

FOR LEASE 2 BUILDINGS PORFOLIO



Triple Net (NNN)

\$15/SQFT

PIB TWIN OFFICES

PEACHTREE
CORNERS,
GA

Total

45,740 SQFT

Prime location in
a high traffic
area minutes
from I-285 & I-85



PIB TWIN OFFICES

PEACHTREE CORNERS
GEORGIA

7094 Peachtree Industrial Blvd
Norcross, GA 30071

Built in 1973, 7094 Peachtree Industrial Blvd is a 23,762 SF office property located in Norcross, GA. The property boasts 24 hour access, and plenty of parking spaces. Additionally, the building is conveniently in close proximity to Interstates 285 and 85, and located directly off of GA-141 or Peachtree Industrial Blvd, making it an attractive candidate for commuter employees and clientele.



INVESTMENT HIGHLIGHTS

Pip Twin Offices



STRONG TENENCY

93.2% occupancy next door at Paragon Town Center



STRONG COMMUNITIES

Excellent design surrounded by to shopping, dining and residential



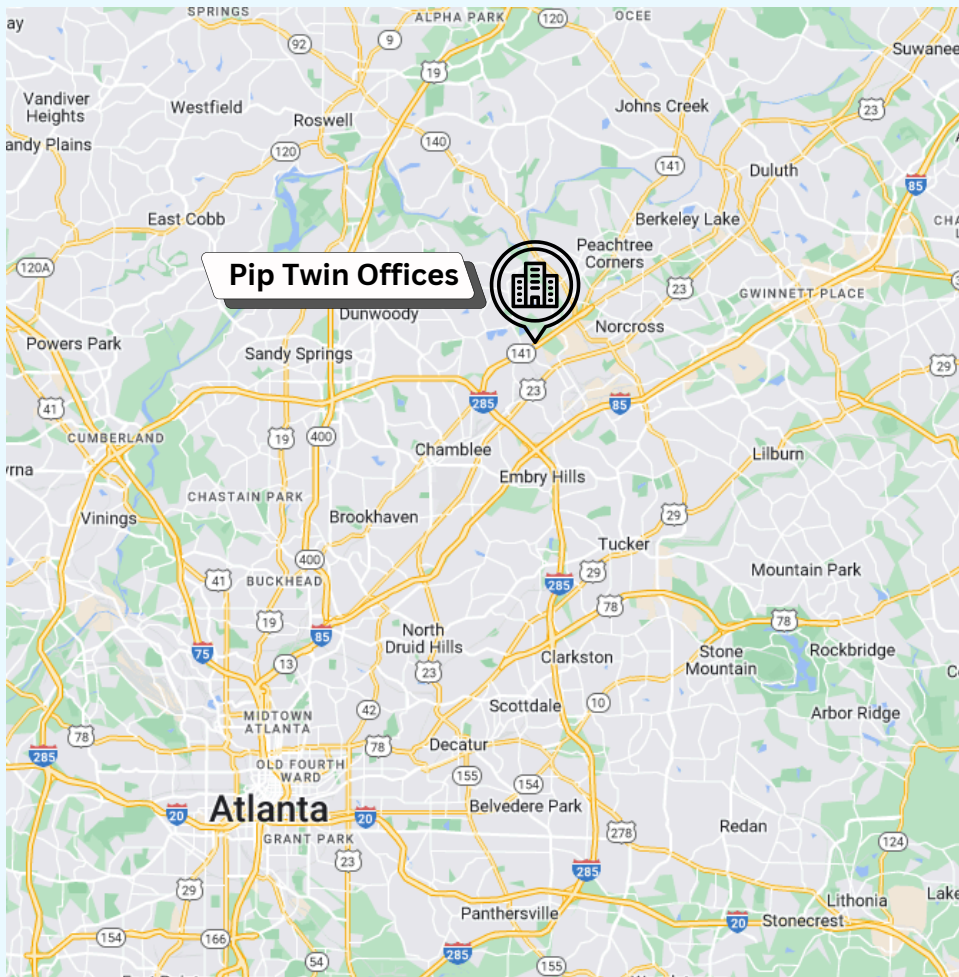
PEACHTREE CORNER

In the heart of the ever growing Gwinnett County



HIGH GROWTH AREA

Experiencing wave of New Investment



Address : 7094 Peachtree Industrial Blvd .
Norcross, GA 30071

Rental Rate : \$15.00 / SF / YR

Min. Divisible : 727 SQFT

Property Type : Retail

Gross Leasable Area : 45,740 SQFT

Year Built : 1973

Construction Status : Completed

Walking Score : 52 (Somewhat walkable)

