

Office Space For Lease

3327 Duluth Hwy, Suite 204
Duluth, GA 30096

SHOWCASE
PROPERTIES



Office Space For Lease

- Located in the heart of Duluth
- 30 Min to Downtown Atlanta
- Generous Parking
- Upstairs Exterior Entrance
- Private Offices
- Reception Area

For More Information

Ken Robinson
Realtor
770-652-9387
krobinson5328@att.net

David Freeman
Broker
404-314-4718
DavidFreemanRealtor@gmail.com

PROPERTY SUMMARY



BUILDING DETAILS

PROPERTY TYPE	Office
AVAILABLE	800 SqFt
YEAR BUILT	1989
TENANCY	Single
BUILDING HEIGHT	2 Story



LEASE INFORMATION

BASE RENT:	\$14.00/SqFt
TOTAL SPACE:	800 SqFt
LEASE TERM:	3+ Years
TAXES/INS/CAM:	\$3/SqFt
AVAILABLE:	2/1/2026
MONTHLY RENT:	\$1,133.00

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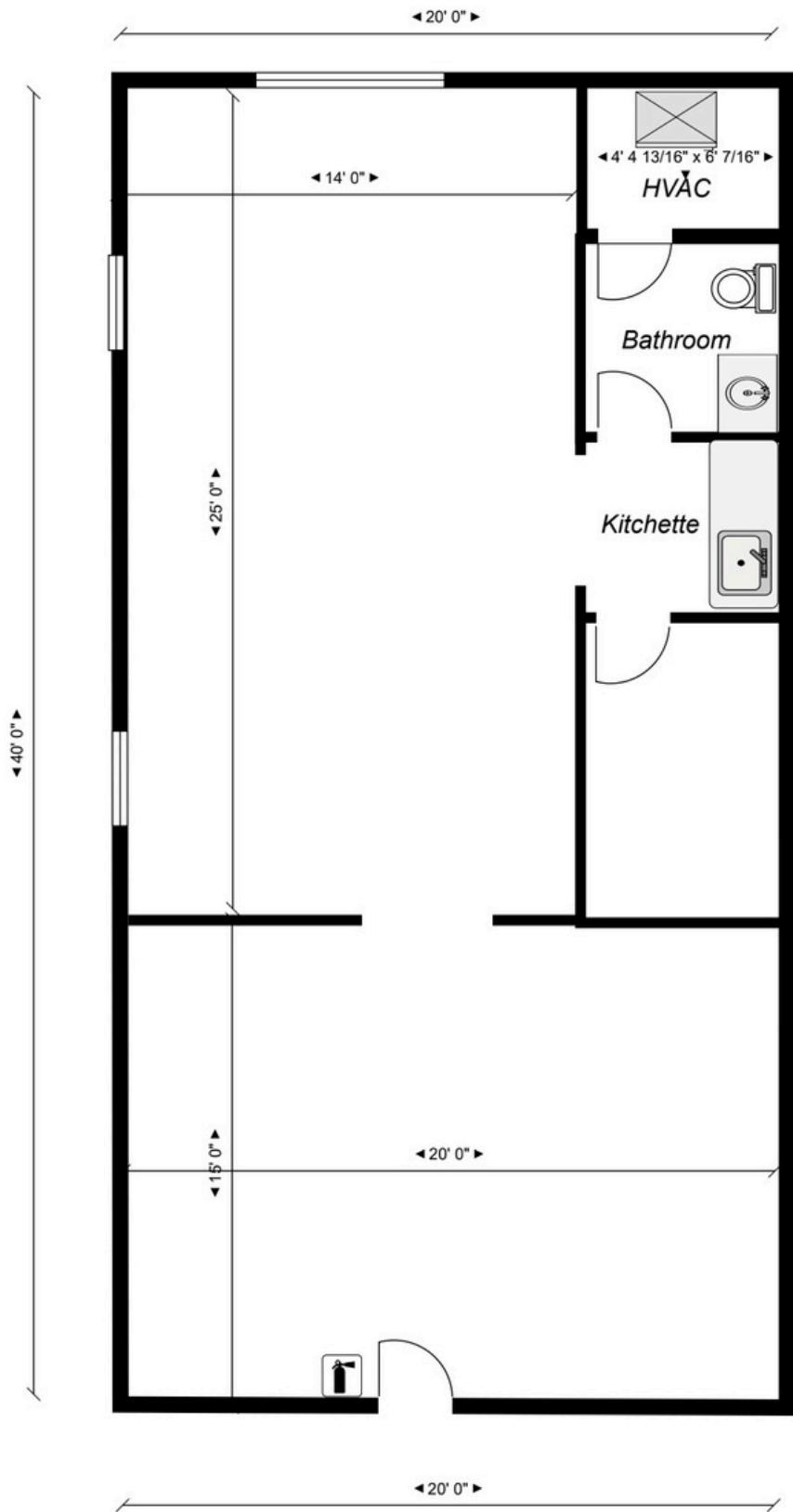
ADDITIONAL INFORMATION



