

*FOR LEASE*



# Naturally Fresh Office Building

3750 Naturally Fresh Boulevard  
Atlanta, GA 30349



Jeffery Smith

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www.expcommercial.com

# Property Summary

3750 Naturally Fresh Boulevard, Atlanta, GA 30349

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## PROPERTY DESCRIPTION

Position your business for success in this premier office space. With 11,500 RSF of professional office space, this property provides the ideal environment for productivity and client engagement. The expansive 5,000 RSF open area caters to collaborative workstations and training sessions. The property offers a generous parking ratio of 4/1000, ensuring hassle-free parking for employees and clients. Available immediately with a substantial TI allowance and competitive lease terms, this well-maintained building is ready to elevate your business operations.

## PROPERTY HIGHLIGHTS

- 9 private offices
- Large open room
- Breakroom and 2 restrooms
- \$17.50/SF base rent + \$3.00/SF CAM
- Available immediately – Landlord offering substantial TI allowance to financially strong Tenant and long-term lease
- Well-maintained building, landscaping, and parking lot

## OFFERING SUMMARY

Lease Rate:	\$17.50 SF/yr (NNN)
Number of Units:	2
Available SF:	11,500 SF
Building Size:	11,500 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	11	146	1,765
Total Population	31	407	4,771
Average HH Income	\$79,627	\$79,866	\$82,416

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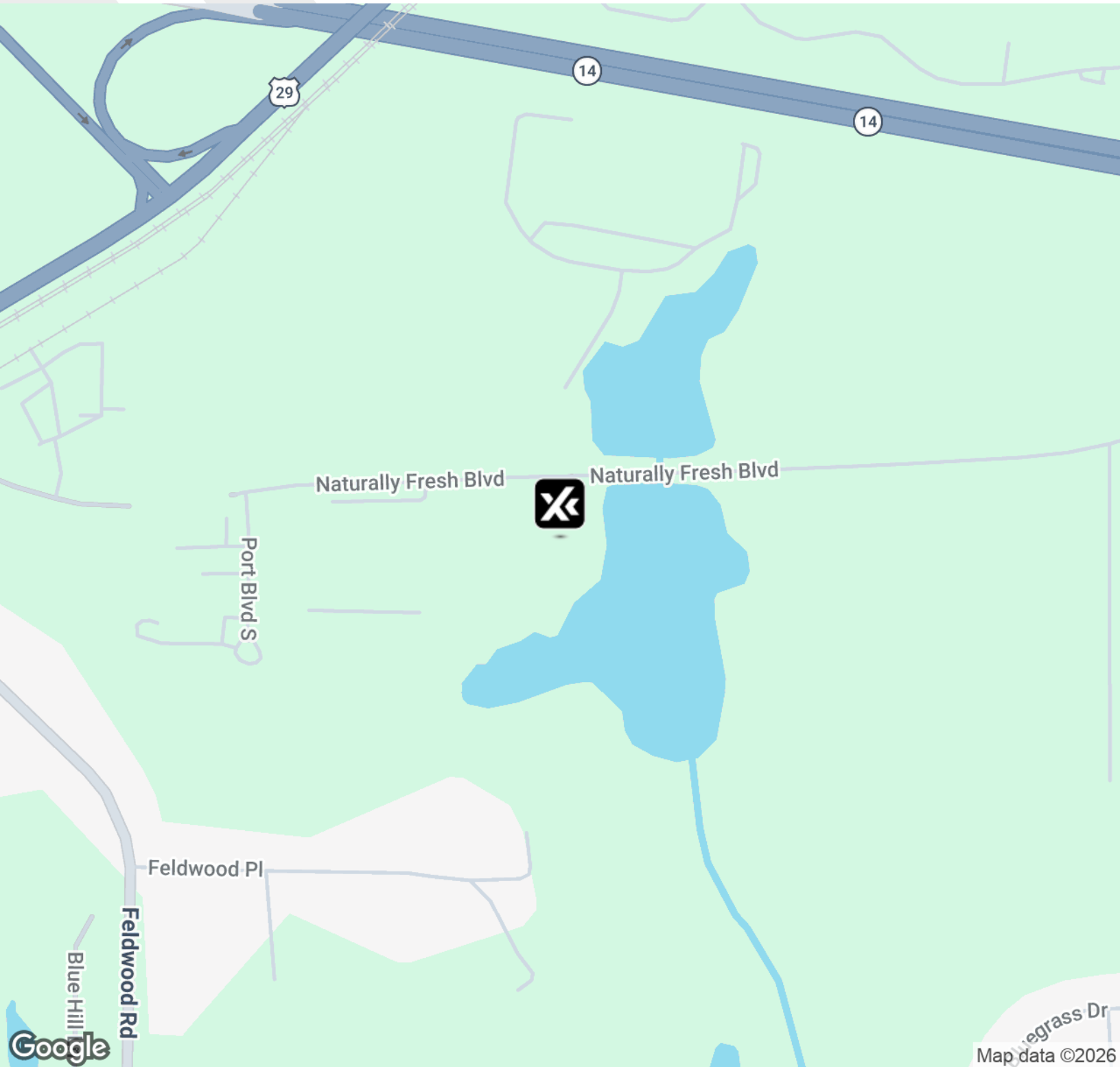
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# Location Map