AVAILABILITY



1ST FLOOR SUITE 205

Standard Office

Space Available : 727 SF
Rental Rate : \$15.00/SQFT
+ \$ 3.00/SQFT [NNN]
Service Type : Triple Net [NNN]
Space Type : Relet
Space Use : Office/Retail
Lease Term : 3-5 Years

2ND FLOOR SUITE 150

Standard Office

Space Available : 954 SF
Rental Rate : \$15.00/SQFT
+ \$ 3.00/SQFT [NNN]
Service Type : Triple Net [NNN]
Space Type : Relet
Space Use : Office/Retail
Lease Term : 3-5 Years

2ND FLOOR SUITE 165-3

Executive Suite

Space Available : 191 SF
Rental Rate : \$15.00/SQFT
+ \$ 3.00/SQFT [NNN]
Service Type : Triple Net [NNN]
Space Type : Relet
Space Use : Office/Retail
Lease Term : 3-5 Years

2ND FLOOR SUITE 165-5

Executive Suite

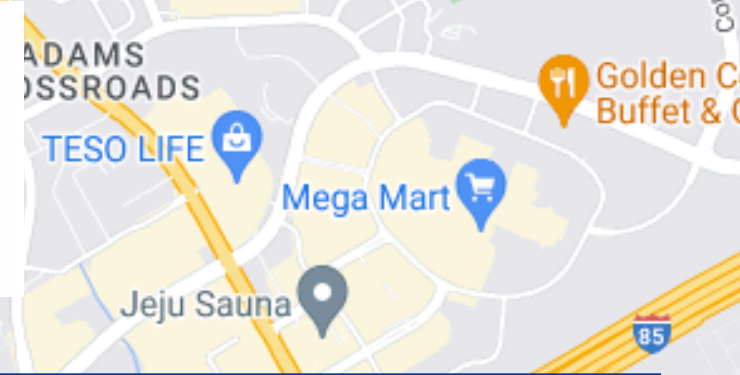
Space Available : 291 SF
Rental Rate : \$15.00/SQFT
+ \$ 3.00/SQFT [NNN]
Service Type : Triple Net [NNN]
Space Type : Relet
Space Use : Office/Retail
Lease Term : 3-5 Years

AMENITIES Easy access from
(5 MILES) I-85 & I-285

**MAJOR
RETAILERS
(5 MILES)**

- Target
- Perimeter Mall
- Walmart
- The Home Depot

AVAILABILITY



2ND FLOOR SUITE 165-6

Executive Suite

Space Available : 183 SF
Rental Rate : \$15.00/SQFT
+ \$ 3.00/SQFT [NNN]
Service Type : Triple Net [NNN]
Space Type : Relet
Space Use : Office/Retail
Lease Term : 3-5 Years

2ND FLOOR SUITE 165-7

Executive Suite

Space Available : 184 SF
Rental Rate : \$15.00/SQFT
+ \$ 3.00/SQFT [NNN]
Service Type : Triple Net [NNN]
Space Type : Relet
Space Use : Office/Retail
Lease Term : 3-5 Years

2ND FLOOR SUITE 170-4

Executive Suite

Space Available : 223 SF
Rental Rate : \$15.00/SQFT
+ \$ 3.00/SQFT [NNN]
Service Type : Triple Net [NNN]
Space Type : Relet
Space Use : Office/Retail
Lease Term : 3-5 Years

2ND FLOOR SUITE 188

Standard Office

Space Available : 1,640 SF
Rental Rate : \$15.00/SQFT
+ \$ 3.00/SQFT [NNN]
Service Type : Triple Net [NNN]
Space Type : Relet
Space Use : Office/Retail
Lease Term : 3-5 Years

