



2000 LAKE PARK DRIVE SE

SMYRNA, GEORGIA 30080

CUMBERLAND / GALLERIA

Northwest Atlanta Submarket

Cobb County

SUITE 1

4,000 SF

Main level office

\$21.00 / SF Full Service

SUITE 2

2,000 SF

Lower level lab

\$21.00 / SF Full Service

COMBINED

6,000 SF

Both suites together

Preferred single-tenant opportunity

PROPERTY FACTS

Building Size	32,848 SF
Stories	2
Year Built	1982
Site Area	5.00 acres
Parking	135 surface spaces, 4.00 / 1,000 SF
Zoning	OI, Office / Institutional
Lease Rate	\$21.00 / SF, Full Service Gross
Space Available	2,000 SF to 6,000 SF
County / Parcel	Cobb, 17-0734-0-019-0

PROPERTY HIGHLIGHTS

- Preferred as one 6,000 SF medical and lab headquarters, available separately if needed
- Parking ratio of 4.00 per 1,000 SF, well above typical Cumberland / Galleria standards
- Full Service Gross lease. One predictable monthly rate with no separate utility metering or pass-throughs
- Rare turnkey lab configuration already built out and ready to occupy
- Low density 5 acre site with a 2 story building and ample surface parking
- On site convenience store and restaurant
- Close to I-75 and I-285, minutes from The Battery Atlanta, Truist Park and Cumberland Mall

FOR LEASING INFORMATION

Will Cowan

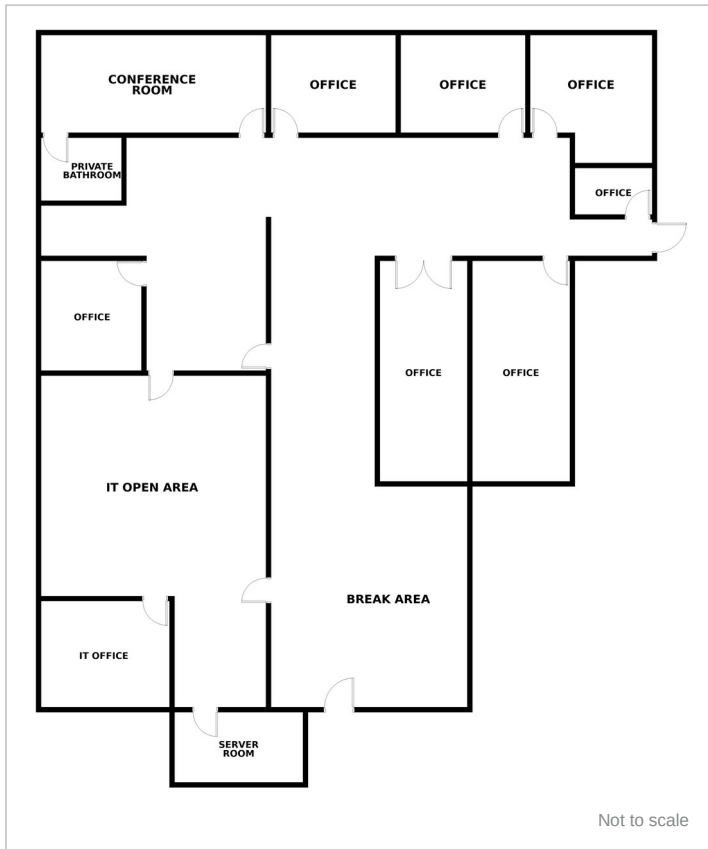
404.219.9842 | wcowan@equity.net

SUITE 1 | 4,000 SF | MAIN LEVEL OFFICE

\$21.00 per SF, Full Service Gross

- 7 private offices
- Large conference room with private bathroom
- Dedicated IT open area with its own private office and server room
- Large open work area and full breakroom
- Natural light throughout. 5 private offices and the conference room all have windows

MAIN LEVEL FLOOR PLAN



SUITE PHOTOGRAPHY



WELL SUITED TO

- Administrative office for a medical or lab operation
- Life science or medtech corporate headquarters
- Executive space for a research organization
- Back office support for a diagnostic lab
- Healthcare practice management or admin group
- Regional headquarters for a life science company

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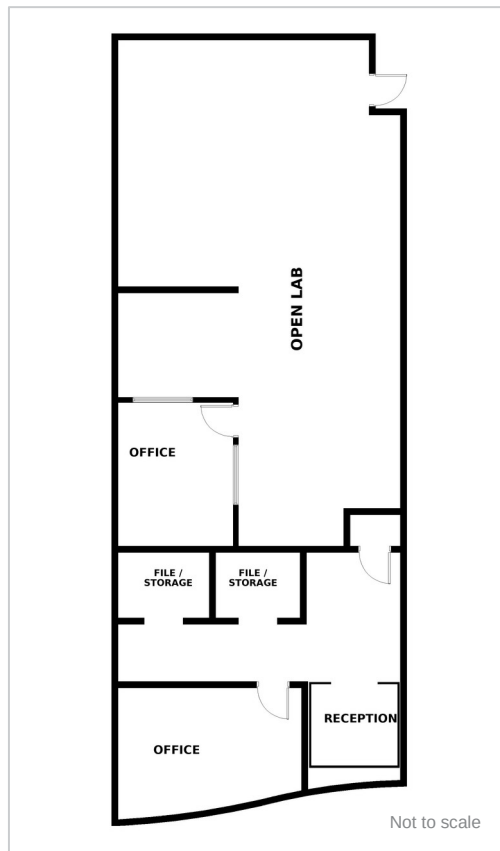
SUITE 2 | 2,000 SF | LOWER LEVEL LAB

\$21.00 per SF, Full Service Gross

- Built-out lab with two sinks and 3-4 peninsulas
- Extensive countertop, cabinetry and shelving
- Existing eyewash station and emergency shower
- Open lab with two private offices and reception
- Natural light throughout the lab space
- Security-code and key-fob building access
- Additional storage space potentially available
- Existing medical and lab users on site

Fume hood/exhaust, electrical capacity and HVAC configuration to be confirmed based on tenant use.

