

FOR SALE | 34,000 SF

2200 LAKE BOULEVARD NE ATLANTA, GA 30319



LOCATED IN THE HEART OF BUCKHEAD/LENOX SUBMARKET

Griff Sims

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2200
LAKE BOULEVARD NE
ATLANTA, GA 30319

PROPERTY SUMMARY

Located in Lenox Park

2200 Lake Boulevard is a premier office building situated in the prestigious Lenox Park area of Buckhead, Atlanta. This strategically located property offers a once in a decade opportunity, boasts a modern and professional environment with exceptional accessibility and convenience. Surrounded by the area's vibrant commercial and retail centers, this HQ building resides just minutes away from Lenox Square and Phipps Plaza, two of the southeast's premier shopping destinations. Additionally, 2200 Lake Boulevard enjoys close proximity to both GA-400 and I-85, and is less than half a mile to Peachtree Road.

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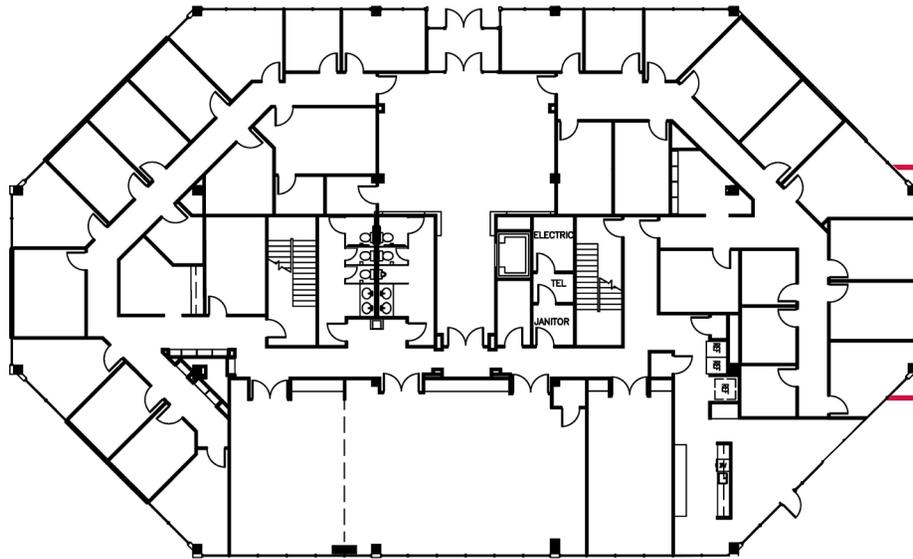
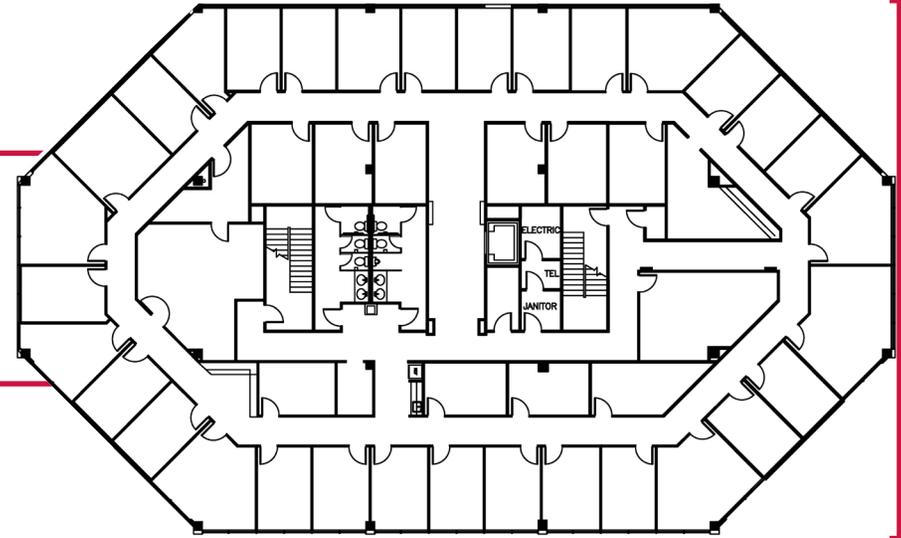
ADDRESS	2200 Lake Boulevard NE Atlanta, GA 30319
SIZE	34,000 SF HQ Building
FLOORS	3 (approx. 11k+ per floor)
YEAR BUILT	1993 (Renovated 2025)
PARKING	3 1,000 SF
AMENITIES	Newly Renovated Marriott Residence adjacent Walking and biking trails with exercise stations Dog park Food & Beverage Gathering Spot Spaces for outdoor meetings & gatherings



