

*Presented By:*

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**POWELL PROPERTY GROUP, INC**

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**POWELL**  
PROPERTY GROUP

# 1785 GRASSLAND PARKWAY

FOR LEASE

*Industrial Property :*

1785 GRASSLAND PKWY, ALPHARETTA, GA 30004

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## OFFERING SUMMARY

|                  |                        |
|------------------|------------------------|
| Lease Rate:      | \$13.50 SF/month (NNN) |
| Building Size:   | 10,000 SF              |
| Office Size:     | 2400 SF                |
| Lot Size:        | 43,357 SF              |
| Number of Units: | 1                      |
| Year Built:      | 1990                   |
| Zoning:          | M1                     |

## PROPERTY OVERVIEW

Discover an exceptional leasing opportunity at 1785 Grassland Pkwy, Alpharetta, GA, 30004. This impressive property offers modern, customizable office spaces designed to elevate your business. With ample parking, and easy access to major transportation routes, the location seamlessly integrates convenience and prestige. The property features flexible floor plans, abundant natural light, and a professional atmosphere, making it an ideal setting for productivity and success. Tenants will benefit from seamless technology infrastructure, and a dynamic environment that fosters collaboration and innovation. Elevate your business presence with this prime leasing opportunity in Alpharetta.

## PROPERTY HIGHLIGHTS

- 2400 SF Office Space
- 7600 SF Warehouse Space
- Ample parking
- Easy access to major transportation routes
- Flexible floor plans

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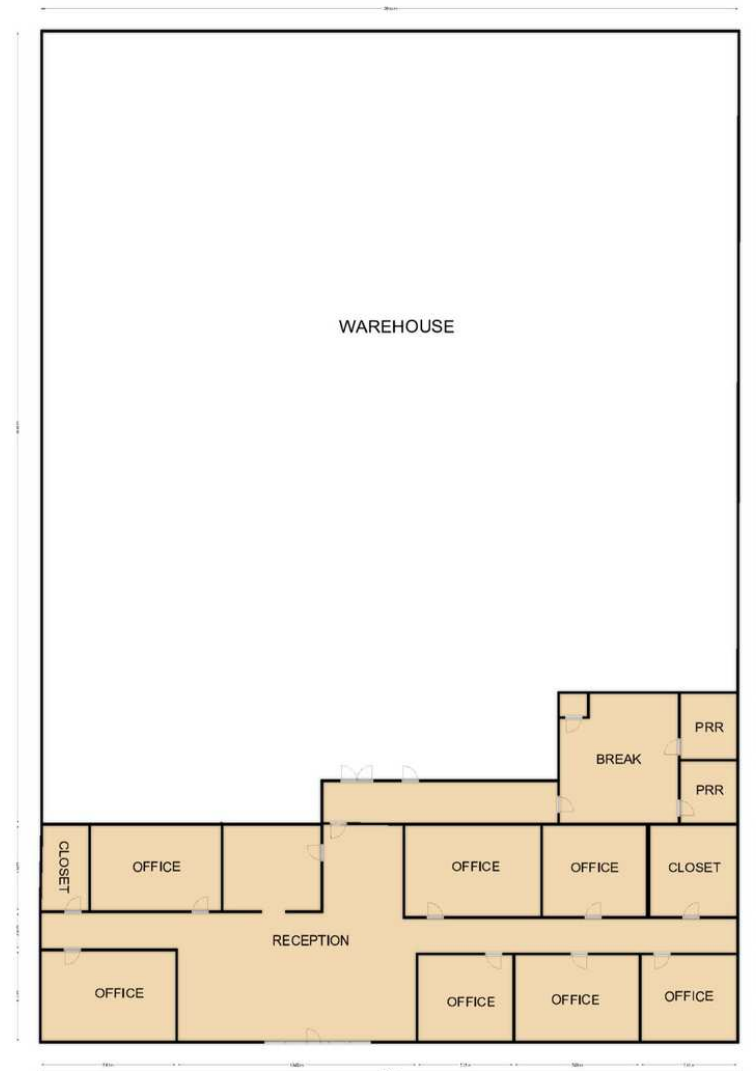