AMENITIES Easy access from
(5 MILES) I-85 & I-285

**MAJOR
RETAILERS
(5 MILES)**

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- Walmart
- The Home Depot

5 MILE RADIUS

Duluth, Georgia

BY THE NUMBERS

HOUSEHOLD INCOME

\$85.2K

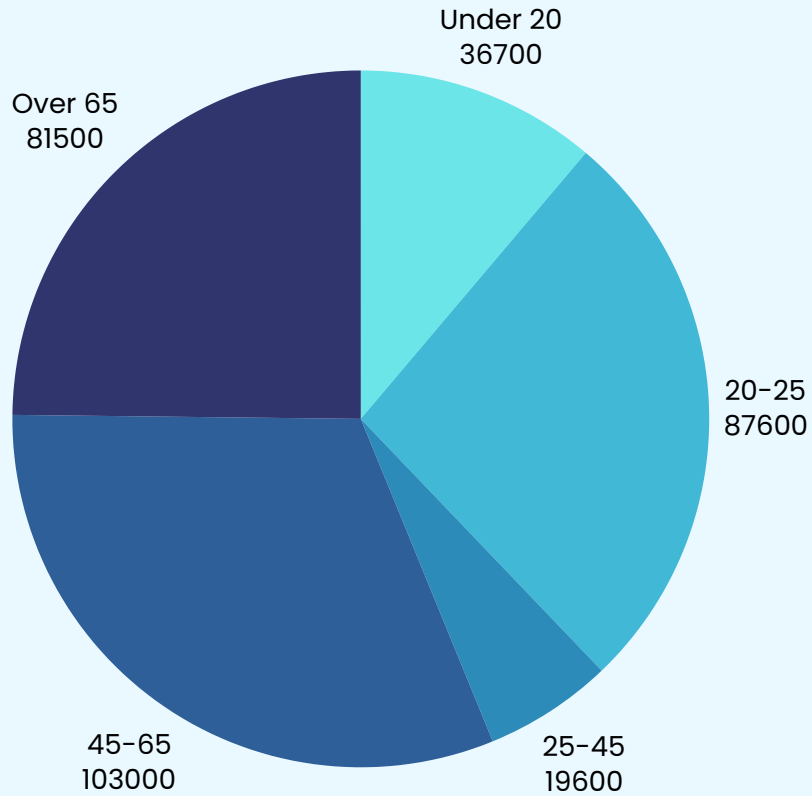
Median
Income

\$103K

2028
Estimate

↑ 21%

Growth
Rate



AGE DEMOGRAPHICS

36

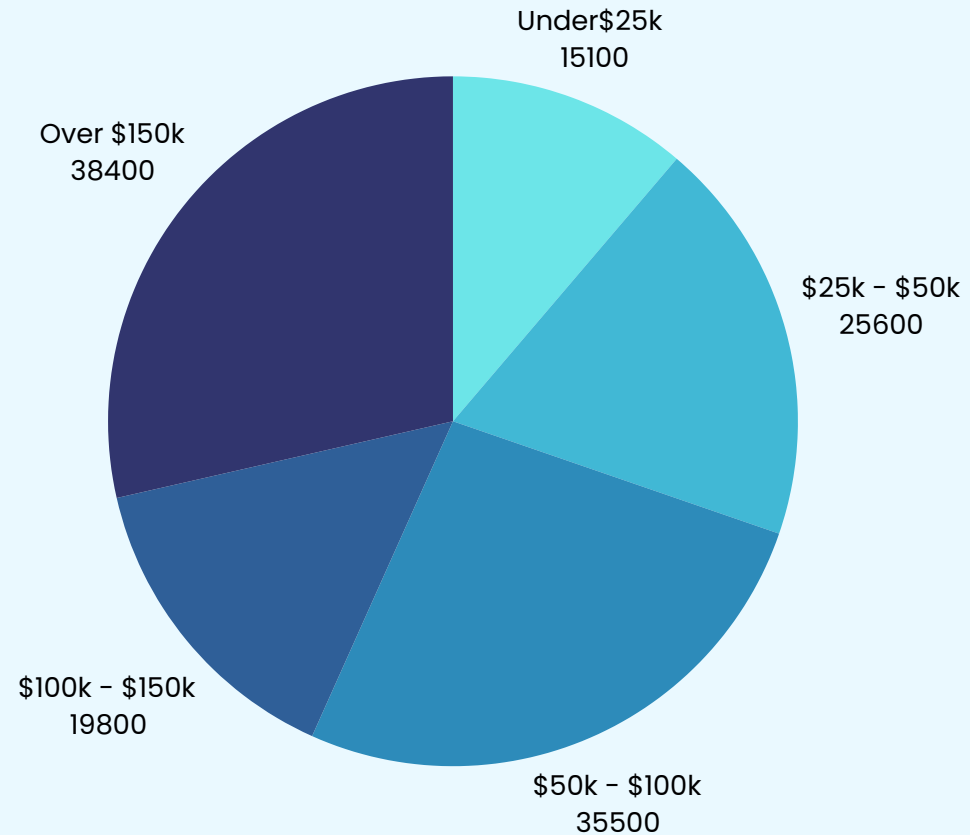
Median
Age

37

(2028)
Estimate

↑ 3%

Growth
Rate



NDIMAXIM

**4500 Satellite Blvd. #1140
Duluth, GA 30096**

CONTACT US

If you have any questions or need additional details about a property, please contact us via phone, or email. Our dedicated team will get back to you promptly.

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