

LEASE

901 ABERNATHY ROAD NE, SUITE 400, SANDY SPRINGS, GA 30328

901 Abernathy Road NE, Suite 400 Sandy Springs , GA 30328



PROPERTY DESCRIPTION

901 Abernathy Road NE, Suite 400 in Sandy Springs, GA presents an exceptional opportunity for businesses seeking a prime commercial space. This elegant property boasts high visibility and accessibility, making it an ideal location for retail or street retail ventures. With modern architectural design, expansive storefront windows, ample parking, and versatile layout options, the space provides a blank canvas for tenants to create a captivating retail environment. Whether through a sub-lease with three years remaining or a new five-year lease from the landlord, this is a rare chance to establish a prominent presence in a thriving commercial hub.

LOCATION DESCRIPTION

Nestled in the heart of bustling Sandy Springs, the area surrounding 901 Abernathy Road NE, Suite 400 offers a vibrant mix of retail and dining experiences. Just minutes away, iconic destinations like Perimeter Mall and The Prado provide a wealth of shopping and entertainment options, catering to a diverse and discerning clientele. With a dynamic local dining scene and a plethora of well-established and up-and-coming brands nearby, the location presents an exciting opportunity for retail businesses looking to capture the energy and enthusiasm of Atlanta's thriving retail market.

PROPERTY HIGHLIGHTS

- High visibility and accessibility
- Modern architectural design
- Expansive storefront windows
- Ample parking
- Versatile layout options
- Proximity to major transportation routes
- Densely populated area
- Three years remaining on sub-lease
- Option for a new five-year lease

OFFERING SUMMARY

Lease Rate:	\$45.00 SF/yr (NNN)
Available SF:	1,221 SF
Building Size:	1,221 SF

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