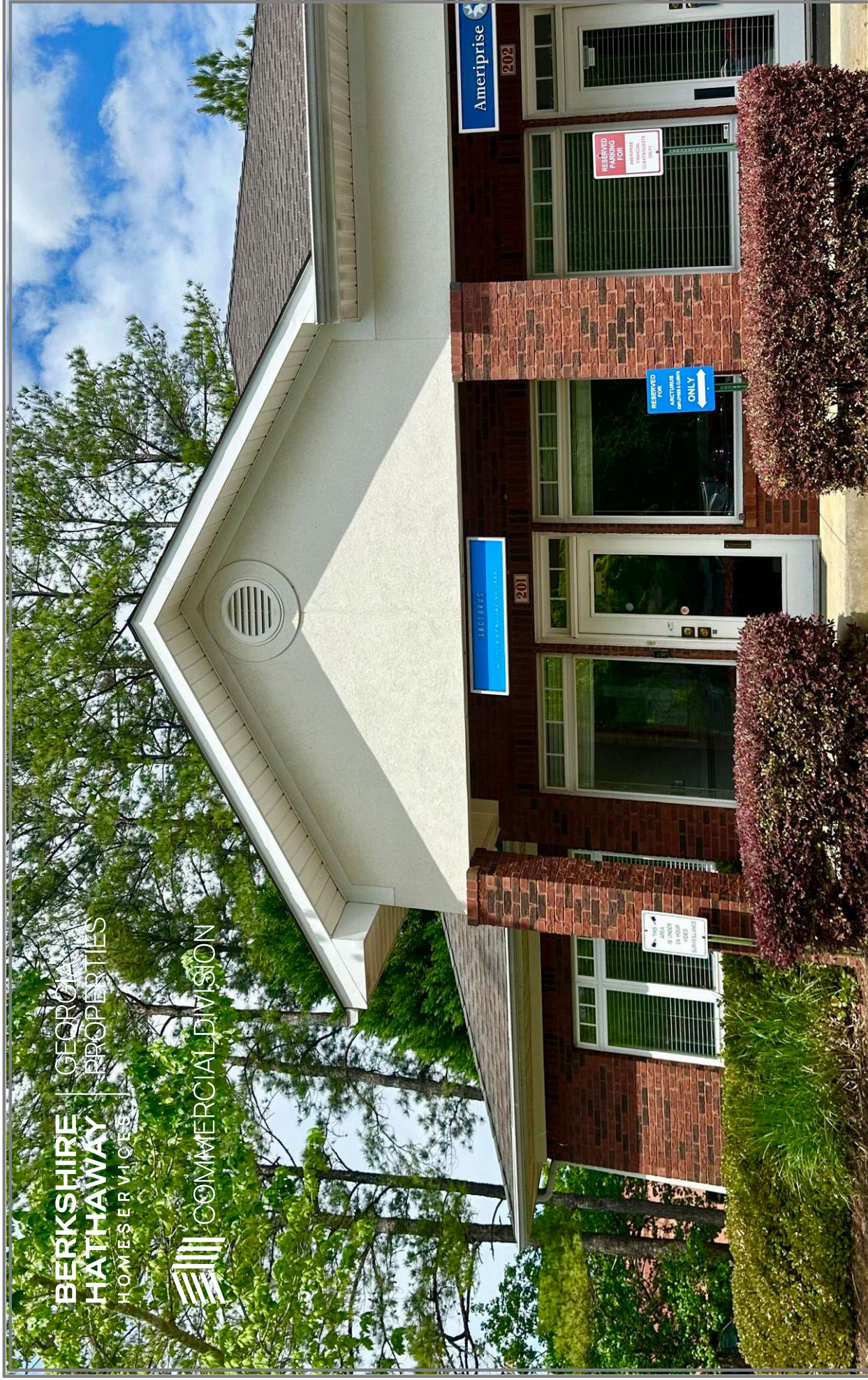


BERKSHIRE | GEORGIA
HATHAWAY PROPERTIES
HOMESERVICES

 COMMERCIAL DIVISIONSM



Offering Memorandum 3790 Holcomb Bridge Rd., Suite 201, Peachtree Corners, GA 30092

