



OFFERING MEMORANDUM

2939 Flowers Road South

ATLANTA, GA 30344



Chamblee Two Story Office Building

OWNER/USER OR
OFFICE INVESTMENT OPPORTUNITY

33,878 RSF | 2.1 AC



SECTION ONE

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Market Overview

SECTION FIVE

Submarket Overview

SECTION SIX

Zoning



- ADDRESS:
2939 Flowers Road South, Atlanta, GA 30344
- RBA:
35,167 Rentable Square Feet
- AVAILABILITY:
Entire Building
- SITE AREA:
2.1 Acres
- STORIES:
Two
- TYPICAL FLOORPLATE:
17,500 Square Feet
- PARKING:
3.20 / 1,000 SF (108 Parking Spaces)

Executive Summary

2939 Flowers Road South presents a rare opportunity to acquire a highly functional, two-story office building on approximately 2.1 acres in the established Emory/Northlake corridor. Totalling 35,167 rentable square feet, the building features efficient floor plates that can accommodate a single user or multiple tenants, providing exceptional flexibility for a wide range of business needs. A generous 3.2 spaces per 1,000 RSF surface parking ratio supports strong accessibility and ease of use for employees and visitors.

The property benefits from excellent connectivity just off I-85, with close proximity to the Emory/Clifton medical district as well as the nearby DEA and FBI campuses, positioning it within a highly secure and well-connected submarket. This location appeals to both private companies and government-related users seeking a strategic base with strong infrastructure and workforce access. For an owner-user, the asset provides the ability to occupy all or a portion of the building while controlling future expansion or long-term occupancy costs. For an investor, the efficient configuration and desirable location offer strong potential for value-add leasing, repositioning, or conversion to specialized office or government use.

With its adaptable layout, strategic location, and supportive parking, 2939 Flowers Road South stands out as an ideal acquisition for companies seeking a long-term headquarters or investors looking to unlock value in a well-connected, supply-constrained office market.

Investment Highlights

■ Full-Building Availability

Entire 35,167 SF building ready for immediate occupancy, providing users or investors complete control and flexibility.

■ Efficient Floorplates

The building features efficient floorplates that support single-tenant or multi-tenant layouts and facilitate medical office conversion.

■ Strong Parking Ratio

3.20 spaces per 1,000 SF, exceeding market norms and supporting a wide range of modern office and healthcare uses.

■ Redevelopment Optionality

2.1-acre site offers long-term repositioning or redevelopment potential for alternative commercial uses.

■ Compelling Basis vs. Replacement Cost

Opportunity to acquire a well-located infill asset below new construction cost, creating built-in value upside.





