



8385 Dunwoody Pl, Sandy Springs, GA 30350

**\$19.12/SF/YR**

**\$1.59/SF/MO**

8385 Dunwoody Place, Bldg 3, Main Level

Office | Single tenant | 1,804 sq. ft.



Ryan Spikes  
404.317.9113

Listing Added: 02/11/2024

Listing Updated: 08/05/2024



Building Details

Property Type	Office, Land	Subtype	Commercial
Tenancy	Single	Total Building SQFT	4,582
Total Building Suites	1	Vacant SQFT	1,804
Lot Size (acres)	0.138	Class	B
Year Built	1985	Year Renovated	2023
Buildings	1	Stories	2
Ceiling Height	14+	Total Parking Spaces	open in complex
Power	120V Included	Elevators	No
Cross Street	Northridge DR	Zoning	Commercial Office/OI

Building Description

Newly remodeled office spaces in beautiful Northridge 400 Office Park. Each floor is beautifully remodeled with neutral colors ready for your business's personal touch. Large windows bring in abundant natural light. Easily accessible from 258 via GA-400. Plenty of open parking in front and rear of the building. Three floors are available. Multiple Floors can be rented together each floor has private access but can opened if the spaces are rented together. Gross Leases with a minimum of 36mo preferred. The Ground level is 1,804 SF and has front and rear entrances with external staircases with an entry hall by the front entrance. There are four offices and two larger areas that can be used as conference rooms, one of which contains a smart TV board. There are two restrooms and a wet kitchen area with a refrigerator. Mailbox 8383. Taxes are 1.52sfy/ Utilities and ins 2.7 making NNN 4.22 per sf per year/ Plus cam 3.17. There are two other levels in the building that can be leased separately or along with this one. Subleasing is not allowed per the Association. There is no lease signage on the building. There will be a suprabox or call listing agent for access. Ryan Spikes 404.317.9113

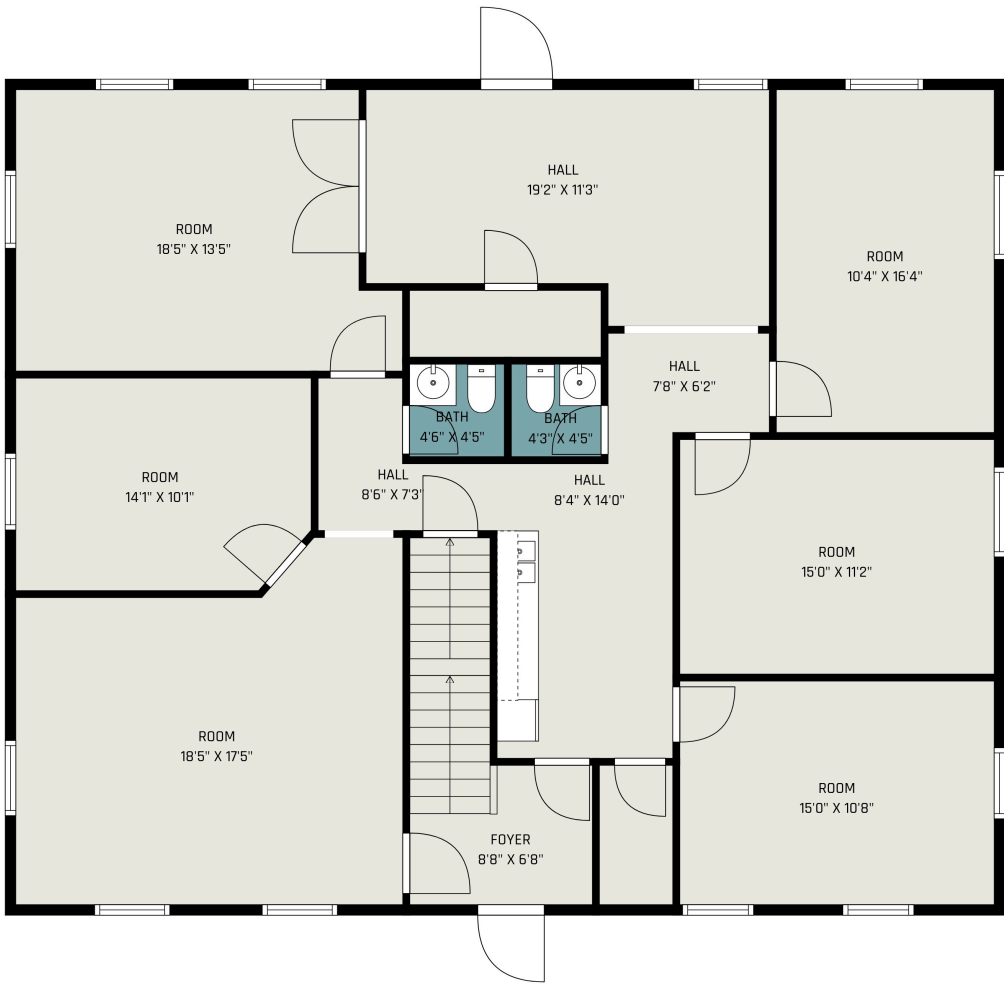
Building Location (1 Location)



Details

Listing Type	Direct	RSF	1,804 SF
USF	1,804 SF	Parking	15
Rate (Per SF)	\$19.12 / SF / YR	Lease Type	Gross
Lease term	2-4 years	Total CAM (Per SF/YR)	\$2

Floorplan



GROSS INTERNAL AREA  
Below Ground: 1767 sq. ft, FLOOR 2: 1804 sq. ft, FLOOR 3: 1011 sq. ft  
TOTAL: 4582 sq. ft

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