

# 3040 Highlands Pkwy, Suite E

Smyrna, GA 30082

FOR LEASE  
1,100 SF Office - Flex Condo



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**SWARTZCO**  
COMMERCIAL REAL ESTATE

# // PROPERTY OVERVIEW

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## OFFERING

Swartz Co Commercial Real Estate is proud to be appointed as the exclusive broker for the leasing of 3040 Highlands Pkwy - Suite E, located in Smyrna, GA. This versatile office/flex condominium offers an impressive 1,100 square feet of space with optimal private office layout. This strategically designed unit is ideal for businesses seeking a dynamic environment to accommodate their growth and operational needs.

Over the years, this property has successfully housed a variety of established businesses, demonstrating its adaptability to different business types and functions. The space's configuration provides both functionality and flexibility, making it an excellent choice for companies looking to establish or expand their presence in the area.

For more information and to explore the potential of this exceptional leasing opportunity, please reach out to Allen Farr at your earliest convenience.

## HIGHLIGHTS

- Zoned OD - Office & Institution
- 3,200 SF
- \$25/PSF/YR
- Built in 2005 - Class B
- City of Smyrna GA
- Close proximity to I-285



# // PROPERTY DETAILS

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## ADDRESS

3040 Highlands Pkwy, Suite E  
Smyrna GA 30082

## MARKET

City of Smyrna

## COUNTY

Cobb County

## SITE SIZE

1,100 SF

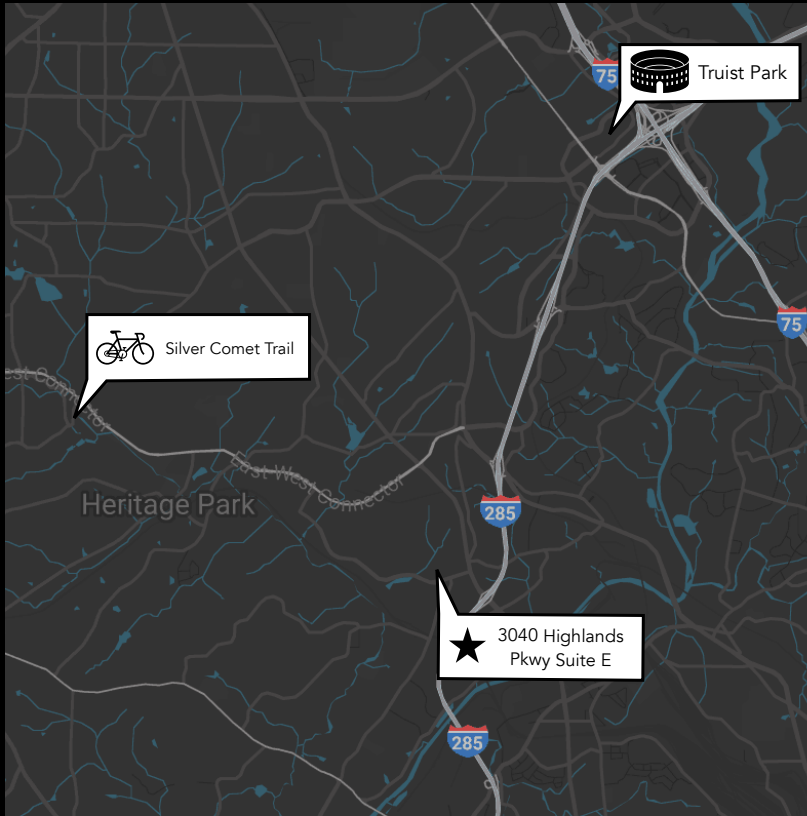
## PRICE

\$25/PSF/ YR

## ZONING

OI - OFFICE & INSTITUTION

# // LOCATION OVERVIEW



## ABOUT THE AREA: SMYRNA

Smyrna, Georgia, a vibrant city nestled in the northwest suburbs of Atlanta, has experienced remarkable growth and transformation over the years. Once a small, rural town, Smyrna has evolved into a bustling urban community, driven by its strategic location and the expansion of the Greater Atlanta area. The city's development has been marked by a surge in residential and commercial projects, including modern housing developments and a revitalized downtown area that boasts a blend of historic charm and contemporary amenities. The growth has been further fueled by its strong sense of community, diverse population, and the attraction of businesses seeking proximity to Atlanta's economic opportunities. Smyrna's continued expansion reflects its dynamic spirit and its role as an increasingly important suburban hub in the Atlanta metropolitan region.

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Tot. Population	29,600	135,000	319,000
# of Employees	22,300	106,000	257,000
Avg. Household Income	\$59,900	\$70,900	\$83,100



# // ENTRY

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# // INTERIORS

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# // 1ST OFFICE

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# // BROKER PROFILES

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**Allen Farr**

Commercial Associate  
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As a native of Buckhead- Atlanta, Georgia, Allen has a wonderfully detailed ability to help his clients understand and conquer the Atlanta residential and commercial real estate market. He has lived in Atlanta his entire life and understands the in's and out's of this great city.