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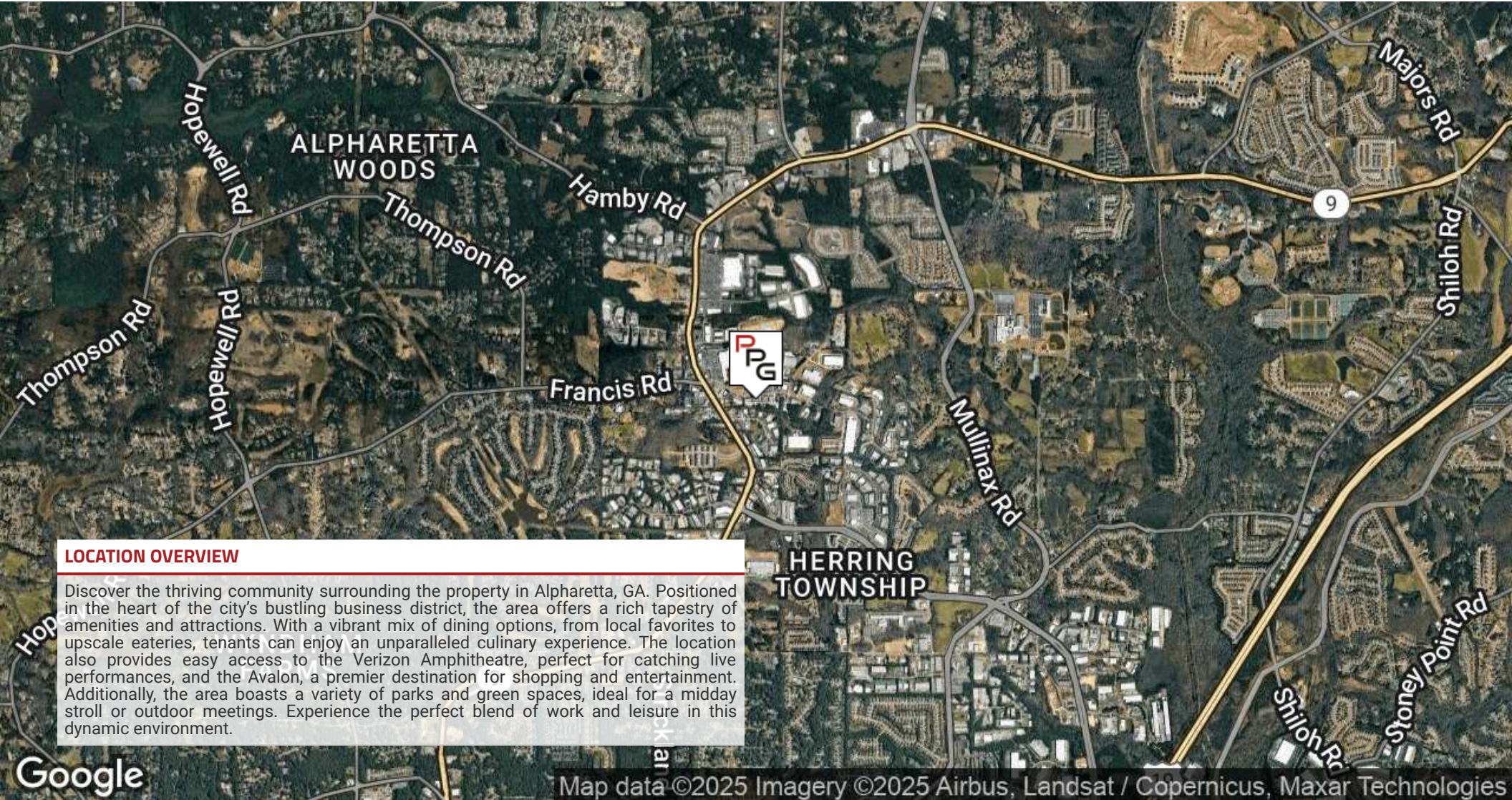


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## LOCATION OVERVIEW

Discover the thriving community surrounding the property in Alpharetta, GA. Positioned in the heart of the city's bustling business district, the area offers a rich tapestry of amenities and attractions. With a vibrant mix of dining options, from local favorites to upscale eateries, tenants can enjoy an unparalleled culinary experience. The location also provides easy access to the Verizon Amphitheatre, perfect for catching live performances, and the Avalon, a premier destination for shopping and entertainment. Additionally, the area boasts a variety of parks and green spaces, ideal for a midday stroll or outdoor meetings. Experience the perfect blend of work and leisure in this dynamic environment.

