

FOR LEASE



Naturally Fresh Office Building

3750 Naturally Fresh Boulevard
Atlanta, GA 30349



Jeffery Smith

770.296.3157

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www.expcommercial.com

Property Summary

3750 Naturally Fresh Boulevard, Atlanta, GA 30349

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PROPERTY DESCRIPTION

Position your business for success in this premier office space. With 11,500 RSF of professional office space, this property provides the ideal environment for productivity and client engagement. The expansive 5,000 RSF open area caters to collaborative workstations and training sessions. The property offers a generous parking ratio of 4/1000, ensuring hassle-free parking for employees and clients. Available immediately with a substantial TI allowance and competitive lease terms, this well-maintained building is ready to elevate your business operations.

PROPERTY HIGHLIGHTS

- 9 private offices
- Large open room
- Breakroom and 2 restrooms
- \$17.50/SF base rent + \$3.00/SF CAM
- Available immediately – Landlord offering substantial TI allowance to financially strong Tenant and long-term lease
- Well-maintained building, landscaping, and parking lot

OFFERING SUMMARY

Lease Rate:	\$17.50 SF/yr (NNN)
Number of Units:	2
Available SF:	11,500 SF
Building Size:	11,500 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	11	146	1,765
Total Population	31	407	4,771
Average HH Income	\$79,627	\$79,866	\$82,416

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Location Map

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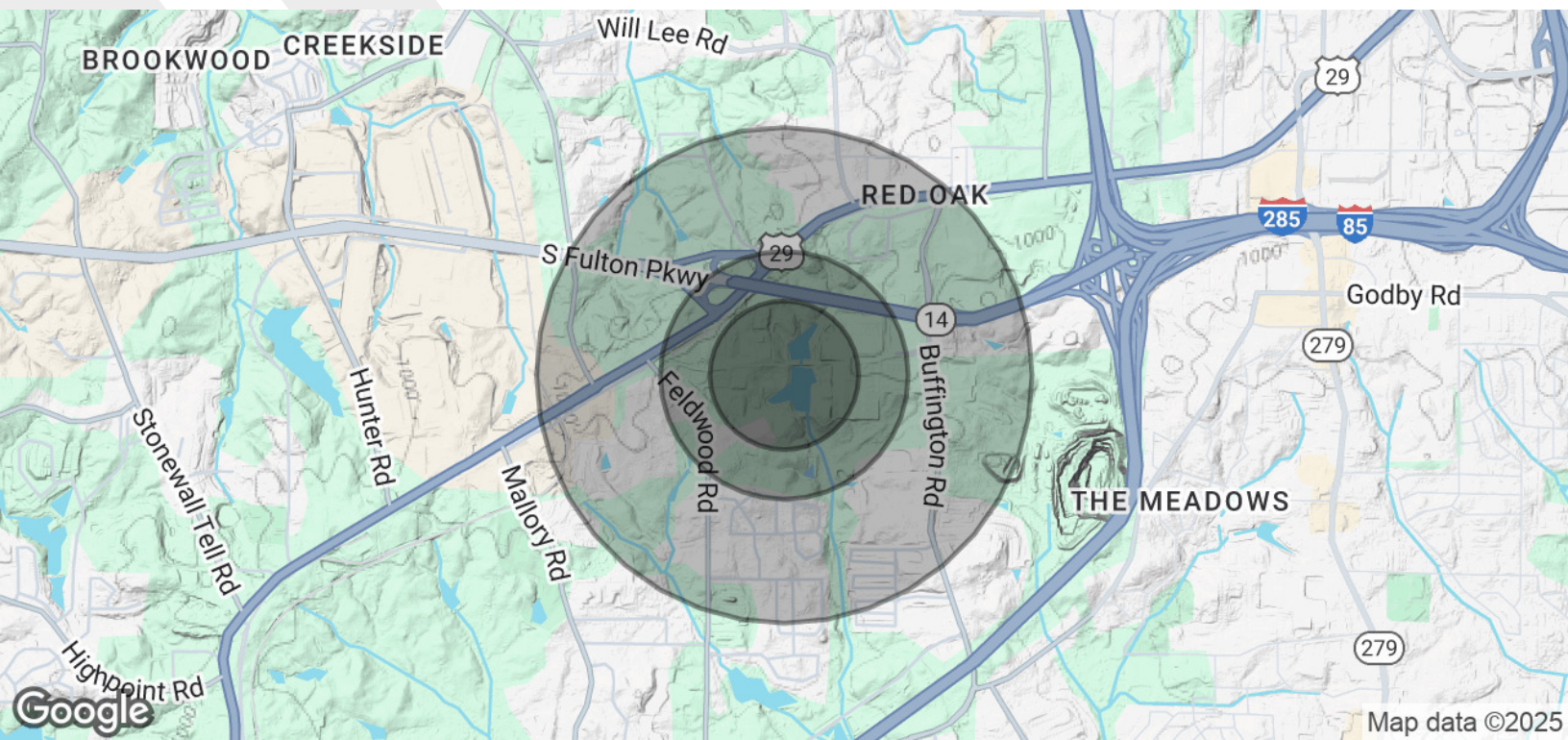