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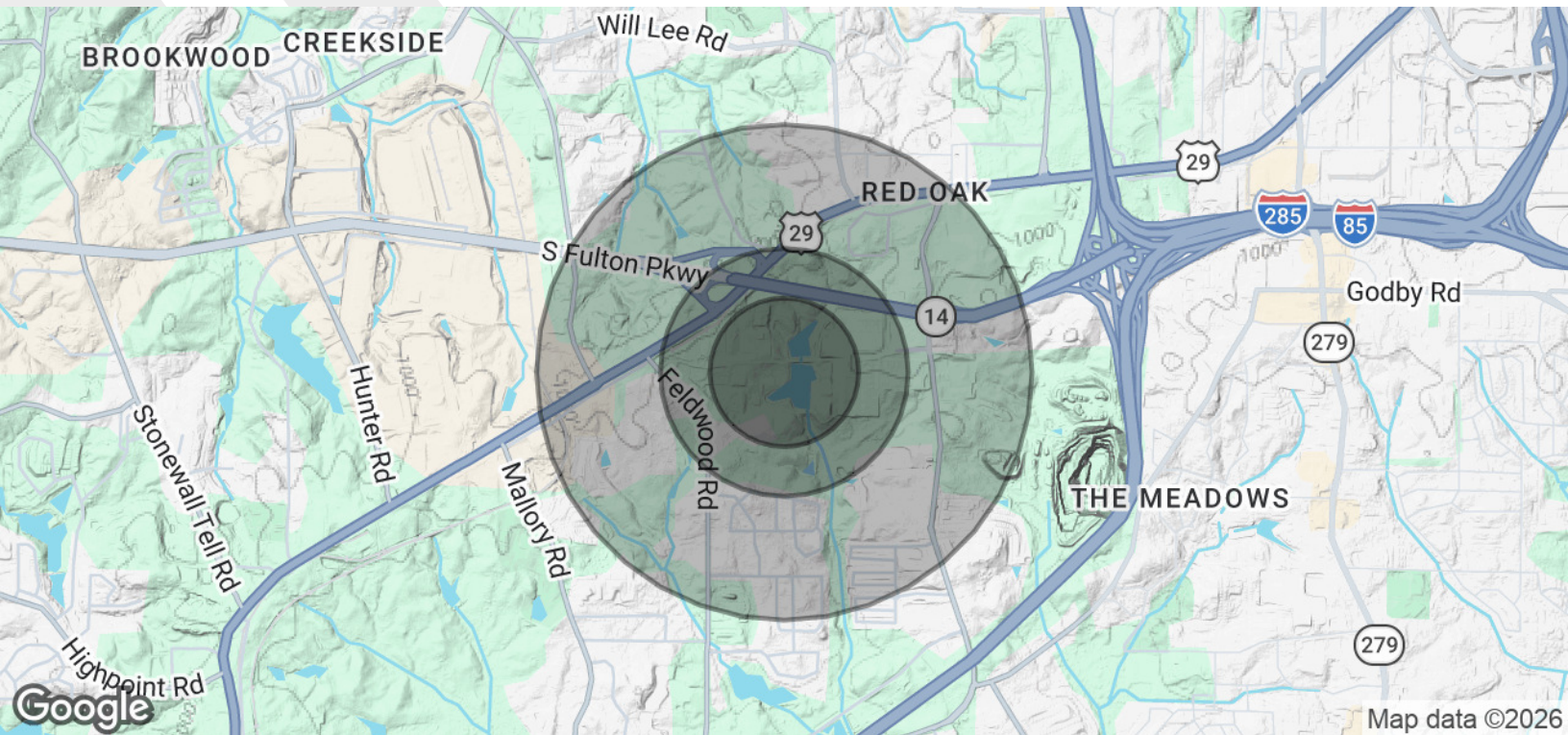


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# Demographics Map & Report

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	31	407	4,771
Average Age	41	40	38
Average Age (Male)	39	38	36
Average Age (Female)	44	42	39
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	11	146	1,765
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$79,627	\$79,866	\$82,416
Average House Value	\$177,214	\$187,324	\$197,568

2020 American Community Survey (ACS)

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# Additional Photos

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Back of Building

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Lake adjacent to property

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Architect Rendering of Break Room

