



COMMERCIAL
PROPERTIES
First Team

Rev. 20250418



±592SF FOR LEASE

**OFFICE SUITE
2323 MAIN STREET
TUCKER, GEORGIA 30084**

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OFFICE SUITE | 2323 MAIN STREET, TUCKER, GA 30084



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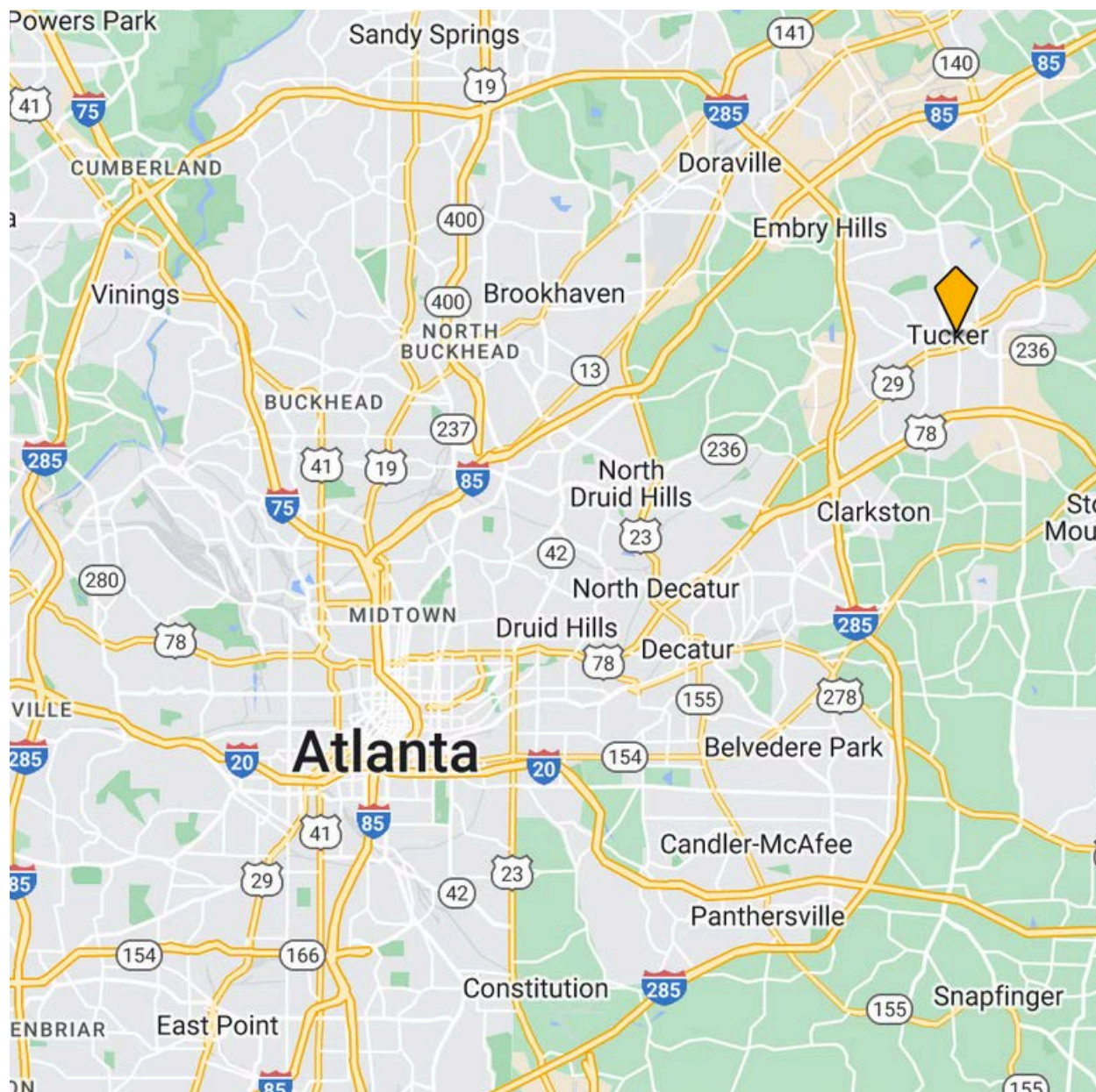
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LOCATION OVERVIEW

The City of Tucker is situated along Interstate 285 and Highway 78, Tucker covers 20 square miles of area both inside and outside the Perimeter. With access to public transportation and less than a half-hour's drive from the world's busiest airport, Tucker is a convenient destination for business travelers and out-of-town executives.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households	2,783	35,668	98,296
Total Population	6,992	92,232	265,068
Average HH Income	\$105,240	\$91,823	\$85,377



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This ±592 SF second-floor office suite at 2323 Main Street offers a professional and private workspace in the heart of downtown Tucker. The unit combines two offices into one functional layout with a dedicated balcony—perfect for attorneys, consultants, therapists, or similar professional uses. The building features a mix of local businesses, creating a collaborative yet low-traffic environment ideal for focused work. The neighboring Main Street School of the Arts sees peak activity in summer months (June and July), but is typically quiet between 9 AM and 3 PM during the rest of the year. Utilities are included in the full-service rent, and the space is ready for immediate occupancy upon completion of flooring updates.