FLOOR PLANS

FLOOR 3

11,167 SF

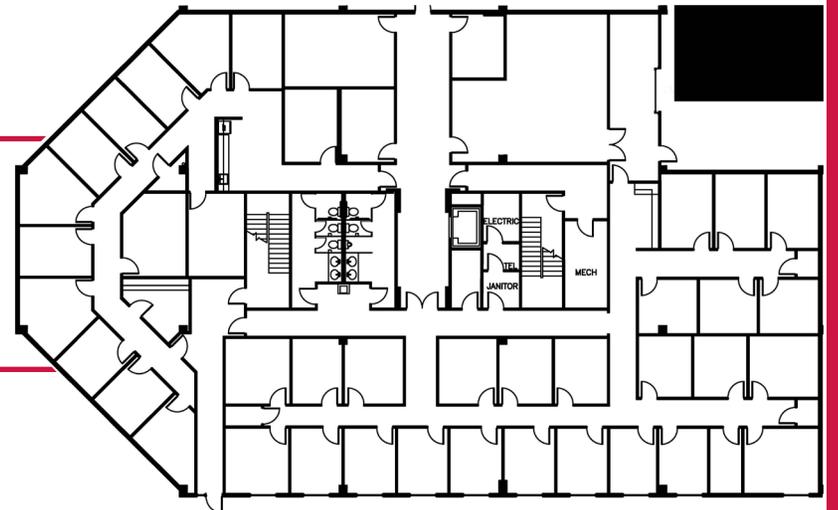


FLOOR 2

11,167 SF

FLOOR 1

11,667 SF



PHOTOS

[CLICK HERE TO VIEW MORE PICTURES](#)