Property Profile

2939 Flowers Road South,
Atlanta, GA 30344

YEAR COMPLETED	1974
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BUILDING NET RENTABLE AREA	33,873 SF
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NUMBER OF FLOORS	2
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TYPICAL FLOOR SIZE	17,000 SF
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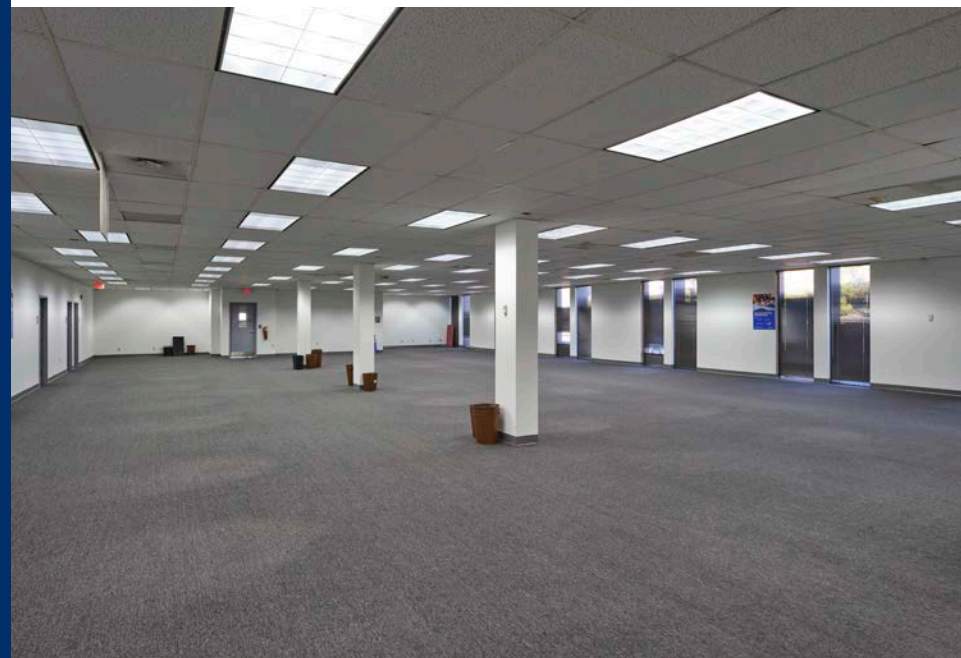
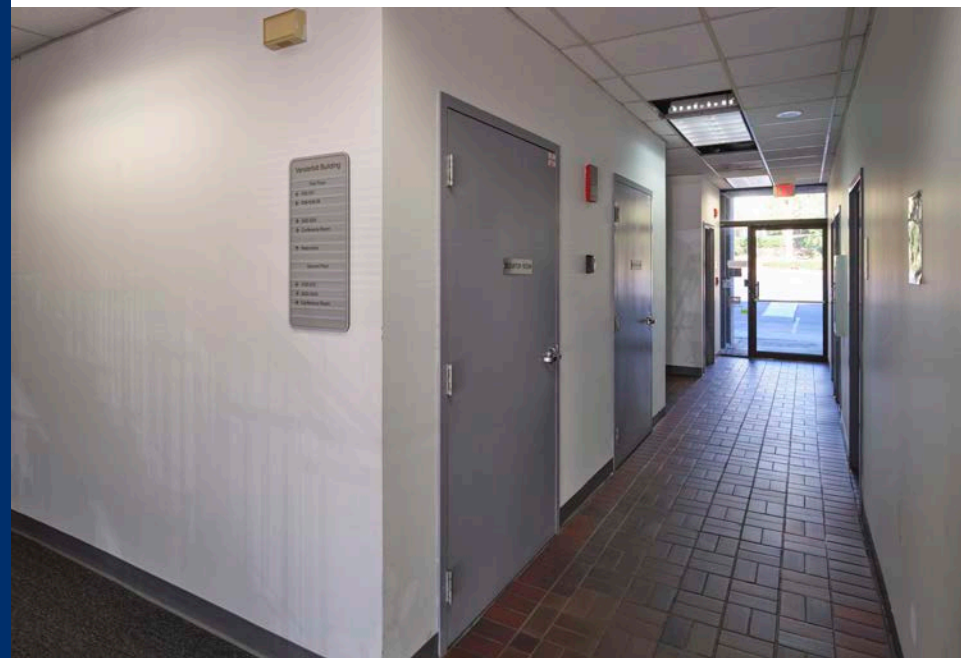