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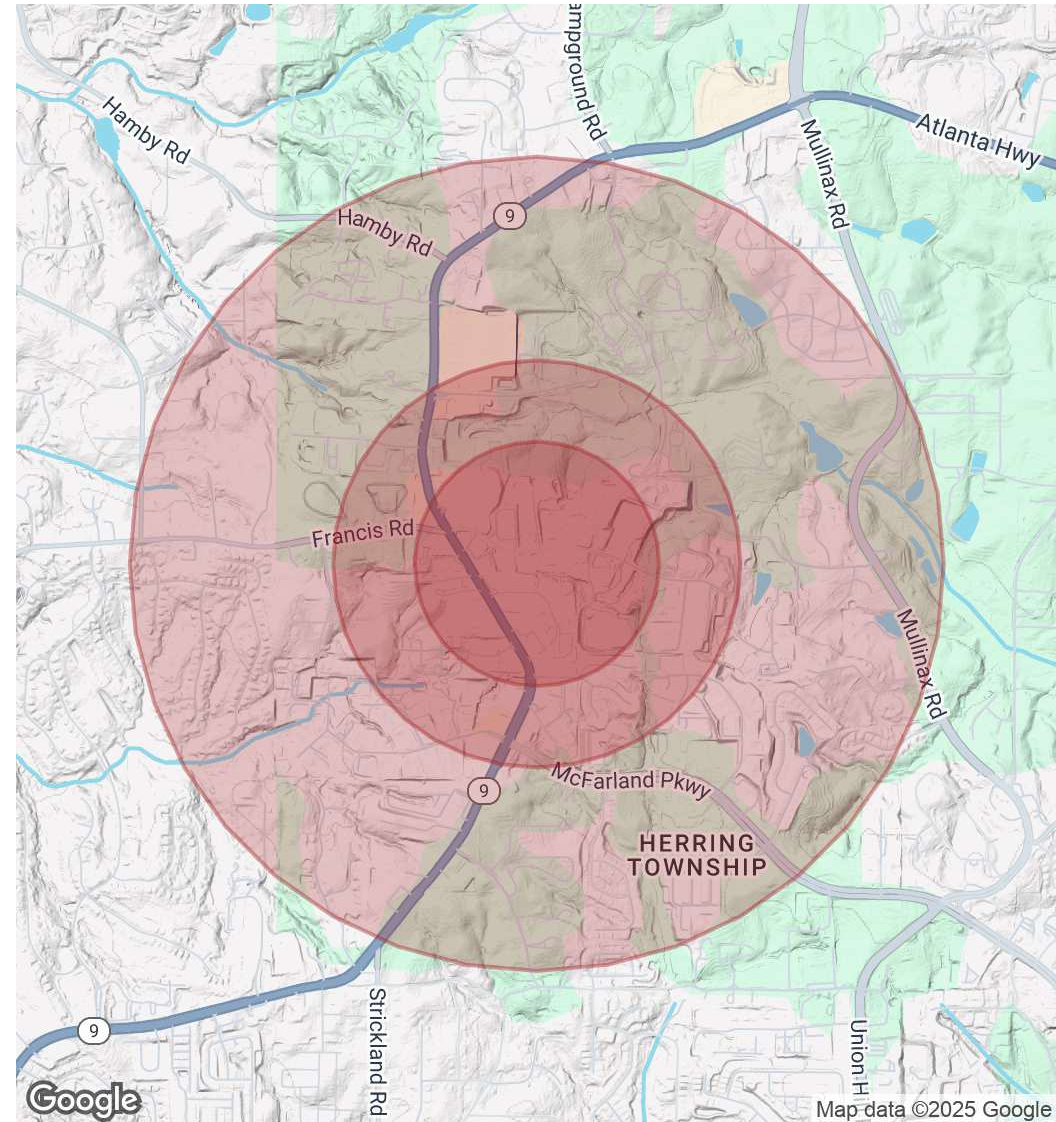
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| POPULATION           | 0.3 MILES | 0.5 MILES | 1 MILE    |
|----------------------|-----------|-----------|-----------|
| Total Population     | 199       | 562       | 4,198     |
| Average Age          | 35        | 35        | 36        |
| Average Age (Male)   | 34        | 34        | 35        |
| Average Age (Female) | 35        | 35        | 36        |
| HOUSEHOLDS & INCOME  | 0.3 MILES | 0.5 MILES | 1 MILE    |
| Total Households     | 67        | 188       | 1,374     |
| # of Persons per HH  | 3         | 3         | 3.1       |
| Average HH Income    | \$137,868 | \$137,868 | \$164,873 |
| Average House Value  | \$574,002 | \$574,002 | \$619,935 |

Demographics data derived from AlphaMap



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