3011 Sutton Gate Drive | Suite 150 | Suwanee, GA
770-814-2300

Real Estate Specialists

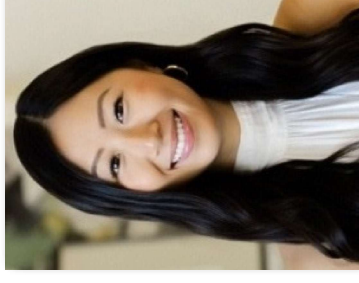
Specializing in Residential, Commercial, & Building Personal Net Worth

BERKSHIRE | **GEORGIA**
HATHAWAY | **PROPERTIES**
HOMESERVICES

 **COMMERCIAL DIVISIONSM**



CLIFTON PREWITT
REALTOR® | 678.215.4957
clifton.prewitt@bhhsgeorgia.com



OLIVIA ROBINSON
REALTOR® | 678.983.1416
olivia.robinson@bhhsgeorgia.com

3011 Sutton Gate Drive | Suite 150 | Suwanee, GA 30024 | 770.814.2300

About the property

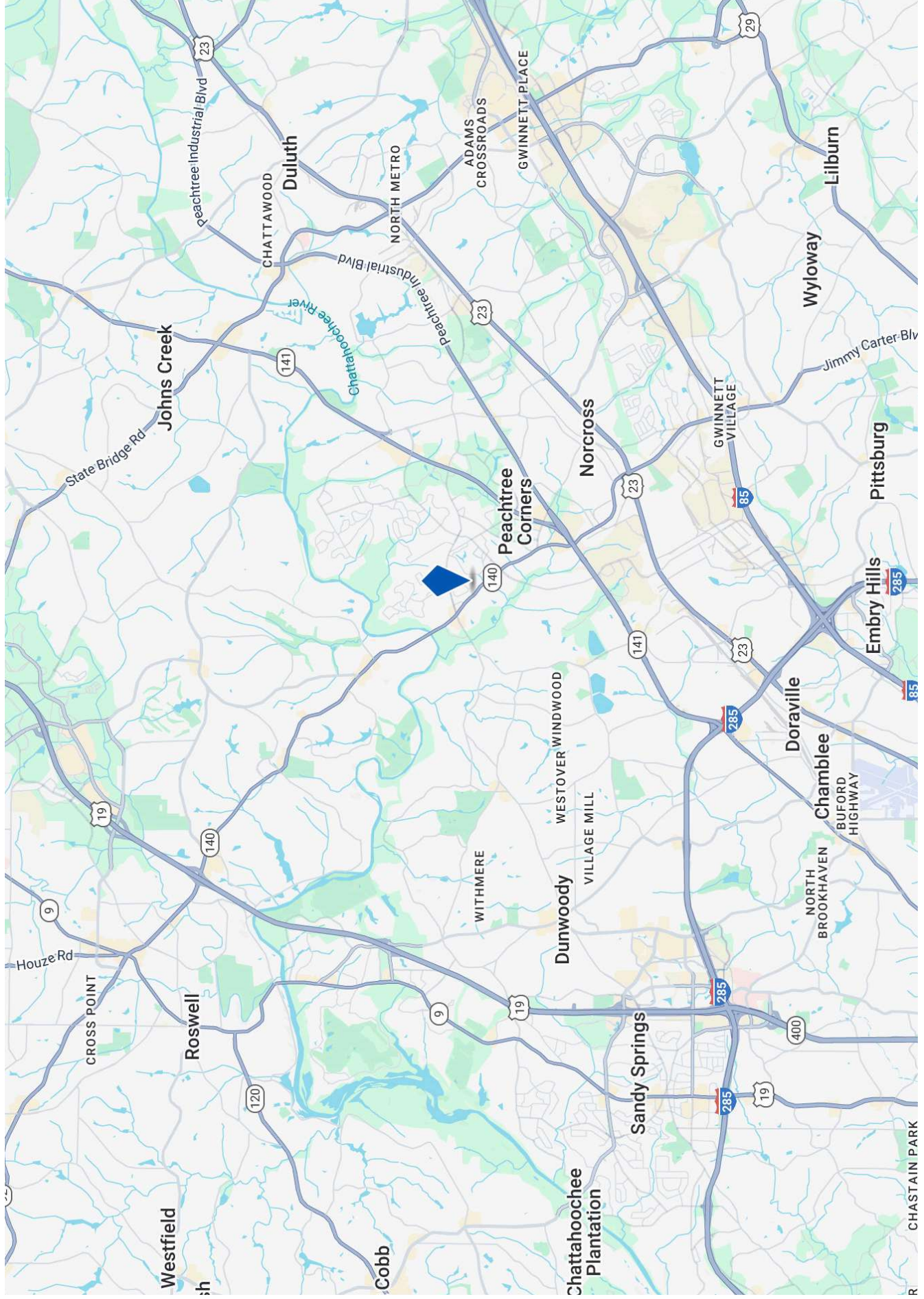
Prime Office Building for Sale in Peachtree Corners! Seize the opportunity to own a versatile office space in a sought-after professional office park. This 1,242-square-foot property is perfectly tailored for businesses seeking functionality and style in a serene yet accessible location. The property features four oversized office rooms that can be used as private offices, collaborative workspaces, or meeting rooms. A spacious kitchen and breakroom provide a convenient space for employees to recharge, while the accessible floorplan ensures smooth navigation throughout the building. The half bathroom adds to the convenience, and the ample parking easily accommodates both staff and visitors. Situated on a large, quiet corner lot, this property offers a peaceful working environment while maintaining proximity to local amenities and major roadways. Its prime location and adaptable layout make it an excellent investment for any business ready to thrive. Don't miss out on this exceptional office space! Contact us today for more information or to schedule a private tour.

