

330 RESEARCH COURT

Peachtree Corners, GA (Metro Atlanta)

FOR SALE OR LEASE



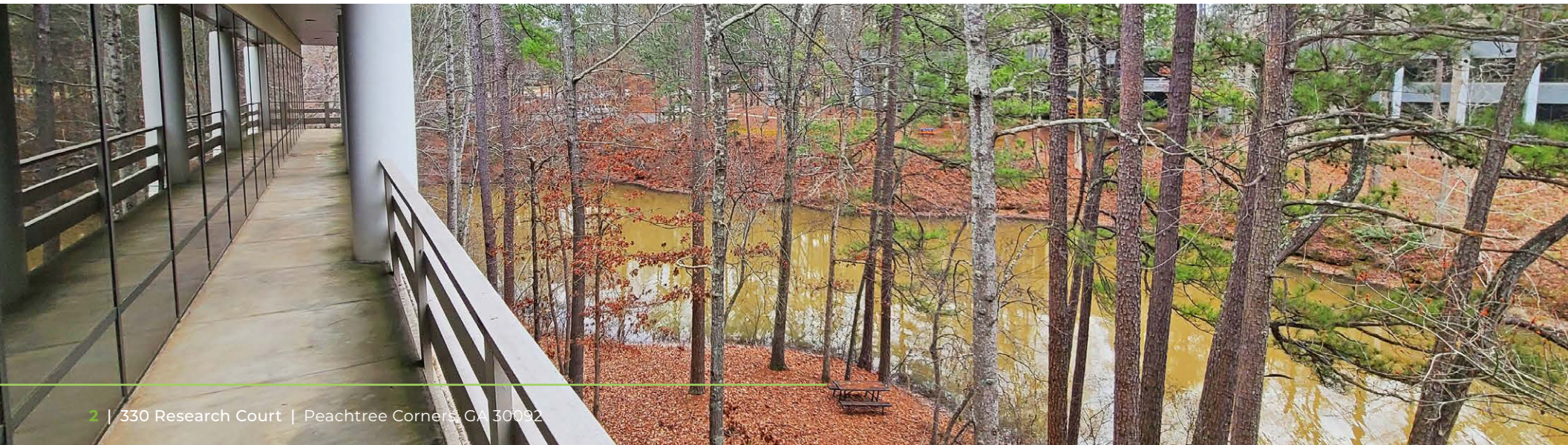
27,000 SF OFFICE ON 3.5 ACRES
Located in North Atlanta's Most Active Technology Park


MERIT
REALTY PARTNERS

Property Summary

Property Information

Address	300 Research Court Peachtree Corners, GA 30092
County	City of Peachtree Corners
Total Building Size	27,320 RSF
Number of Floors	Three (3)
Year Built / Renovated	1971/2006
Land Area	3.52 acres
Parking Ratio	4.0/1000 (110 spaces)
Zoning	M-1 (Light Industrial)
Tax Parcel ID	R6285 044



Property Highlights

- Vacant Office Building located in the heart of Technology Park/Atlanta.
- Ideal future redevelopment site (3.52 acres).
- Lake front setting creates ideal corporate campus.
- Lower level has ample glass and ability to add grade level doors.
- Lower level perfect for storage, lab, life science, IT or general office.
- Ample outdoor space for amenities and gathering areas.
- Main building lobby located on 2nd floor.
- Exterior pedestrian walkway on each floor.



SUBMARKET

Peachtree Corners

Peachtree Corners stands as a thriving enclave of residences, schools, parks, and businesses situated in Gwinnett County, one of the nation's fastest-growing counties. It has evolved into a sought-after haven for executives, business proprietors, and upper-level managers. The remarkable growth witnessed over the last two decades has led to a surge in housing options, providing decision-makers and employees with the opportunity to reside in close proximity to their workplaces, recreational facilities, and the labor market.