LEASE TERM EXPENSE BREAKDOWN*

YEAR	BASE RENT PSF	BASE RENT SUB-TOT
1	34.46	\$1,700.00
2	35.49	\$1,751.00
3	36.56	\$1,803.53
4	37.65	\$1,857.64
5	38.78	\$1,913.36

*This is a preliminary estimate of expected tenant costs. Base rent is subject to annual escalation and may be adjusted based on market conditions.

**Base rent is subject to change.

***Taxes and insurance are included in Year 1 base rent but may be adjusted in subsequent years based on reassessment or increases over 2024 levels. Tenant will pay the difference.

Property Highlights

- ±592 SF office suite (2 combined units)
- Dedicated private balcony / deck area
- **Full-service lease** includes **gas, power, and water**
- Tenant responsible for internet service
- Shared restrooms on each floor, cleaned weekly
- No assigned parking; street parking only
- Zoned C-1 (Neighborhood Commercial)
- Desired lease term: 3 to 5 years
- 3% annual rent escalation
- After-hours access via individual key
- Ideal for professional office users
- Not permitted: vape shops, massage parlors, or similar uses

Neighboring Tenants

- 2nd Floor: Main Street School of the Arts (low daytime traffic outside summer)
- 1st Floor: Cookie shop and mortgage company
- Basement: Barbershop