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Architect Rendering of Front Office

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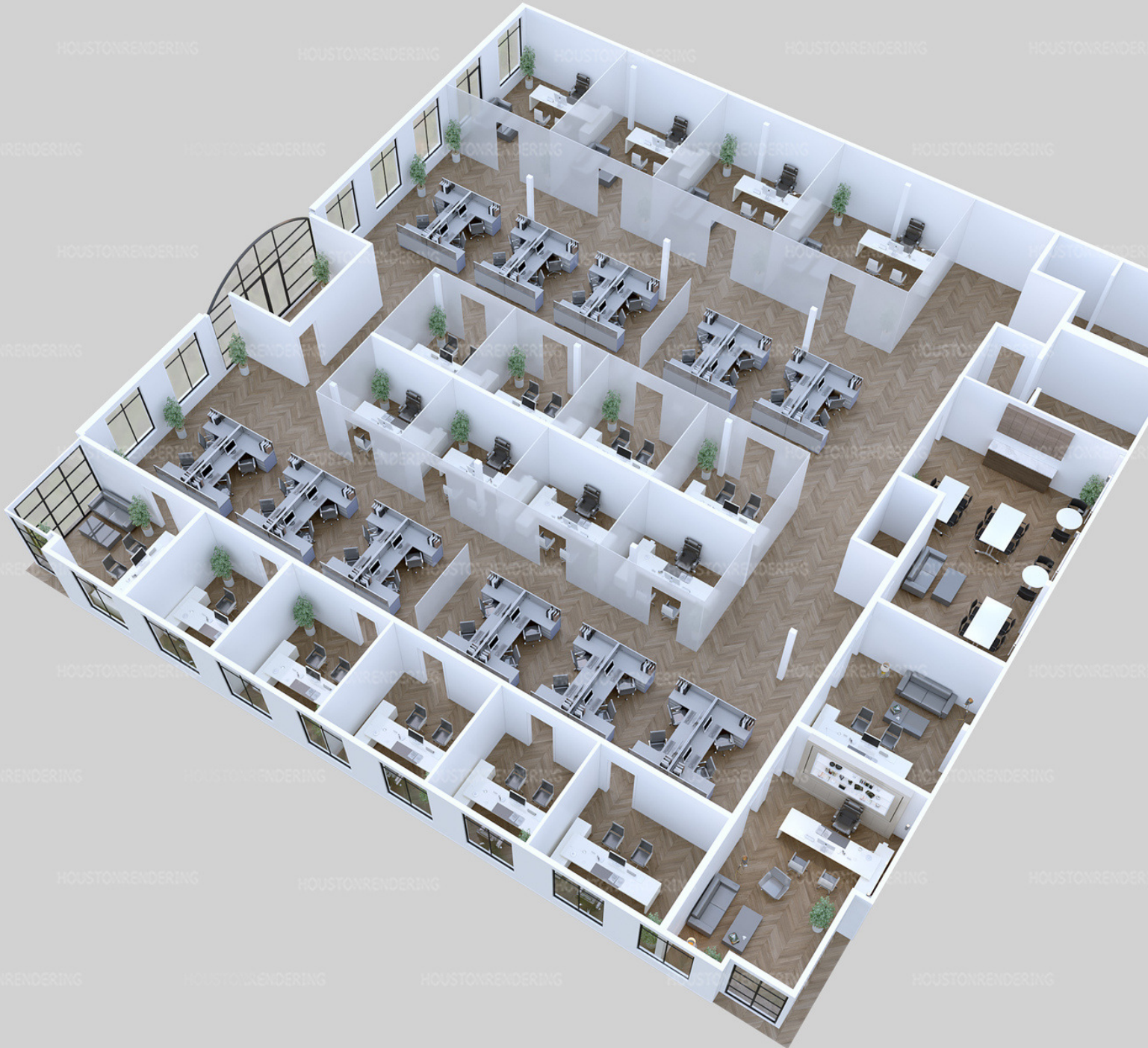


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Architect Rendering of Possible Cubicle Layout

