



Governors Lakes

**3091 Governors Lake
Drive**

Building 100
Peachtree Corners, GA
30071

 **Transwestern**





Experience the perfect blend of tranquility and connectivity at this exceptional property located in the heart of Peachtree Corners. Offering 360° serene views, the property is surrounded by a three-acre walk-around lake featuring direct walk-out access and two covered seating areas, ideal for collaboration or relaxation.

The open-air atrium lobby, with public-facing glass elevators spanning five floors, creates a stunning and welcoming first impression. Recent renovations to the lobby and common areas include upgraded, modernized amenities and fixtures, enhanced landscaping, and revitalized lobbies and restrooms.

Strategically positioned with direct interstate access via GA-141, the property provides excellent signage visibility, a 3.6/1,000 SF parking ratio, and proximity to 25+ nearby restaurants. Whether for work or leisure, this property sets a new standard for functionality and style in Peachtree Corners.

BUILDING HIGHLIGHTS



3091 Governors Lake Drive, Peachtree Corners, GA



Enhanced Landscaping



Revitalization of Lobbies and Restrooms



Direct Interstate Access Via GA-141



Excellent Signage Visibility

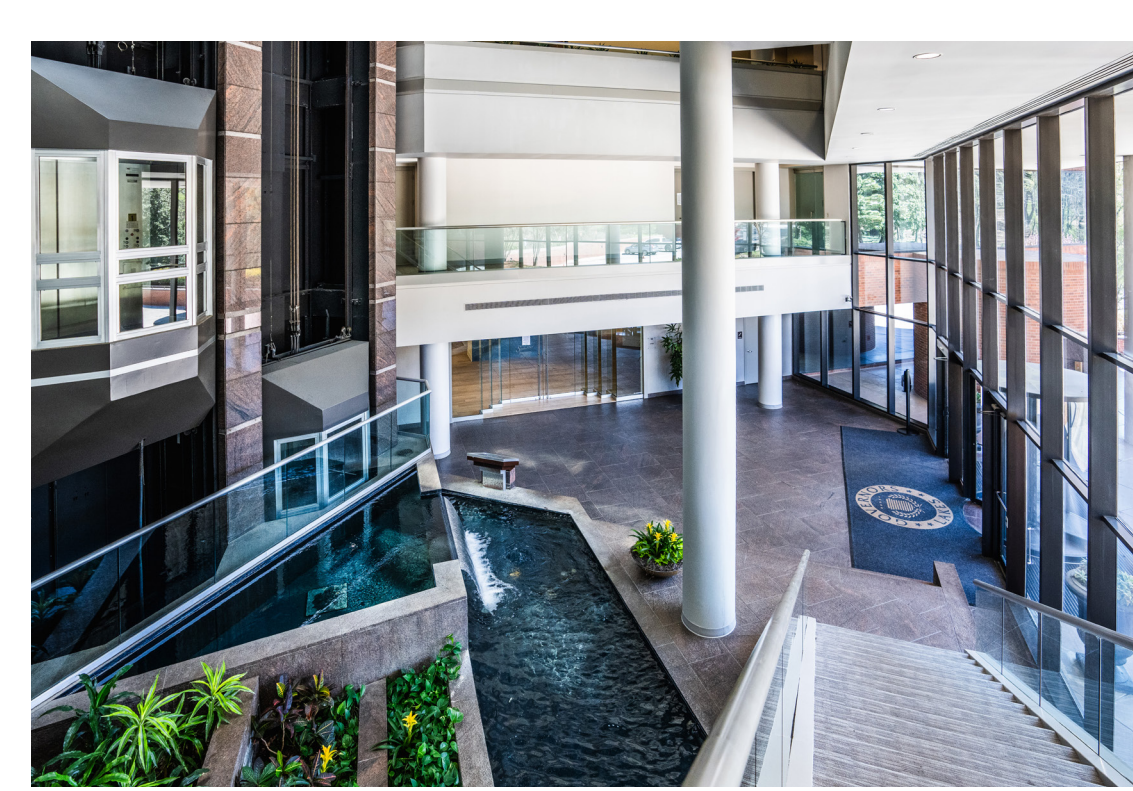


3.6 / 1,000 SF Parking Ratio



Full-Building, Corporate Campus Opportunity







EXCELLENT SIGNAGE OPPORTUNITY

Position your business for success with unparalleled signage opportunities at this premier property in Peachtree Corners. Offering excellent visibility along GA-141, direct interstate access, and proximity to 25+ nearby restaurants, this serene yet connected destination ensures your brand stands out.



