



55,274 SF AVAILABLE FOR LEASE • LAB / DATA CENTER / LIGHT MANUFACTURING / OFFICE



**3871 Lakefield Drive**

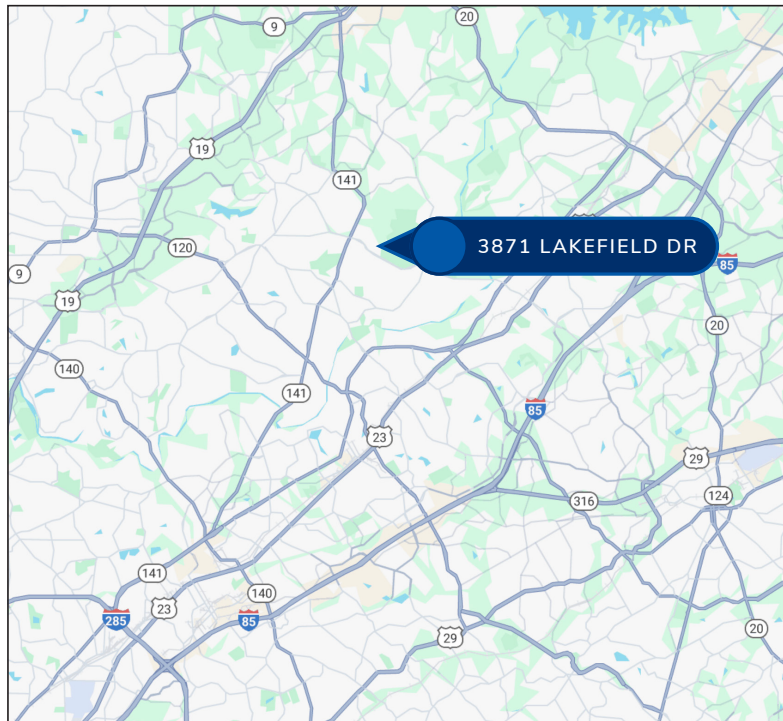
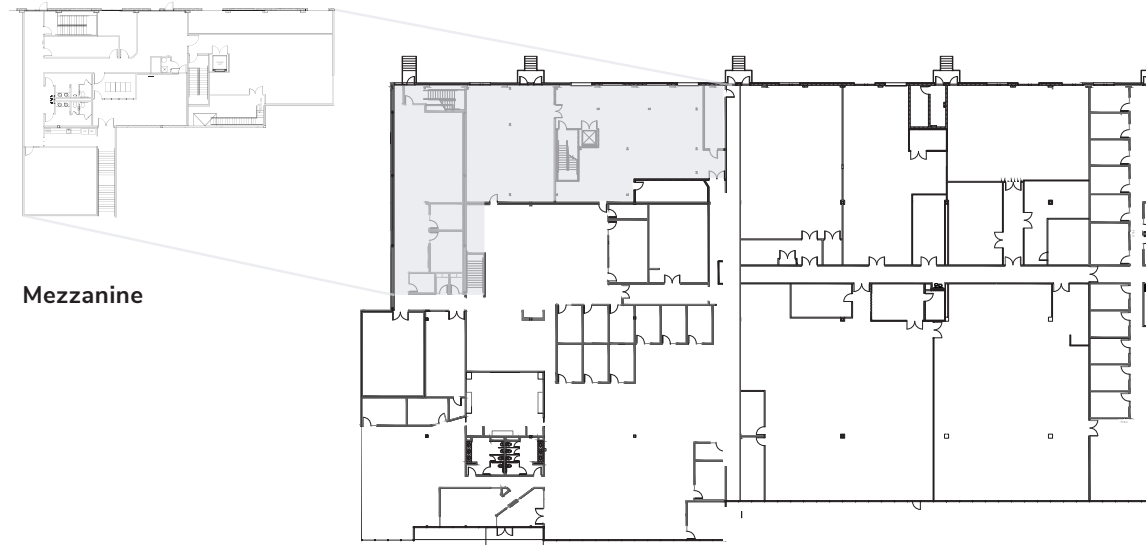
SUWANEE, GEORGIA 30024





# 3871 Lakefield Drive

SUWANEE, GEORGIA 30024



## ■ AVAILABILITY HIGHLIGHTS

**Building Size** 129,403 RSF

**Available** 55,274 RSF

- Features**
- Above-Standard Power
  - Convenient access to Peachtree Parkway
  - 30 lunch options within a 10 minute drive
  - 4 major fitness centers within a 5 minute drive
  - Surrounded by affluent North Fulton neighborhoods
  - Up to 22' clear

- Ideal Uses**
- Lab
  - Data Center
  - Light Manufacturing
  - Office



A detailed map of the Johns Creek, Georgia area. The map features several major roads including Jones Bridge Road, Westminister Lane, Old Atlanta Road, McGinnis Ferry Road, Peachtree Industrial Boulevard, Buford Highway, Sugarloaf Parkway, State Bridge Road, Medlock Bridge Road, and Bell Road. Key locations marked include Caney Creek Preserve, St. Marlo Country Club, Emory Johns Creek Hospital, The Standard Club, Bellmere Gardens, Abbotts Bridge Recreation Area, Chattahoochee Pointe Park, Settles Bridge Park, Bear's Best, Suwanee Creek Park, and Peachtree Ridge Park. Numerous businesses are indicated by logos, such as Five Guys, CVS Health, Publix, State Farm, CIBA Vision, Johns Creek Georgia, Domino's, Pizzeria Uno, Dunkin' Donuts, Anytime Fitness, Chick-fil-A, Walmart, Target, Chili's, Starbucks, PNC, FedEx, UPS, Shell, QT, Wendy's, Aldi, Bank of America, Wells Fargo, United States Postal Service, McDonald's, Pike, and Mellow Mushroom. A specific location is highlighted with a blue pin and label at 3871 Lakefield Dr. The Chattahoochee River flows through the eastern part of the map. Highway shields for 141, 120, 23, and 317 are also present.





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