SITE ACREAGE	± 4.21 Acres
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ZONING	OI
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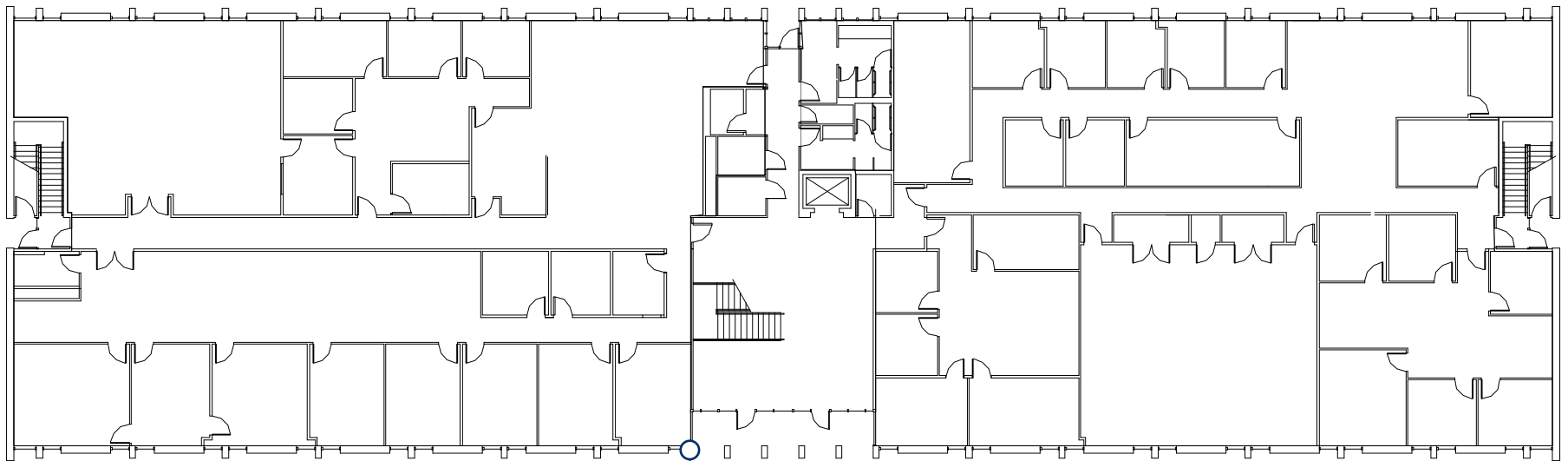
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TOTAL PARKING SPACES	145 Spaces
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PARKING RATIO	4.3 Per 1,000 SF
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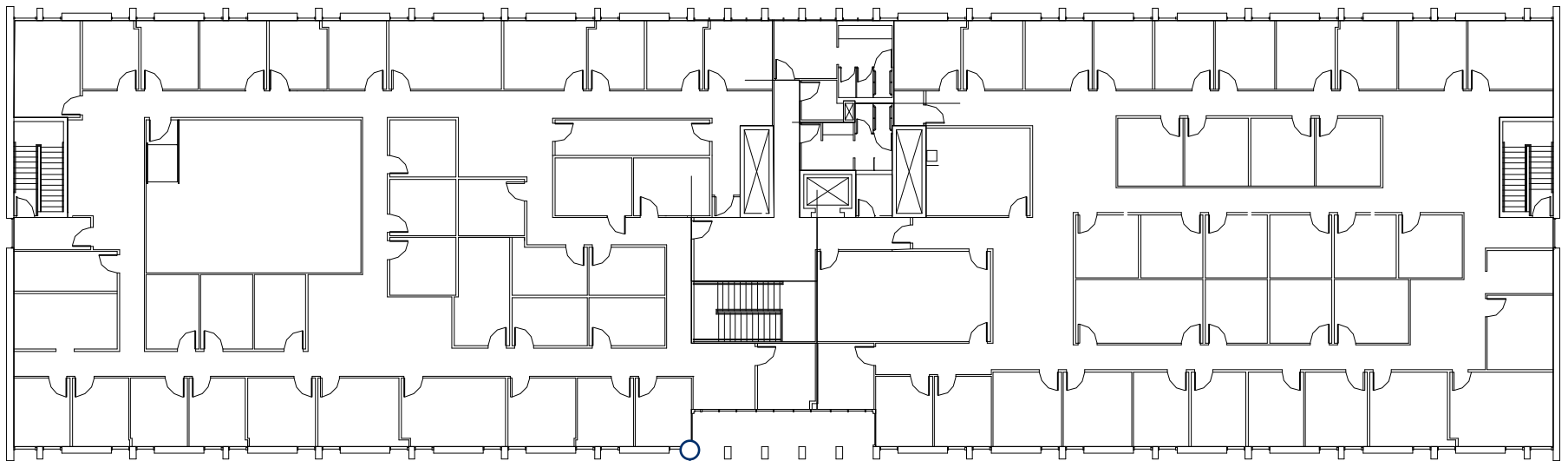