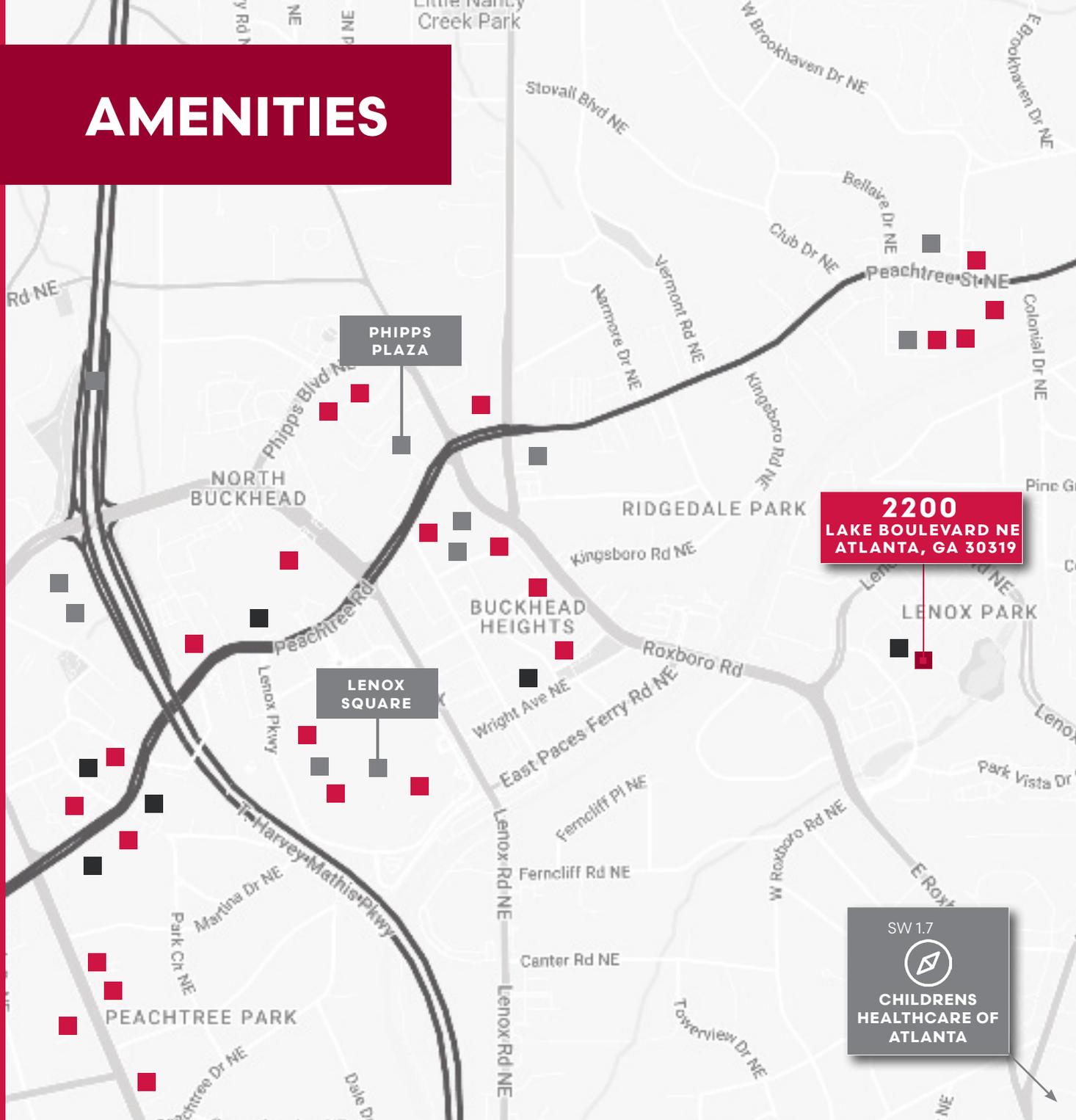


LOCATION HIGHLIGHTS

- PEACHTREE RD
1.2 MILES
- LENOX RD
1.5 MILES
- I-85
1.5 MILES
- GA 400
2 MILES
- I-285
6 MILES
- LENOX MARTA
0.7 MILES
- CHILDRENS HOSPITAL CAMPUS
1.7 MILES
- MIDTOWN
6 MILES



AMENITIES



& MANY MORE

Restaurants

1. Starbucks
2. Maggiano's Little Italy
3. St. Cecilia
4. Little Alley Steak Buckhead
5. New York Prime
6. The Bucketshop
7. Tomo Japanese Restaurant
8. FiveGuys
9. Subway
10. McDonalds
11. Brisket Smokehouse
12. Cheesecake Factory
13. Lenox Mall Foodcourt
14. Bones
15. Kyma
16. Corner Cafe
17. Fogo de Chao Steakhouse
18. Waffle House
19. Krystal
20. Flower Child
21. True Food Kitchen
22. Chick-fil-A

Retail & Convenience

1. Lenox Square
2. Phipps Plaza
3. Target
4. Kroger
5. CVS
6. Shops Around Lenox
7. Nordstrom Rack
8. Bloomingdales
9. Wells Fargo Bank
10. BP
11. Avis Car Rental