SUPPLY-CONSTRAINED, INFILL LOCATION

- The location faces constraints in supply, with minimal available land suitable for office development.
- There is heightened demand for residential and retail spaces, with limited potential for office development along the corridor.
- Peachtree Parkway and Peachtree Industrial Boulevard, serving as commercial corridors, rank among the most bustling in the county.
- Positioned centrally, the area is adjacent to both Atlanta's northern suburban communities and its urban core.

ANCHORED BY THE EXPANSIVE TECH PARK

- The inaugural thriving office and research & development (R&D) center in Atlanta spans across 500 acres.
- Comprising over 3.8 million square feet of space, the majority consists of multi-tenant office spaces and corporate-owned facilities.
- It stands as Georgia's fourth-largest high-tech employment district.

Peachtree Corners Demographic Profile

POPULATION

241,171

AVERAGE HOUSEHOLD INCOME

\$145,000

HOUSING UNITS

85% OWNER OCCUPIED

13% RENTER OCCUPIED

HOUSEHOLD INCOME

20% \$200,000+

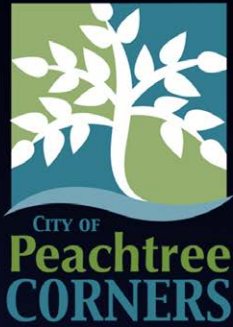
24% \$100,000-\$199,000

EDUCATIONAL ATTAINMENT

71% BACHELORS/
GRADUATE DEGREE

Peachtree Corners Named in the
2023 Fortune 50 Best Places to
Live for Families





AMONG THE HIGHEST INCOME DEMOGRAPHICS IN ATLANTA

- Nearly half the area's population has a net worth of over \$1,000,000
- Average household income of over \$145,000 with home values ranging from \$400,000 to \$900,000
- Among the most high-profile and well educated employment bases of any Atlanta location

AN ESTABLISHED HIGH-END RETAIL CORRIDOR

- Home to The Forum, an open-air lifestyle center that features upscale retailers such as lululemon, Willams Sonoma, Pandora, Barnes & Noble, and Trader Joe's
- Numerous restaurants including Ted's Montana Grill, J. Alexander, Chipotle, Newk's, Marlow's Tavern, Uncle Jacks Meat House, and Firebirds Grill.
- Over 1,200 hotel rooms offered by national brands such as Hilton, Hyatt, Marriott, Holiday Inn and Ramada

TOWN CENTER PARK

- Maintained by the City of Peachtree Corners for the benefit of all Peachtree Corners residents, the park opened April 27, 2019.
- The Town Center includes a two-acre Town Green, which hosts free weekly events such from live concerts, lawn games, yoga, and more.
- It also includes a 2,500 SF plaza and seven sculptures built to honor all military veterans - past, present, and future





Peachtree Corners Advantage

- Situated in one of the fastest growing counties in Georgia - Population approaching **1 Million** & nearly **12,000 new residents added annually**.
- Over **5,000 residential building permits** approved in 2020 & 2021
- **Largest incorporated city** in Gwinnett County
- Just **20 miles north** of the Buckhead Atlanta CBD
- **Easy access** to I-85, I-285, and GA-400
- 30097, 30005 and 30092 **zip codes rank in Atlanta's Top 25 Wealthiest**
- **Largest public school system** in Georgia
- **13** country clubs
- **10.5 million SF** in office -2300+ businesses
- Home of the **Curiosity Lab & Technology Park** - 7,500+ jobs
- Key Employers:

SIEMENS


Crawford

 **Hapag-Lloyd**

INTUITIVE
SURGICAL®


IMMUCOR


T-Mobile


CareerBuilder

 **Curiosity Lab**
at Peachtree Corners

Aerial Overview



Aerial Photo



Property Photos

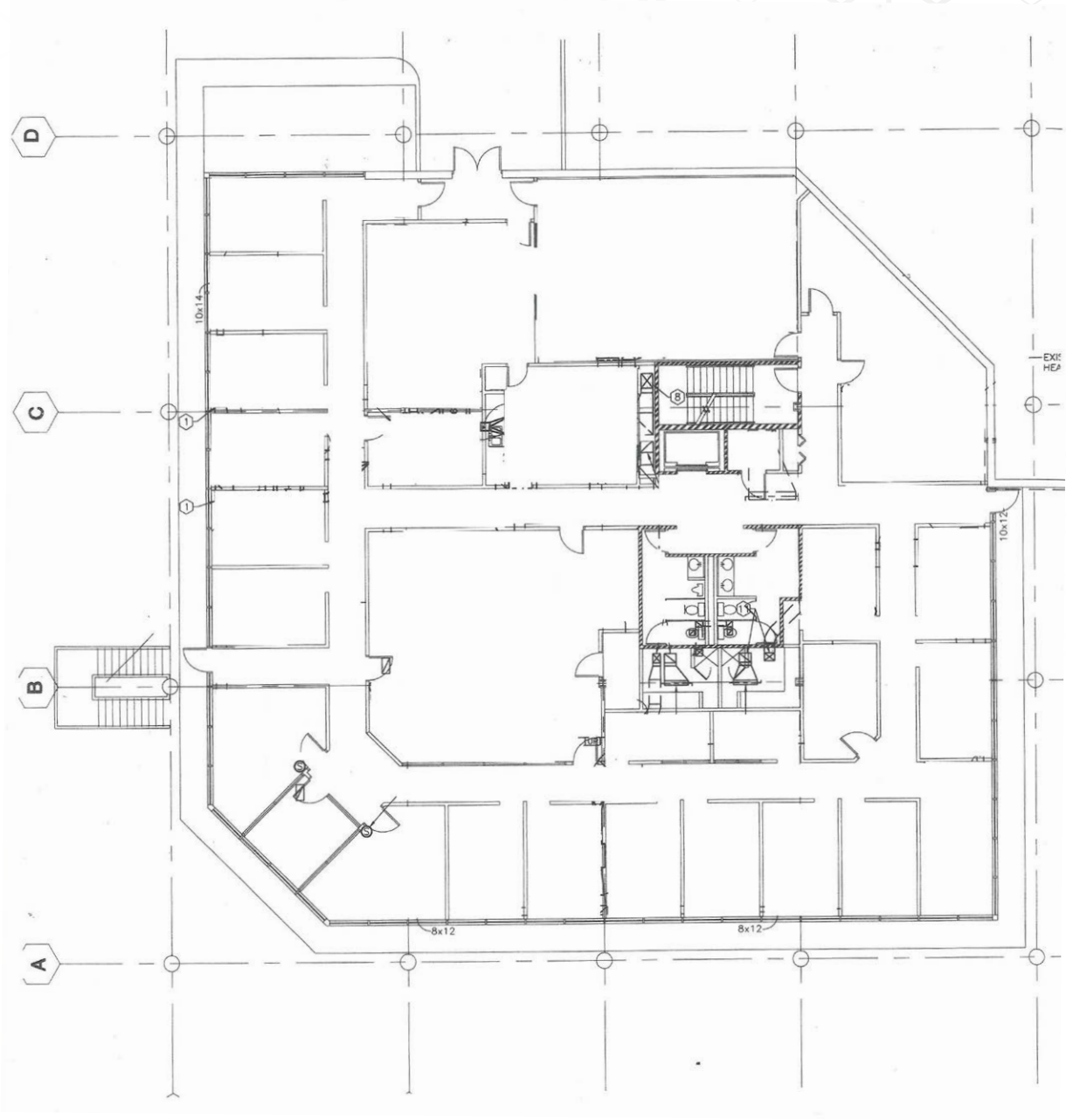


