

# 3100

MEDLOCK BRIDGE RD, BUILDING 400  
PEACHTREE CORNERS, GA 30071

**FLEX SPACE AVAILABLE FOR LEASE OR SALE**



**BRAD DUCKETT**  
Director  
O: 404.442.2834  
C: 706.537.1598

**TRIP ACKERMAN, SIOR**  
Executive VP / Principal  
O: 404.442.2430  
C: 404.218.4699

**MATTHEW REYNOLDS**  
Director | Member- Associate, SIOR  
O: 404.442.2835  
C: 404.502.9499

 **LEE &  
ASSOCIATES**

# 3100

MEDLOCK BRIDGE RD, BUILDING 400  
PEACHTREE CORNERS, GA 30071

## PROPERTY HIGHLIGHTS

### AVAILABLE FOR LEASE - SUITE 410

- **4,594 SF Flex Space Available for Lease**

- 4,064 SF Office Space
- 530 SF of storage area with 11' -13.5' Clear Height
- (1) 10' x 10' Drive-In Door (59' From Door to Curb)
- 120/208 3-Phase - 200 AMPS
- Sprinklered
- Three New HVAC Units - installed May 2024
- 5.7/1000 SF Parking Ratio

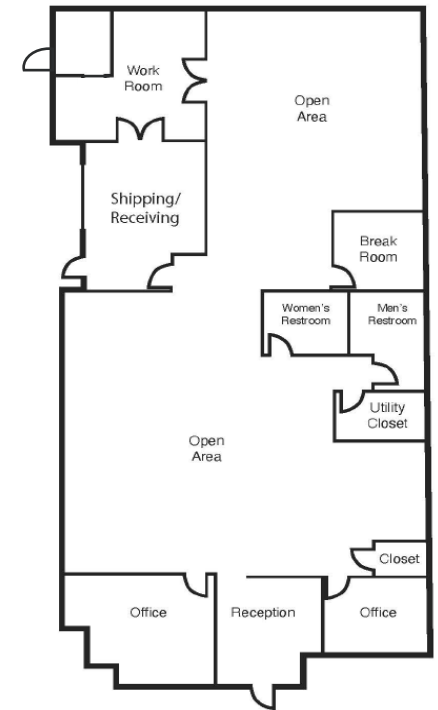
### AVAILABLE FOR SALE

- **11,598 SF Total Building Available For Sale**

- Long-term existing Tenant occupying 6,940 SF through 12/31/2027
- 4,594 Available for Tenant or User
- 66 Parking Spots Total



\*Representation of finished space



# 3100

MEDLOCK BRIDGE RD, BUILDING 400  
PEACHTREE CORNERS, GA 30071

## ACCESS MAP

### Key Distances



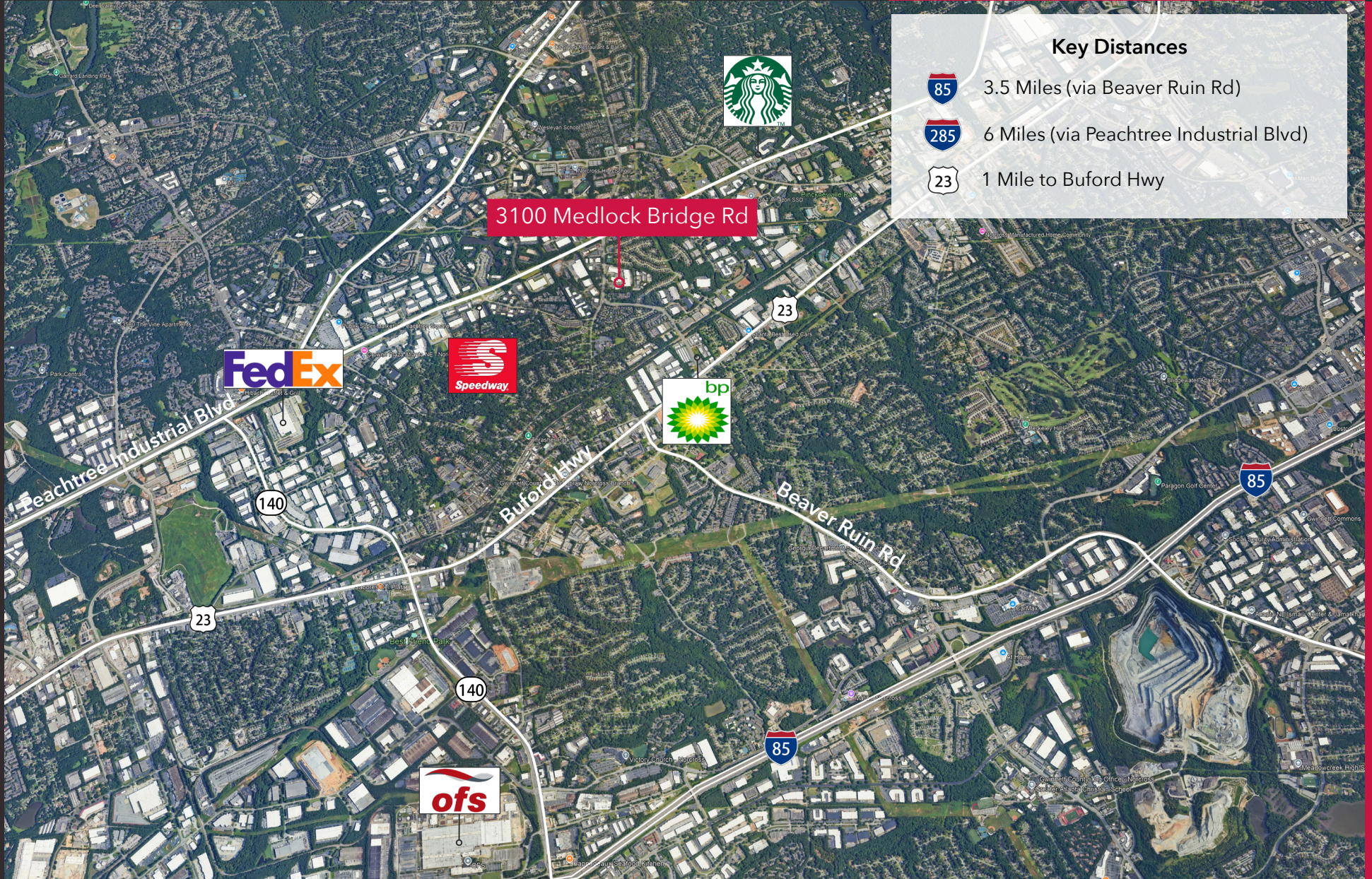
3.5 Miles (via Beaver Ruin Rd)



6 Miles (via Peachtree Industrial Blvd)



1 Mile to Buford Hwy



# 3100

MEDLOCK BRIDGE RD, BUILDING 400  
PEACHTREE CORNERS, GA 30071

**FLEX SPACE AVAILABLE FOR LEASE OR SALE**



## CONTACT:

**BRAD DUCKETT**

Director

**O: 404.442.2834**

**C: 706.537.1598**

**TRIP ACKERMAN, SIOR**

Executive VP / Principal

**O: 404.442.2430**

**C: 404.218.4699**

**MATTHEW REYNOLDS**

Director | Member- Associate, SIOR

**O: 404.442.2835**

**C: 404.502.9499**

**JA LEE & ASSOCIATES**