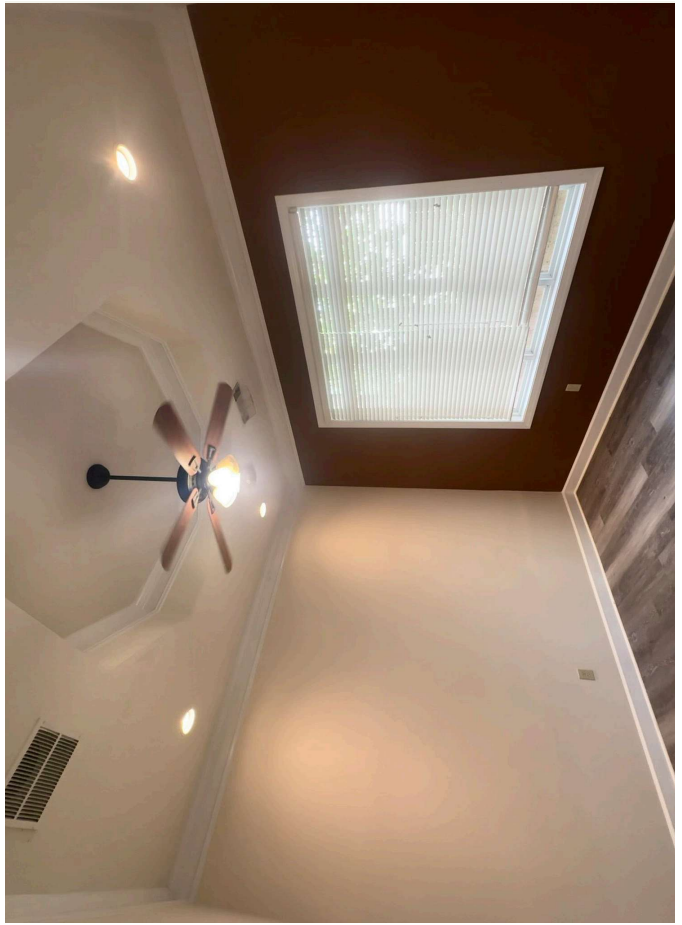
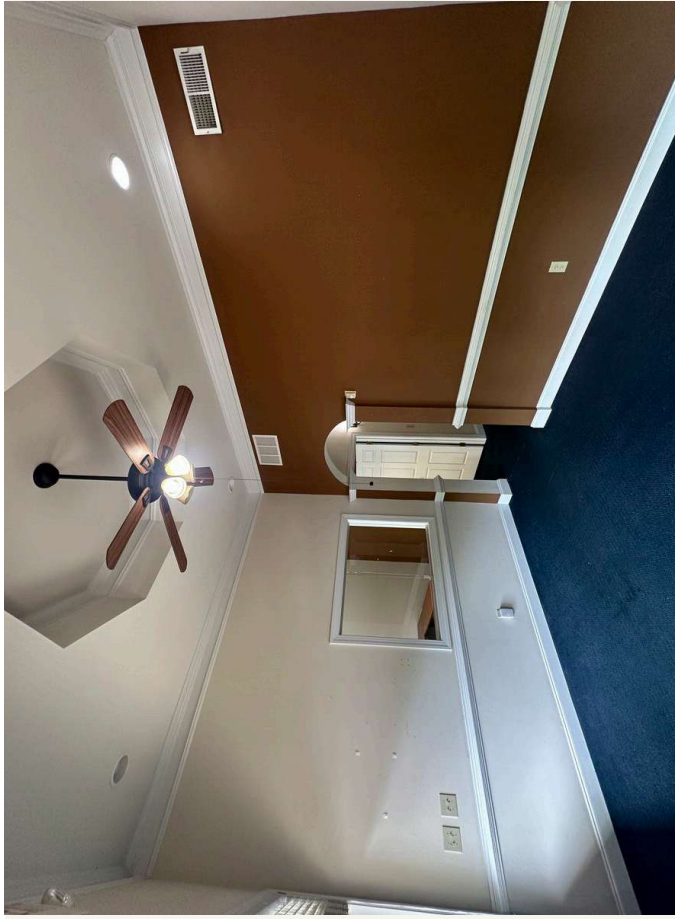
PROPERTY FEATURES:

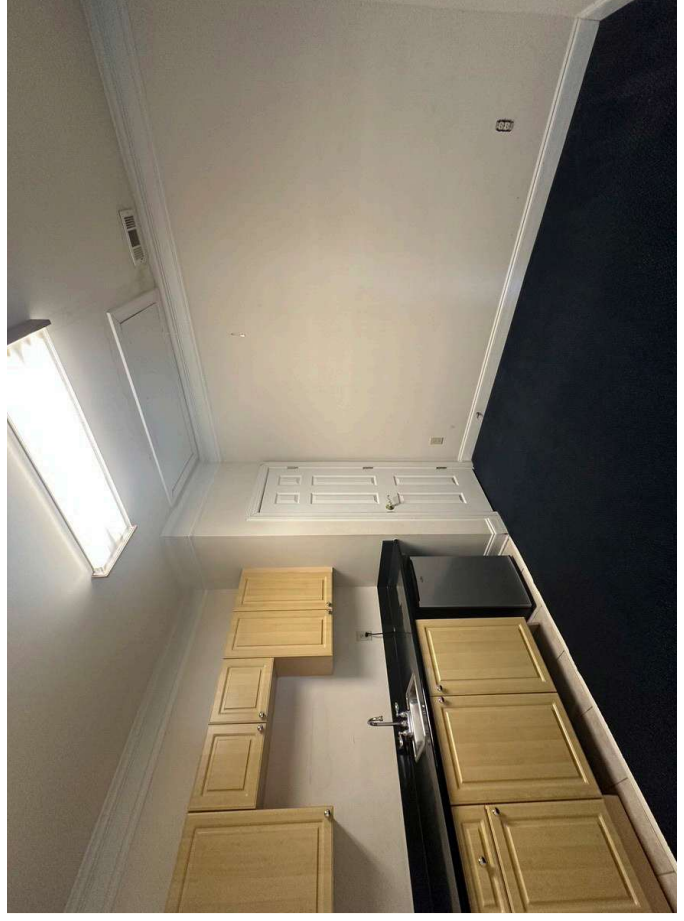
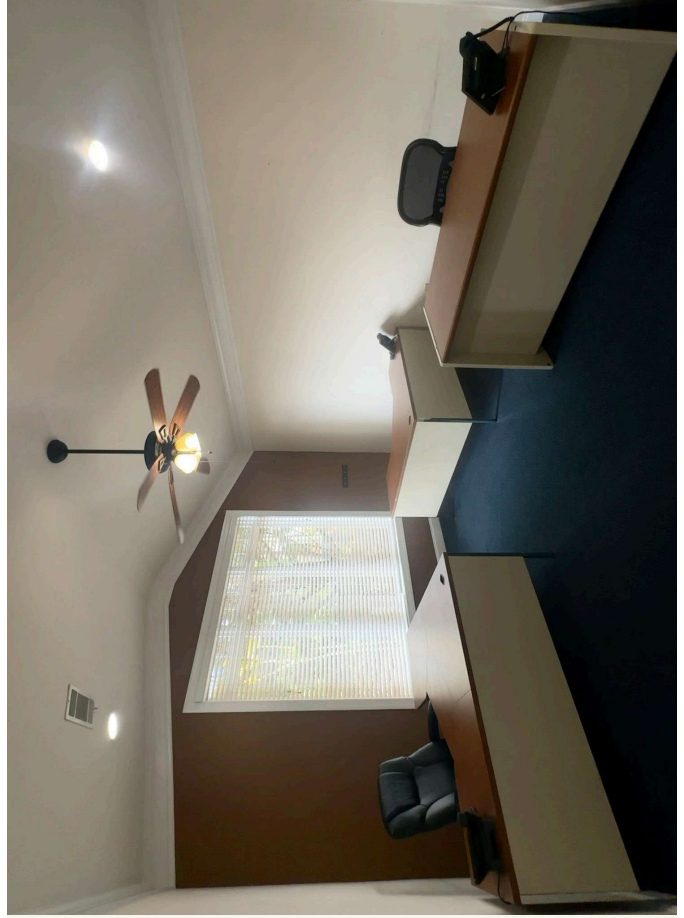
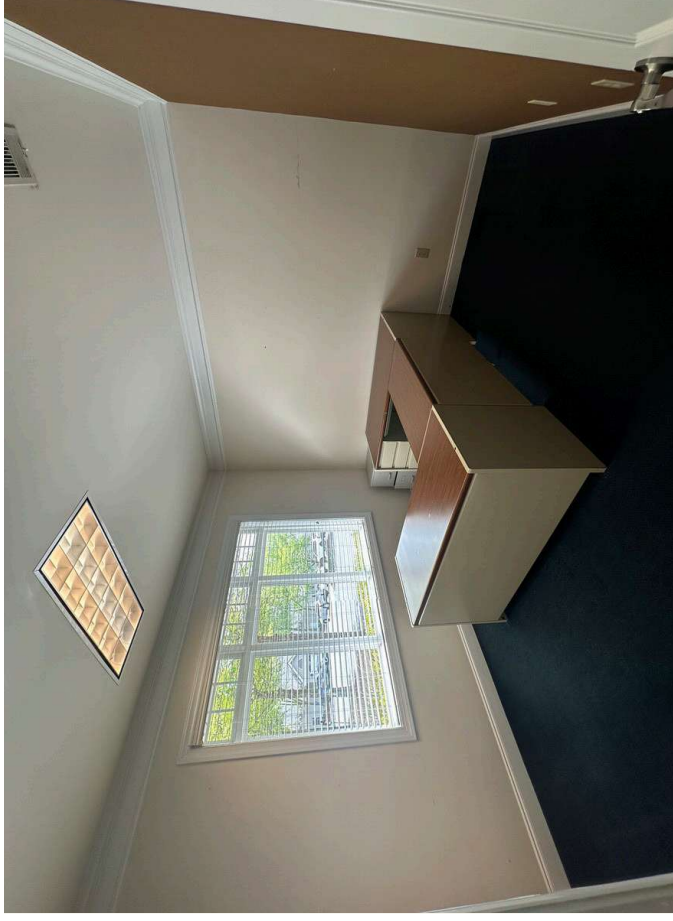
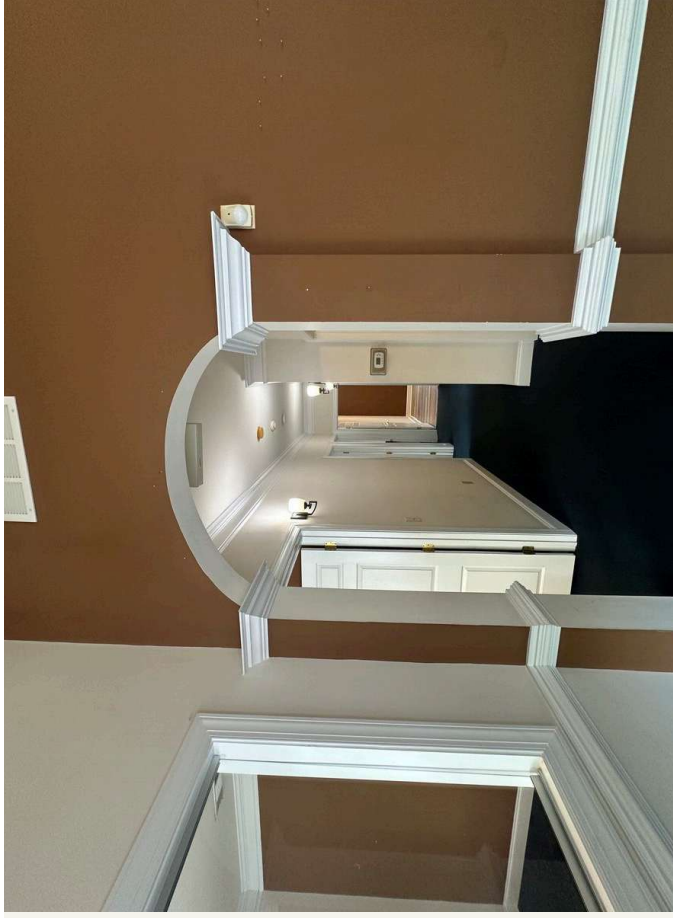
- Offered for: \$345,000
 - Floors: 1
 - Unit Size: 1,242 SF
 - Typical Floor Size: 1,242 SF
 - No. Units: 1
 - Year Built: 2003
 - Total Building Size: 1,242 SF
 - Tenancy: Single
 - Property Type: Office (Condo)
 - Lot Size: 0.03 AC
 - Property Subtype: Medical
 - Parking Ratio: 12.08/1,000 SF
 - Sale Type: Investment or Owner User
 - Zoned: O/I Office
 - Building Class: B
- ### AMENITIES
- Wheelchair Accessible
 - Monument Signage
 - Air Conditioning
 - Ample Parking and Reserved Spots