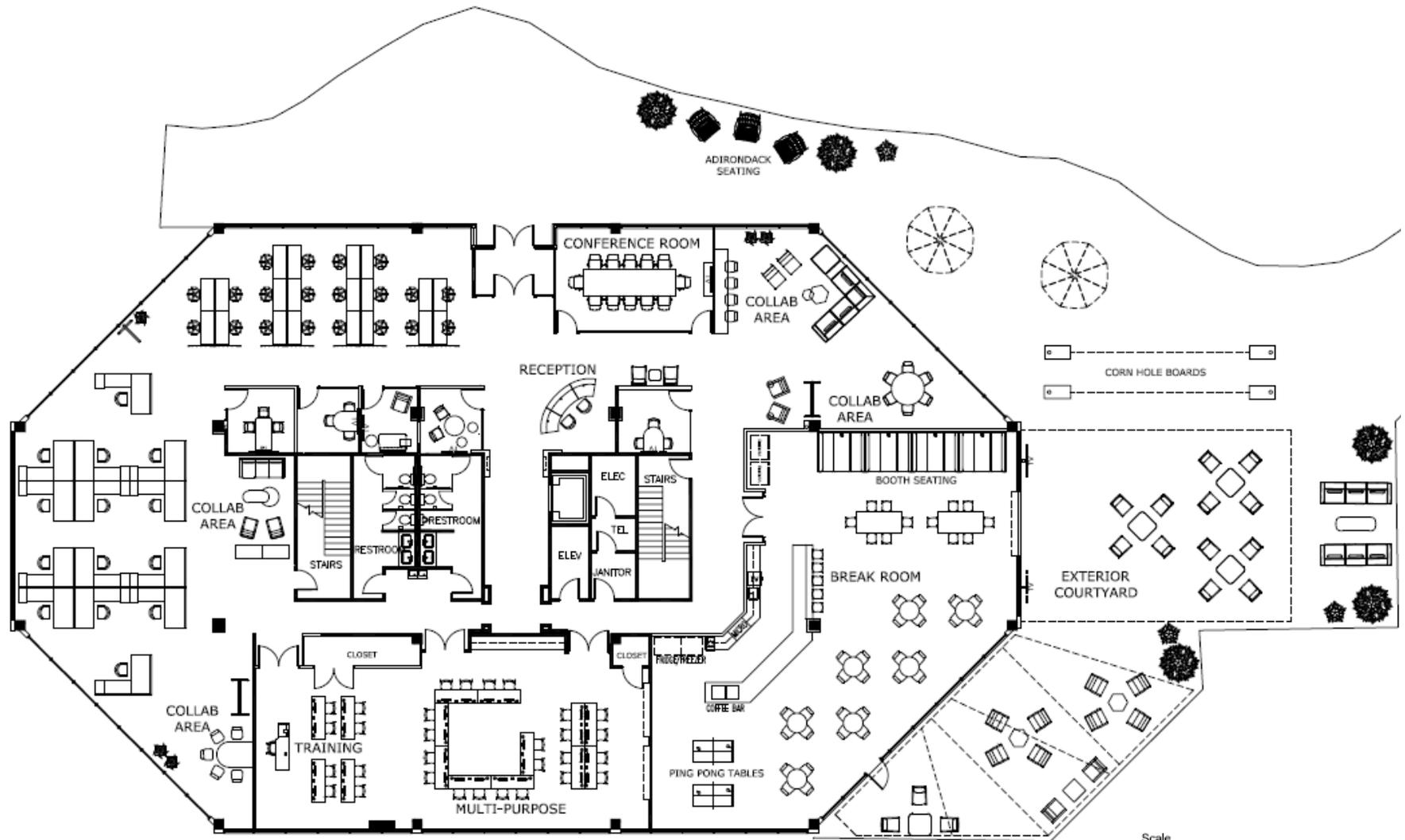
Hotels

1. Marriott Residence Inn Atlanta/Buckhead
2. Atlanta Marriott Buckhead
3. Waldorf Astoria
3. The Westin
4. Intercontinental
5. Hilton Garden Inn
6. Grand Hyatt

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ALTERNATE LAYOUT CONCEPT



Scale
1 3 5 15

PARTITION TYPE	PARTITION LEGEND
E-1	Existing Partition to Remain
T-1	New Partition



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