

LEASE OFFERING MEMORANDUM

4888 S Old Peachtree Rd

Peachtree Corners / Norcross, Georgia 30071

Stand-alone furnished office/flex building with warehouse support, strong Peachtree Industrial Blvd visibility, and immediate availability.

9,930 SF Available Space	\$17/SF/YR Asking Rent	NNN Lease Structure	Now Availability
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EXECUTIVE SNAPSHOT

A single-tenant, Class B, one-story office/flex opportunity positioned for companies that need a polished office presence plus practical warehouse and storage functionality. The building is fully furnished and ready for occupancy, with reception areas, conference room, kitchen/dining, private offices, workstations, secure storage, and approximately 1,600 SF of HVAC warehouse/storage area.

Property	4888 S Old Peachtree Rd, Peachtree Corners / Norcross, GA 30071
Available Space	Approximately 9,930 SF; full-building availability
Asking Rent	\$17.00/SF/YR
Estimated Base Rent	Approximately \$168,810/year or \$14,067.50/month, excluding NNN charges and utilities
Lease Type / Term	NNN; term negotiable
Availability	Now
Building	Class B, one-story office building; year built 1985
Parking	Surface parking available; parking count to be verified

MEDIA

Selected property photos highlighting the exterior, furnished office environment, shared amenities, and outdoor area.



EXTERIOR / BUILDING APPROACH



MAIN RECEPTION



WORKSTATION AREA



KITCHEN / BREAK AREA



OUTDOOR PATIO



LOBBY / ENTRY

PROPERTY HIGHLIGHTS

- Stand-alone, four-sided brick building in the Peachtree Corners / Norcross submarket.
- Prominent visibility from Peachtree Industrial Blvd.
- Move-in-ready furnished office environment with reception, conference, kitchen, dining, private offices, and workstations.
- Approx. 1,600 SF HVAC warehouse/storage space with locking cage area.
- Brand-new roof installed in 2025.
- Well-maintained condition with central air and heating, security system, CCTV, natural light, secure storage, and after-hours HVAC available.

BEST-FIT TENANT PROFILES

- Contractor headquarters or trade services office with storage needs.
- Showroom/warehouse user needing client-facing office space.
- Professional services, medical/admin, or back-office operator seeking move-in-ready space.
- Light distribution, e-commerce, or service business needing office, workstations, secure storage, and convenient parking.

SPACE PROGRAM

Office Buildout	Fully built-out standard office; suitable for a mid-sized team
Private Offices	Multiple private offices, including corner offices
Workstations	Built-in cubicles and workstation areas
Reception	Two reception desks / reception areas
Conference	One conference room / conferencing facility
Amenities	Full kitchen, dining/lunch area, outdoor seating/barbecue area, print/copy room, restrooms
Warehouse / Storage	Approx. 1,600 SF HVAC warehouse/storage area with locking cage and secure storage
Systems	Central air and heat, Wi-Fi connectivity, security system, CCTV, emergency lighting, smoke detectors

LOCATION AND ACCESS

The property sits in the Peachtree Corners / Norcross submarket with visibility from Peachtree Industrial Blvd. The location is well-suited for tenants whose employees, clients, technicians, or service vehicles need convenient vehicular access.

Market	Atlanta-Sandy Springs-Roswell, GA
Submarket	Norcross / Peachtree Corners
Address	4888 S Old Peachtree Rd, Peachtree Corners / Norcross, GA 30071
Drive Access	Prominent visibility from Peachtree Industrial Blvd
Access Profile	Well-positioned for employee, client, service vehicle, and light operational access

MARKETING POSITIONING

The strongest positioning is move-in-ready headquarters space with warehouse/storage support and parking, especially for small to mid-sized operating businesses that need both administrative workspace and practical back-of-house capacity.

- Lead with the office/flex use case, not only the office classification.
- Add loading, clear height, power, zoning/permitted uses, and floor plan details when available.

- Target tenant-rep brokers, contractors, service businesses, medical/admin users, and showroom/storage operators.

CONTACT

Listing Contact	Mithani Properties
Phone	(678) 520-7756
Property	4888 S Old Peachtree Rd, Peachtree Corners / Norcross, GA 30071

Disclaimer

All information is deemed reliable but not guaranteed. Lease terms, building measurements, parking count, operating expenses, zoning, permitted uses, warehouse specifications, and availability should be verified by prospective tenants and brokers.