3790 Holcomb Bridge Rd., Suite 201, Peachtree Corners / Norcross, GA











3790 HOLCOMB BRIDGE ROAD UNIT 201, NORCROSS, GA
30092

AREA REPORT



VERY CONVENIENT

This home is in a **very convenient** area. Some daily errands in this location **require a car** and most major services are within **1** mile.



MEDICAL



0.1
MILES



GYM

0.2
MILES



PHARMACY

0.3
MILES



ATM

0.3
MILES



GAS

0.6
MILES



MOVIE THEATER

2.4
MILES



COFFEE

1.1
MILES



GROCERIES

0.7
MILES



CLEANERS

0.7
MILES



DISCLAIMER: The information in this report is from third-party sources and its accuracy cannot be guaranteed.



3790 HOLCOMB BRIDGE ROAD UNIT 201, NORCROSS, GA
30092

OUTDOOR REPORT



THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR

	PARK JUMP JUMP	0.6 MILES
	GOLF COURSE DEER VALLEY GOLF RANGE	1.1 MILES
	DOG PARK DR REGINALD B. RILEY, PHD	2.4 MILES
	HIKING BIG TREES FOREST PRESERVE	6.5 MILES



WITHIN
10 MILES

34

GOLF
COURSES

18

PARKS

6

DOG
PARKS

1

HIKING



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3790 HOLCOMB BRIDGE ROAD UNIT 201, NORCROSS, GA
30092

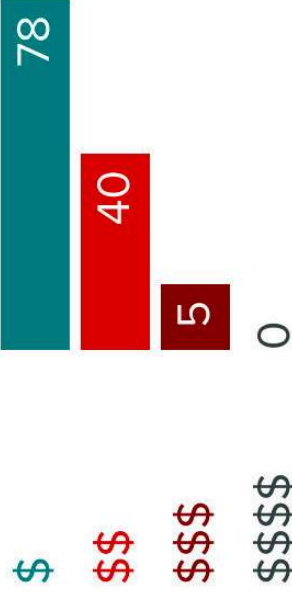
NEIGHBORHOOD EATS

This home is located near **118** moderately priced restaurants and has an **above average** variety of cuisines.

131



WITHIN 5 MILES



FOOD REPORT



GOOD EATS BY CATEGORY

FAST FOOD	22
MEXICAN	17
ASIAN	15
AMERICAN	14
INTERNATIONAL	6
PIZZA	5
THAI	5
SPORTS BARS	5
DELIS	5
OTHER	14

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DISCLAIMER & CONDITIONS

This Confidential Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for a general reference purpose only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material changes or variations. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the property will be made available to qualified prospective purchasers.

In the Confidential Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Confidential Memorandum is subject to prior placement, errors, omissions, changes, or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Berkshire Hathaway HomeServices or the current Owner/ Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

The Owner/Seller expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/ Seller shall have no legal commitment or obligations to any purchaser reviewing this Confidential Memorandum or making an offer to purchase the Property unless written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner / Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Confidential Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Confidential Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Confidential Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Confidential Memorandum may be copied, or otherwise reproduced or disclosed to anyone without the prior written authorization of Berkshire Hathaway HomeServices or Owner / Seller. The terms and conditions set forth above apply to this Confidential Memorandum in its entirety and all documents, disks and other information provided in connection therewith.