LOWER LEVEL PLAN



SUITE PHOTOGRAPHY



WELL SUITED TO

- Clinical, diagnostic or specialty testing laboratory
- Dermatology or dermatopathology practice
- Medical aesthetics or med spa
- Research or life science user
- Infusion or specialty treatment suite
- Medical practice with in house lab, at 6,000 SF combined with Suite 1
- Veterinary diagnostic laboratory
- Medical device or pharma support
- Corporate HQ or training center

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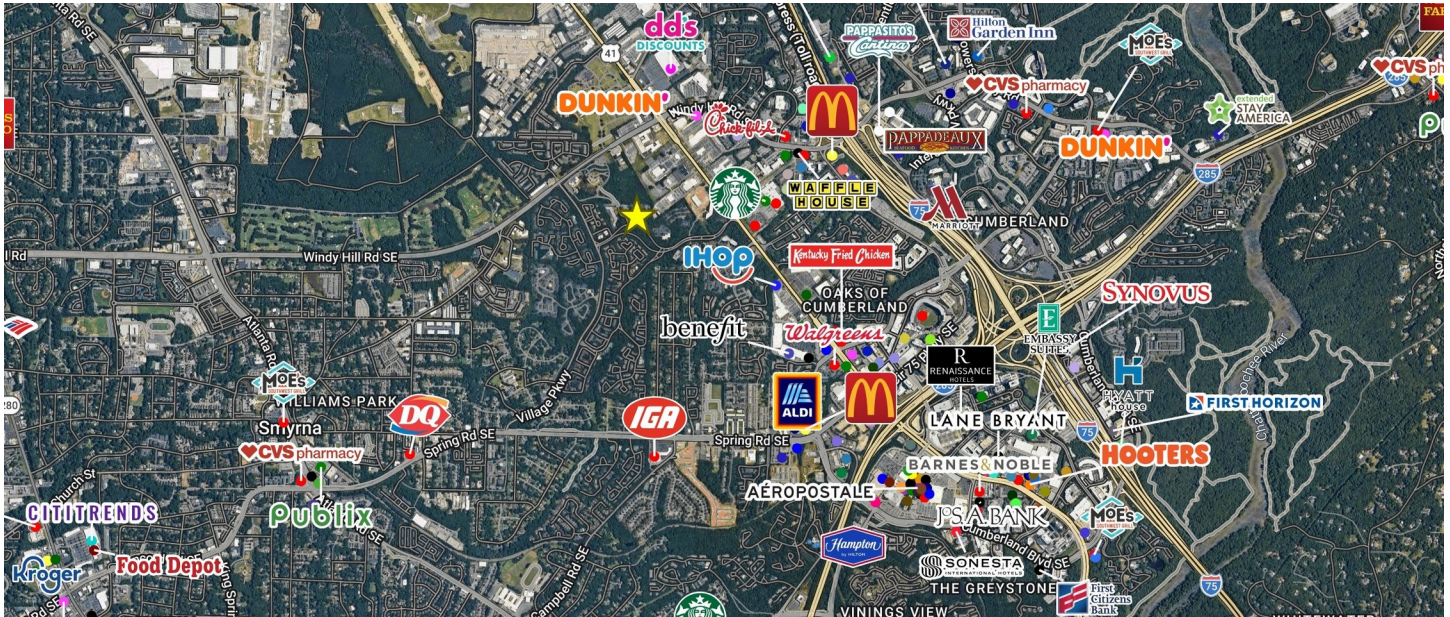
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LOCATION, AERIAL AND DEMOGRAPHICS

LOCATION AND ACCESS

The property sits within the Lake Park office park just off Cobb Parkway, inside the I-75 and I-285 interchange. The park is an established professional and medical office node, with neighboring buildings housing legal, dental, neuropsychology and federal service tenants. The Battery Atlanta and Truist Park are 1.5 miles east, Cumberland Mall 1.5 miles south, Cobb Galleria Centre 1.6 miles, and Hartsfield-Jackson Atlanta International Airport 23.7 miles. Dense multifamily communities line Lake Park Drive, while affluent Vinings and East Cobb households sit within a ten minute drive.

AREA AERIAL



Subject property indicated by star. Retailers shown are representative, not exhaustive. Imagery ©2026 Google.

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 Total Population	14,397	109,399	234,921
2030 Projected Population	14,986	113,287	242,330
Population Growth 2025 to 2030	4.09%	3.55%	3.15%
2025 Total Households	7,305	53,249	102,928
Median Household Income	\$70,202	\$85,071	\$91,064
Average Age	35	36	38
Average Household Size	1.90	2.00	2.20
Median Home Value	\$284,322	\$461,150	\$475,123

SUBMARKET SNAPSHOT

\$21.00

Asking rate per SF Full Service, roughly 29 percent below the Cumberland / Galleria average of \$29.56

20.0%

Northwest submarket vacancy, the lowest among major Atlanta submarkets

+91.7%

Year over year growth in Northwest submarket leasing activity