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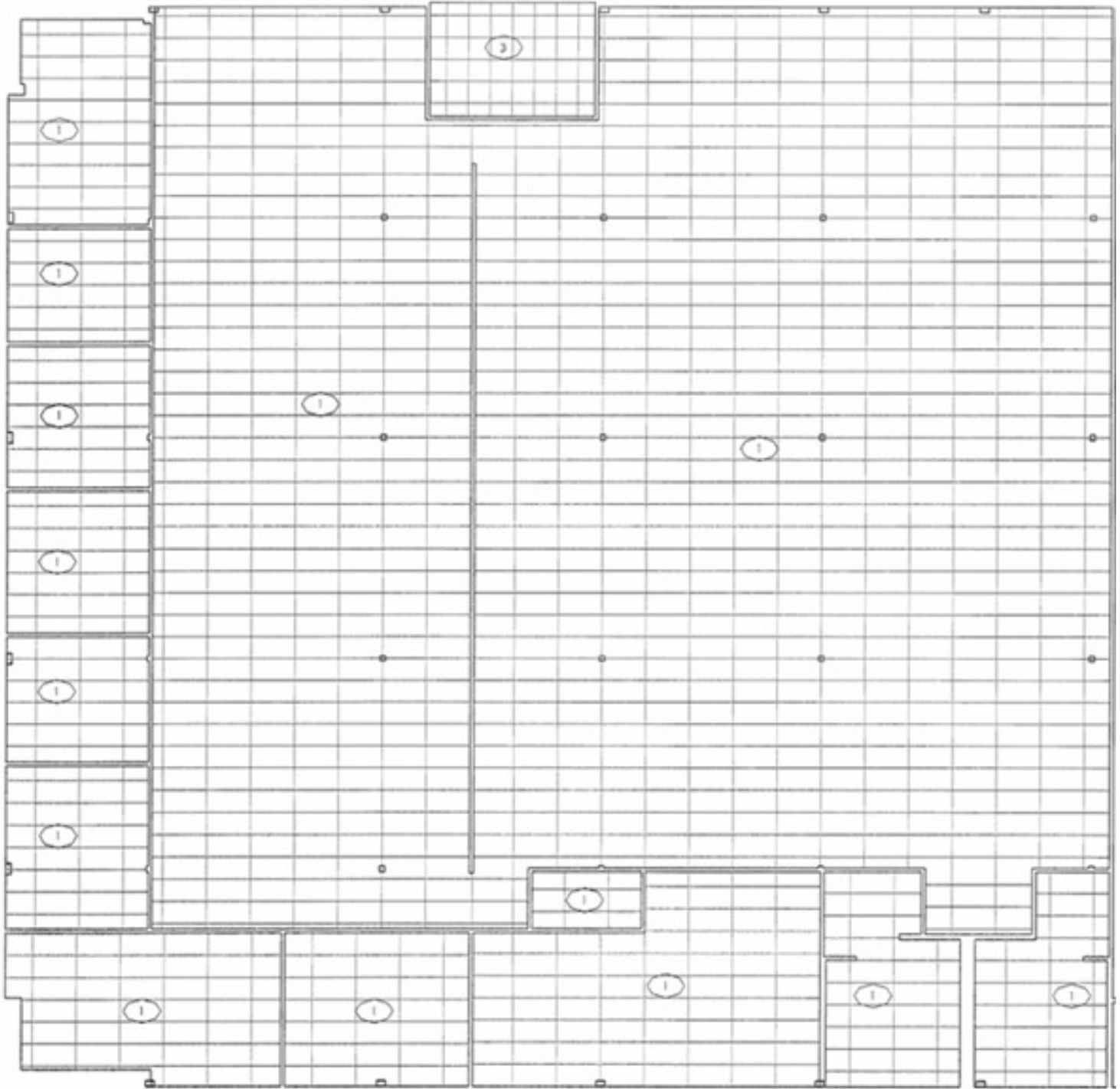


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# Floor Plans

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# Advisor

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Direct: 770.296.3157

GA #367011

## PROFESSIONAL BACKGROUND

Commercial Real Estate Strategist & Proven Deal Closer

With more than nine years of demonstrated success in the commercial real estate sector, I offer a results-driven approach to investment properties, lease negotiations, and high-yield transactions. My comprehensive expertise encompasses both tenant and landlord representation, with a proven ability to convert leased assets into lucrative sales. I am dedicated to structuring innovative deals that maximize value and consistently deliver measurable returns for clients.

Prior to my career in real estate, I spent thirty years in the seafood industry, working collaboratively with corporate offices of major food service distributors, retail chains, and restaurant groups. This extensive experience refined my skills in strategic partnership development and client relationship management—capabilities that I leverage in every real estate engagement.

### Career Highlights:

- Closed transactions exceeding \$19 million in value
- Ongoing assignments consistently generating exceptional ROI
- Established, far-reaching network of investors, developers, and industry professionals

## RECENT TRANSACTIONS

- \$3M all cash 6000 SF Music Studio in Atlantic Station area
- \$1.6M 12,000 SF Office building in Perimeter area
- \$4.5M 37,500 SF Office building by the Atlanta airport
- \$1.4M 12,000 SF Office building in Perimeter area
- \$436,744 3404 SF 5 year Office Lease \$413,215 1230 SF
- 7 year Retail Lease \$1.685M 22,493 SF Retail Portfolio Sale
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### eXp Commercial

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