1 THE FORUM PEACHTREE CORNERS
DRIVE TIME: 13-15 MIN

WILLIAMS-SONOMA **J.ALEXANDER'S** POTTERYBARN **BARNES&NOBLE** **TRADER JOE'S**

Swoozie's DSW AT&T LOFT ULTA **OLD NAVY** HomeGoods

CHOPT La Parrilla WHICH WICH? Jason's deli CHIPOTLE Moe's Ted's

JOS. A. BANK BANANA REPUBLIC Newk's BURGERIM mojitos SPA SYDELL california PIZZA KITCHEN

3 VILLAGE AT PEACHTREE CORNERS
DRIVE TIME: 12-14 MIN

Flying Biscuit Orangetheory STAGE

PUB TEN MARCO'S PIZZA LIDL

4 PEACHTREE CORNERS MARKETPLACE
DRIVE TIME: 8-10 MIN

ALDI Chick-fil-A LA FITNESS BURGERFI Panera BREAD

NEARBY AMENITIES



2 PEACHTREE CORNERS TOWN CENTER
DRIVE TIME: 12-14 MIN

CINEBISTRO FARM BURGER Gong cha

Tiff's Treats FIRE STONE PUMA BOWLS Pokeworks

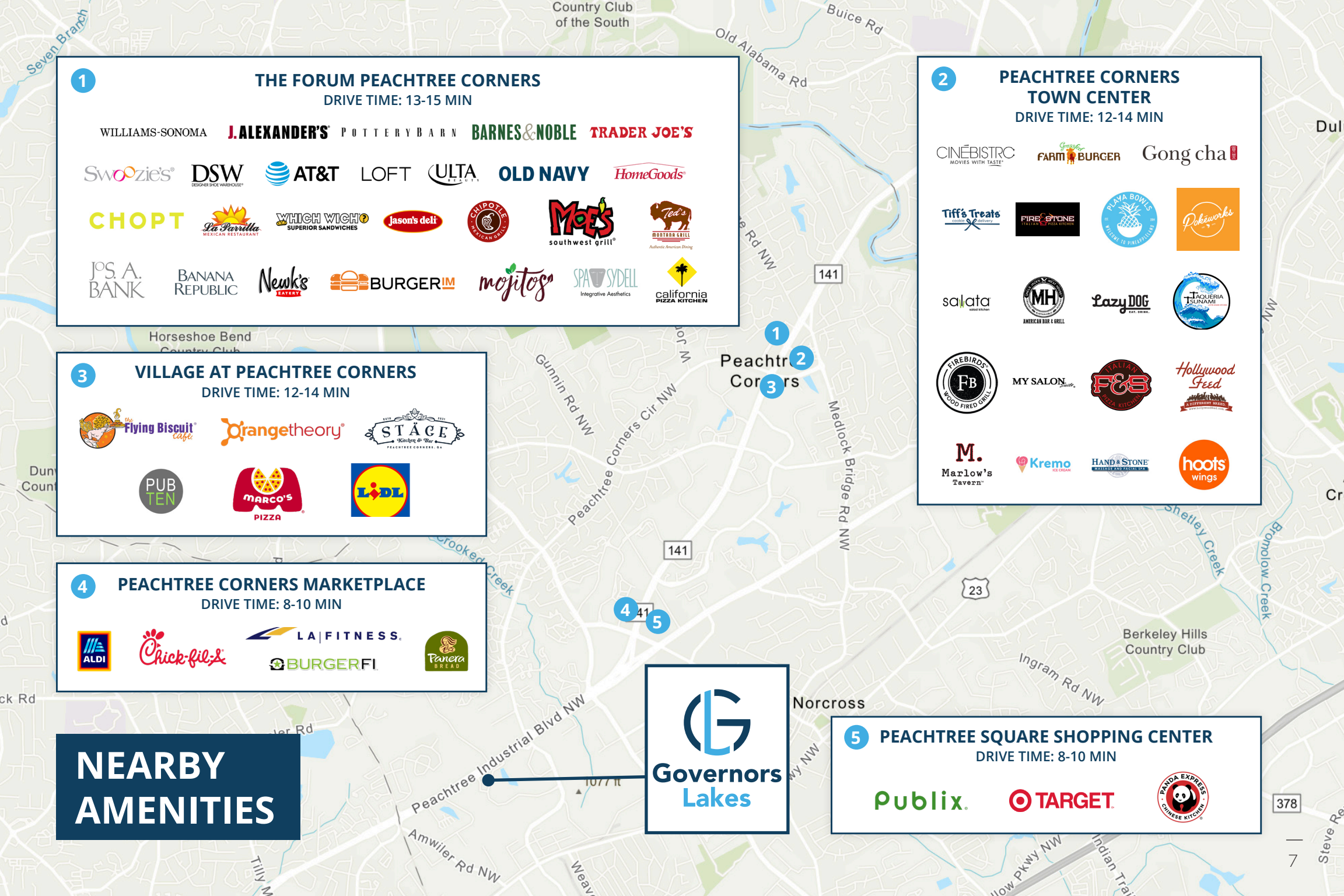
salata MH Lazy DOG TACQUERIA SUNAM

FIREBIRDS MY SALON F&S Hollywood Feed

M. Marlow's Tavern Kremo HAND & STONE hoots wings

5 PEACHTREE SQUARE SHOPPING CENTER
DRIVE TIME: 8-10 MIN

Publix TARGET PANDA EXPRESS





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