As a graduate of Georgia Southern University with a Bachelor's Degree of Science in Public Relations and Communications, he has an advanced ability to clearly communicate the tasks at hand. He burst on to the residential scene in 2017 working at Ansley Real Estate LLC on the Bonneau Ansley Team.

Allen gained extensive knowledge and experience working for one of the top teams in the nation being a part of over \$100 million in sales volume his first 2 years in the residential market. Since then, he has stepped into an individual agent role with SwartzCo CRE to utilize all he has learned from the robust Atlanta residential market and apply it to the ever growing commercial market.



**Ryan Swartzberg**

Founder/CEO  
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Ryan Swartzberg is an Atlanta, Georgia native and has been passionate about real estate for as long as he can remember. Ryan started his real estate career in 2015. By 2018, Ryan was a top commercial producer at his firm. Throughout his career, Ryan has sold over 100M in commercial real estate. Ryan has negotiated and closed a wide variety of commercial transactions and specializes in the industrial and flex-space markets.

Ryan represents landlords, tenants, buyers, and sellers. Depending on the day, Ryan could be working with a large national company, a small business, or an individual. However, no matter who the client is, Ryan is dedicated to delivering exceptional service and results.



# // DISCLAIMER & LIMITING CONDITIONS

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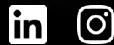
Swartz Co Commercial Real Estate has been exclusively chosen to facilitate the sale or lease of the Subject Property. This Offering Memorandum provides some details about the Property but may not include all the information a potential buyer might need. The information provided is for general reference only and is based on assumptions that may change. Prospective buyers should not solely rely on these projections. Qualified buyers will have the opportunity to inspect the Property.

Certain documents, including financial information, are summarized in this Offering Memorandum and may not provide a complete understanding of the agreements involved. Interested parties are encouraged to review all documents independently. This Offering Memorandum is subject to changes without notice. Each potential buyer should conduct their own evaluation before purchasing.

The Seller or Landlord reserves the right to reject offers or terminate discussions at their discretion. They are not legally obligated to any buyer or tenant unless a written purchase or lease agreement is fully executed. This Offering Memorandum is confidential and may only be used by approved parties. By accepting it, the recipient agrees to keep its contents confidential. Unauthorized reproduction or disclosure is prohibited without written authorization. These terms apply to the entire Offering Memorandum and associated documents.

At Swartz Co Commercial Real Estate, we have one focus:  
to understand and progress the commercial real estate market in Atlanta.  
Every day we strive to better understand the Atlanta market so that we can better serve and  
advise our clients on new developments, investments, leasing, value add opportunities,  
innovative solutions, and rewarding real estate opportunities.

Our clients' needs are at the center of everything we do.  
We look forward to working with you soon.



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