Property Photos



Floor Plan

FIRST FLOOR



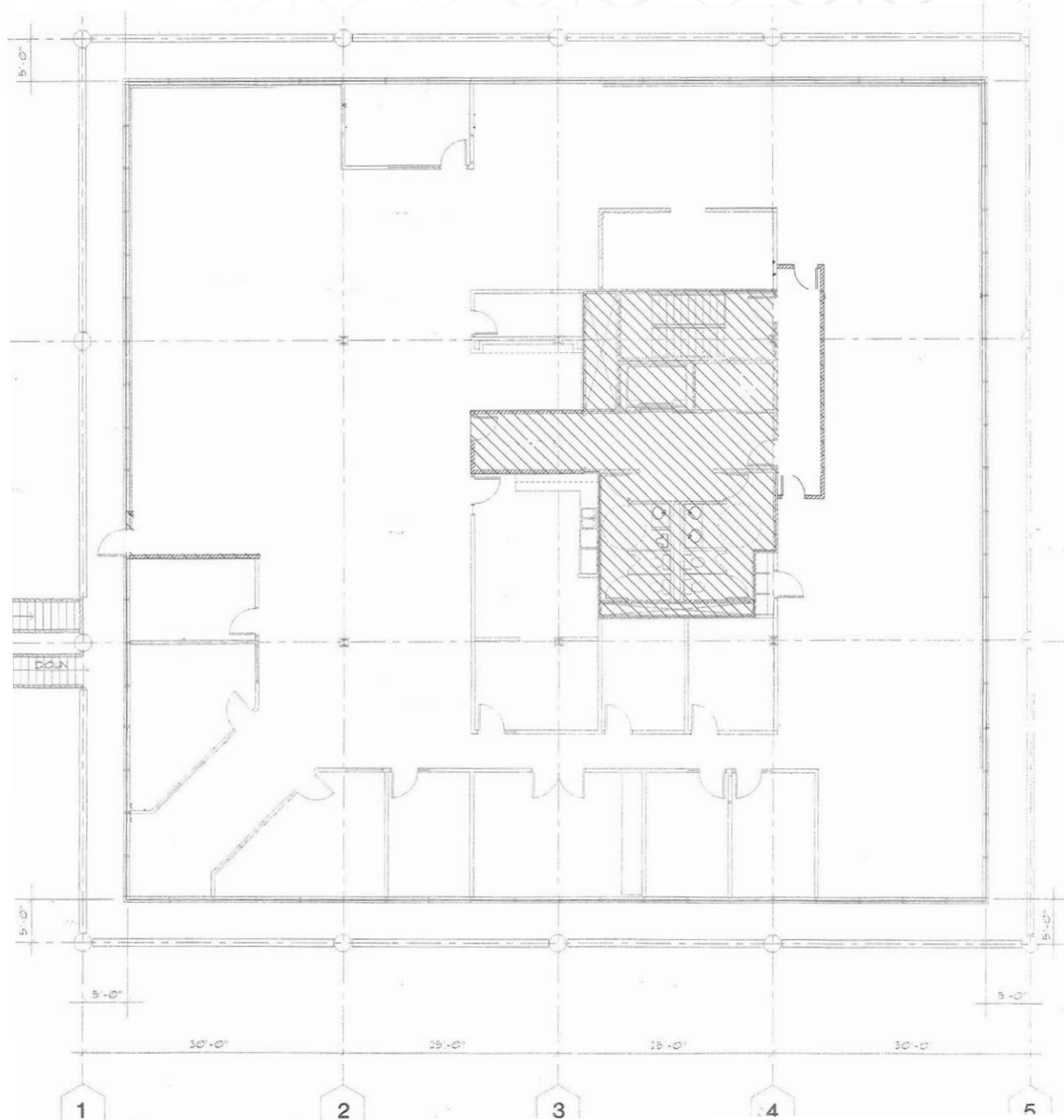
Floor Plan

SECOND FLOOR



Floor Plan

THIRD FLOOR



Site Plan



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