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Demographics Map & Report

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	31	407	4,771
Average Age	41	40	38
Average Age (Male)	39	38	36
Average Age (Female)	44	42	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	11	146	1,765
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$79,627	\$79,866	\$82,416
Average House Value	\$177,214	\$187,324	\$197,568

Demographics data derived from AlphaMap

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Additional Photos

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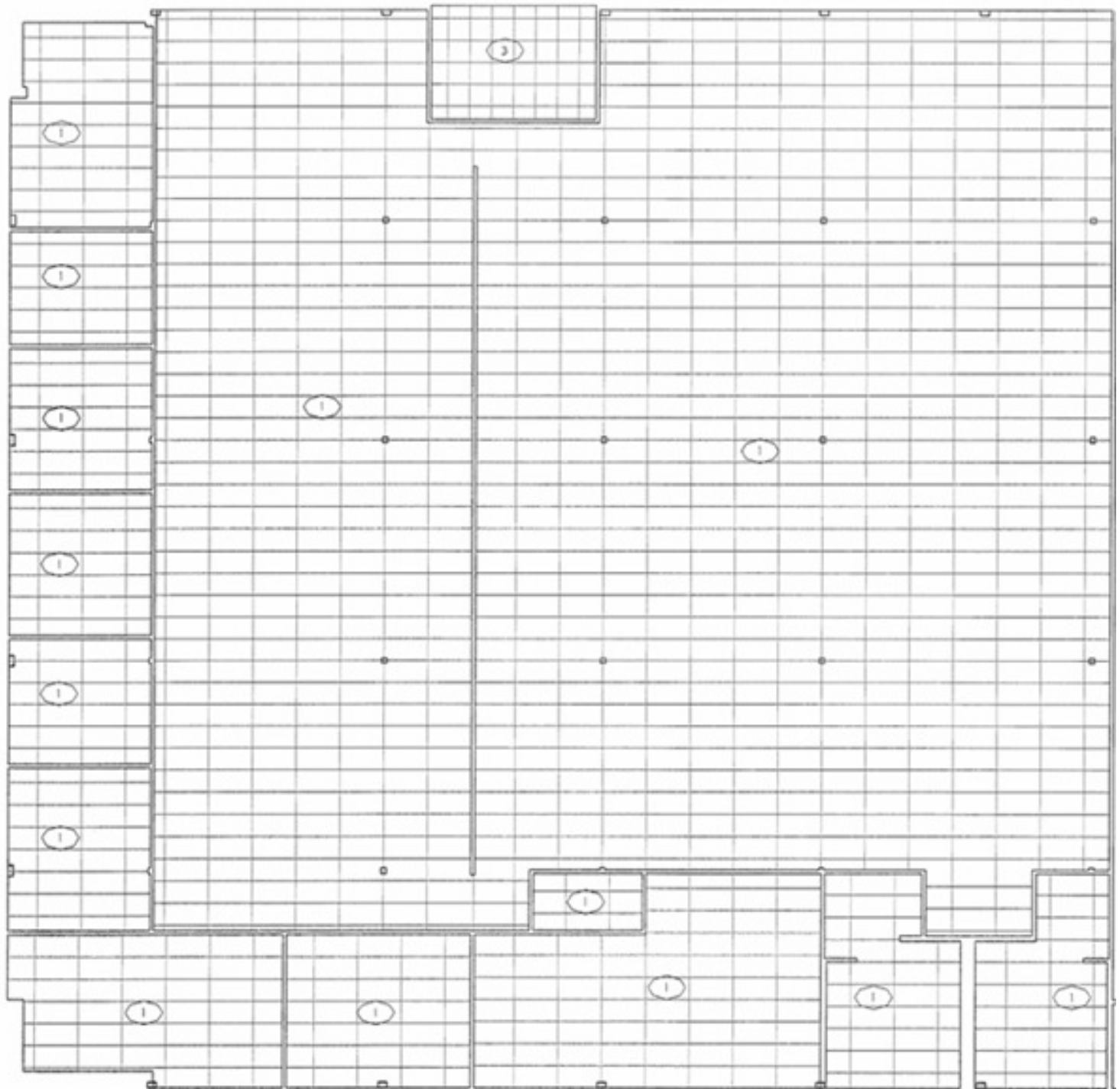


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Floor Plans

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Advisor

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Direct: **770.296.3157**

GA #367011

PROFESSIONAL BACKGROUND

Commercial Real Estate Strategist & Proven Deal Closer

With more than nine years of demonstrated success in the commercial real estate sector, I offer a results-driven approach to investment properties, lease negotiations, and high-yield transactions. My comprehensive expertise encompasses both tenant and landlord representation, with a proven ability to convert leased assets into lucrative sales. I am dedicated to structuring innovative deals that maximize value and consistently deliver measurable returns for clients.

Prior to my career in real estate, I spent thirty years in the seafood industry, working collaboratively with corporate offices of major food service distributors, retail chains, and restaurant groups. This extensive experience refined my skills in strategic partnership development and client relationship management—capabilities that I leverage in every real estate engagement.

Career Highlights:

- Closed transactions exceeding \$19 million in value
- Ongoing assignments consistently generating exceptional ROI
- Established, far-reaching network of investors, developers, and industry professionals

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