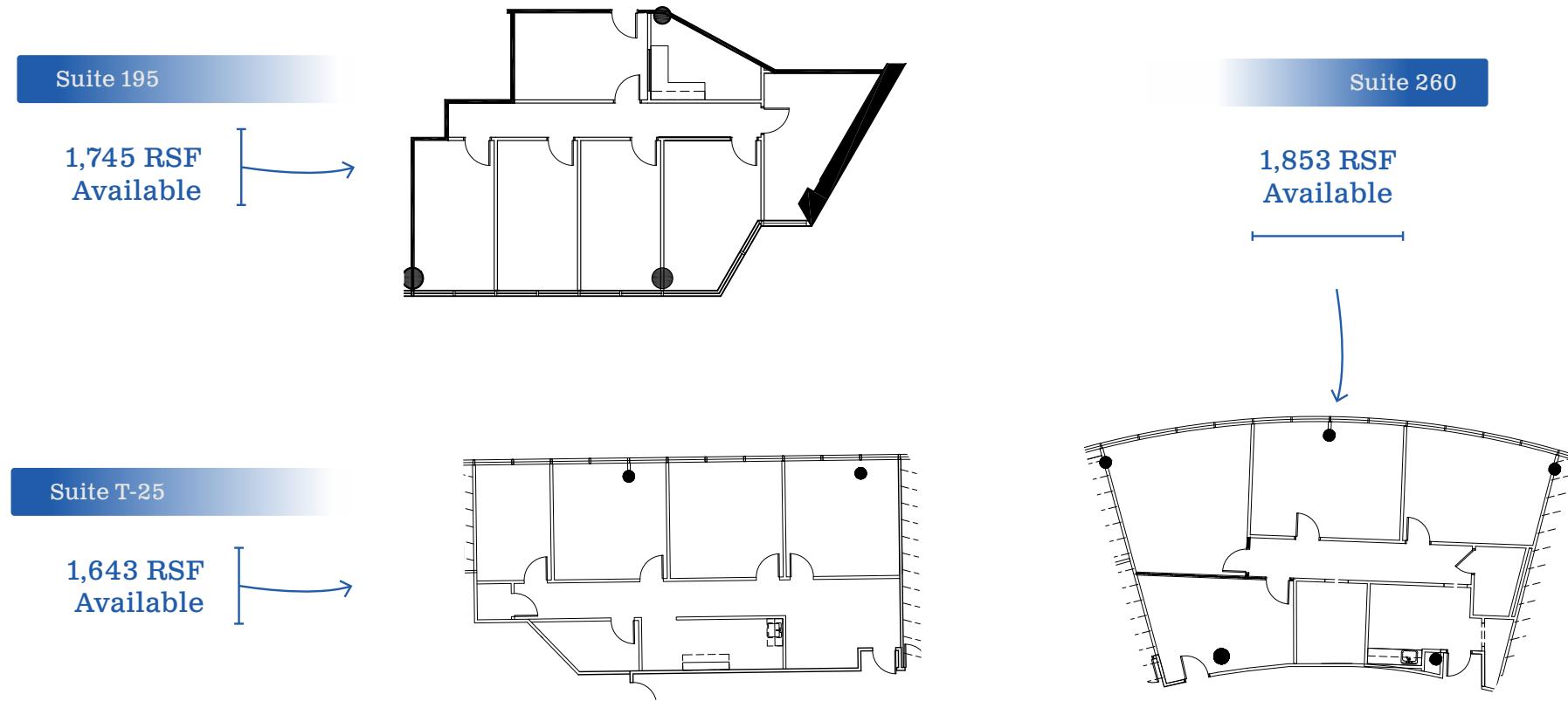
400, I-75, and I-285, as well as proximity to the new Children's Healthcare of Atlanta campus and Emory University's mixed-use development.



DISTANCE TO

I-85	.08 mi
Emory Healthcare Mixed Use	1.3 mi ~8 min
Children's Healthcare of Atlanta	1 mi 7 min
Toco Hills Shopping Center	2.3 mi ~13 min
Buckhead Atlanta	3.3 mi
Midtown Atlanta	5.4 mi
Hartsfield Jackson Atlanta International Airport	16.8 mi, 26 min

NEW SPEC SUITES AVAILABLE 1,643 RSF - 1,853 SF



- **Move-in-ready spaces with efficient layouts**
- **Private offices designed with therapy sound attenuation standards**
- **Abundant natural light and renovated common areas**

FOR LEASING INFORMATION, CONTACT:



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