Floor Plan – First Floor



VACANT
17,083 RSF

Floor Plan - Second Floor



VACANT
18,084 RSF



Convenient Access

10 MINUTES TO
Downtown Chamblee

15 MINUTES TO
Brookhaven, Central Perimeter,
Buckhead, Midtown, and Downtown

25 MINUTES TO
Hartsfield-Jackson Atlanta
International Airport

5 MINUTES TO I-285 S

3 MINUTES TO I-85 S

CHAMBLEE TUCKER RD

2939 FLOWERS ROAD SOUTH



Nearby Amenities

WITHIN A 10 MINUTE DRIVE FROM PROPERTY





Area Demographics



2025 POPULATION

1 MILE
9,300

3 MILES
98,790



2025 HOUSEHOLD INCOME

1 MILE
\$115,026

3 MILES
\$129,376



2025 HOUSEHOLDS

1 MILE
3,752

3 MILES
39,885



2025 - 2030 POPULATION GROWTH

1 MILE
0.61%

3 MILES
3.45%



2025 MEDIAN AGE

1 MILE
34

3 MILES
35



2025 AVERAGE HOME VALUE

1 MILE
\$481,534

3 MILES
\$565,568



2025 DAYTIME POPULATION (WORKERS)

1 MILE
5,772

3 MILES
54,920



2025 DAYTIME POPULATION (RESIDENTS)

1 MILE
4,077

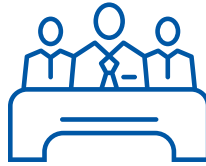
3 MILES
42,122

Atlanta

Economic Engine of the Southeast



#1

STATE FOR BLACK
ENTREPRENEURSHIP

#5

STATE FOR STARTUP
ECOSYSTEMS

#2

MOVING DESTINATION
IN THE US

#2

MOST LIVABLE CITY



#4

POPULATION GAINING METRO



80

EMERGING TECHNOLOGY
COMPANIES

#1

STATE FOR LOGISTICS
& INFRASTRUCTURE

#6

METRO AREA FOR
ECONOMIC DIVERSITY

\$2B

TOTAL VC INVESTMENT



#3

BEST METRO FOR
STEM PROFESSIONALS

Atlanta

Globally Recognized Brands are Atlanta's Largest Employers



34,500
CORPORATE HQ/AIRPORT
(FORTUNE #68)



32,091
EDUCATIONAL
INSTITUTION/
HEALTHCARE



16,510
CORPORATE HQ
(FORTUNE #26)



16,000+
HEALTHCARE



15,900
HEALTHCARE



15,591
DIVISION



15,353
HEALTHCARE



15,000+
DIVISION HQ / RETAIL



14,594
CORPORATE HQ
(FORTUNE #43)



12,000+
HOTELS



9,000
HEALTHCARE



8,894
CORPORATE HQ



8,403
AGENCY HQ



8,000
CORPORATE HQ
(FORTUNE #88)



Southern Company

7,753

CORPORATE HQ
(FORTUNE #153)

FORTUNE 500 HQ'S IN ATLANTA



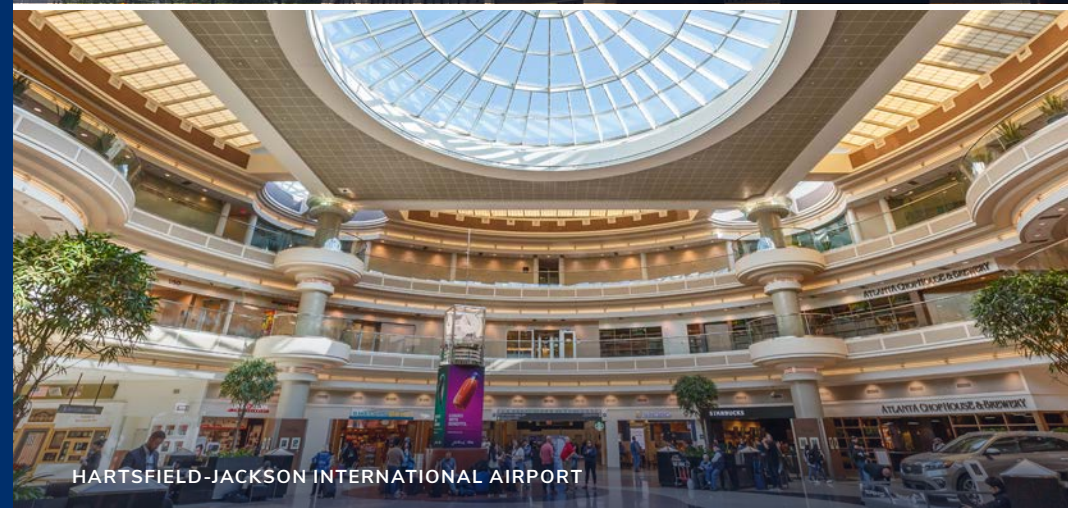
Atlanta Attractions



PIEDMONT PARK



FOX THEATRE



HARTSFIELD-JACKSON INTERNATIONAL AIRPORT



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Stream
Locations

Atlanta

Austin
Carolinas
Chicago
Dallas
Denver
Florida
Fort Worth
Houston
Nashville
Northern Virginia
Phoenix
San Antonio
Southern California
Washington, D.C.