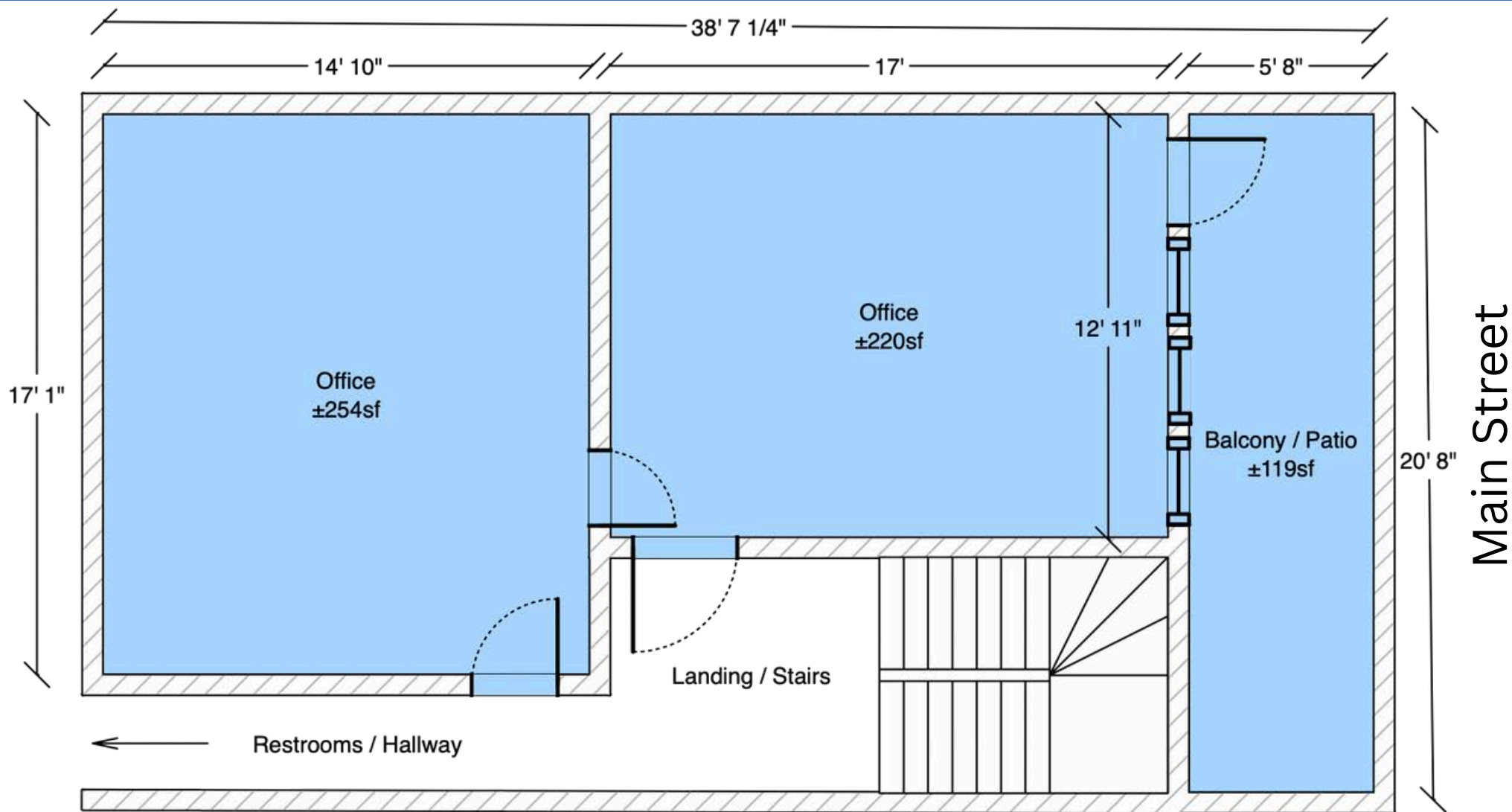
Cost Considerations

- Utilities included in base rent
- Internet to be arranged and paid by tenant
- Taxes and insurance included in Year 1 base rent; subject to adjustment based on future reassessments or increases over 2024 levels
- Common area maintenance (CAM) included; subject to future adjustments



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2323 Main Street, Suite B
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Office 1 + 2: ±474sf
Balcony/Patio: ±119sf
TOTAL: ±592sf

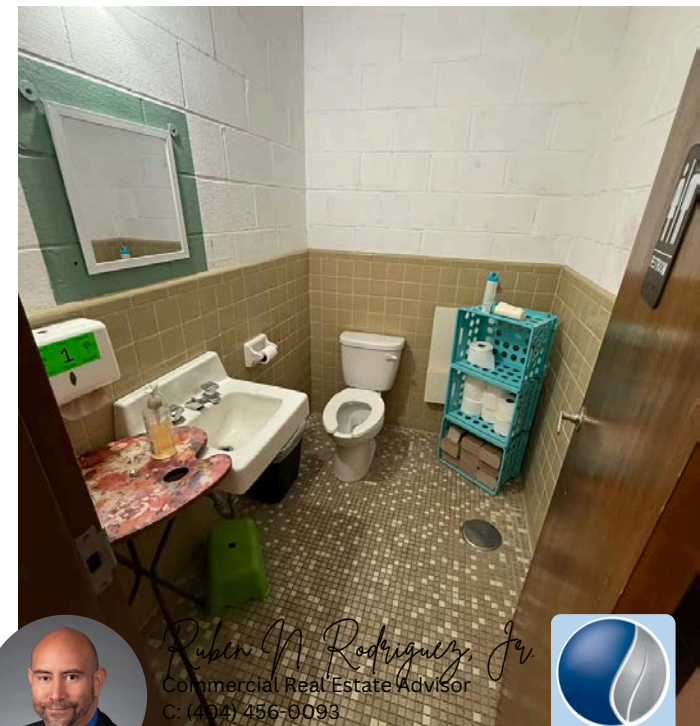
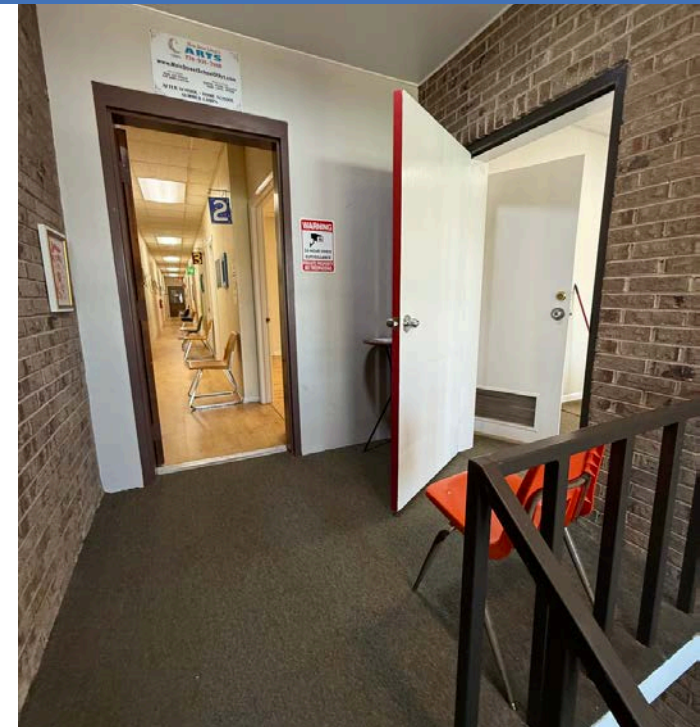


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