Discover the perfect office space for your business needs with our available lease opportunity! This 800 square foot space offers two spacious offices, a welcoming reception area, a large storage room, a convenient bathroom, and a kitchenette. Ideally situated just half a mile from downtown Duluth and a short 30-minute commute from downtown Atlanta, this location offers both convenience and accessibility. Don't miss out on this prime opportunity to establish your business in a vibrant and dynamic area—schedule a viewing today!

FLOORPLAN

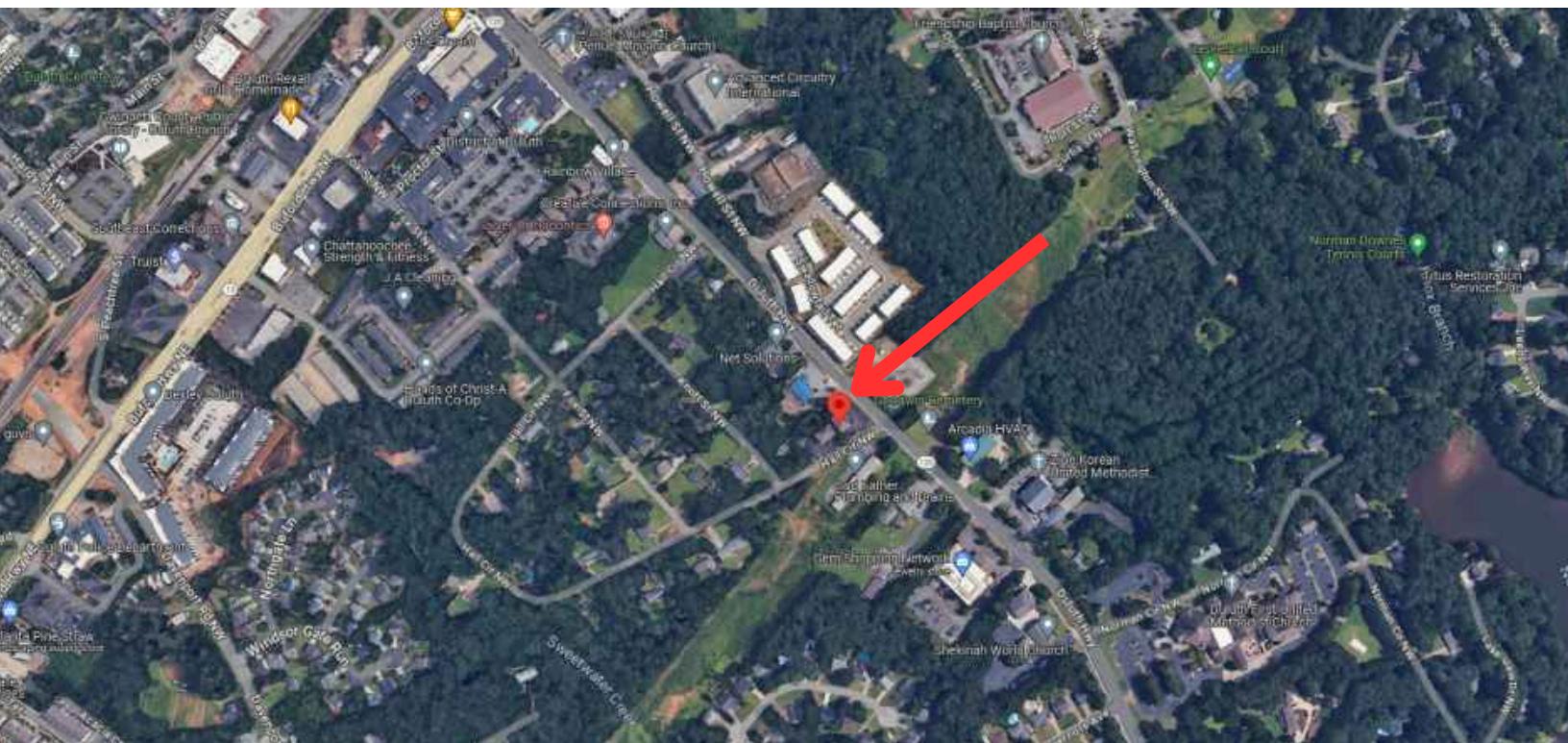
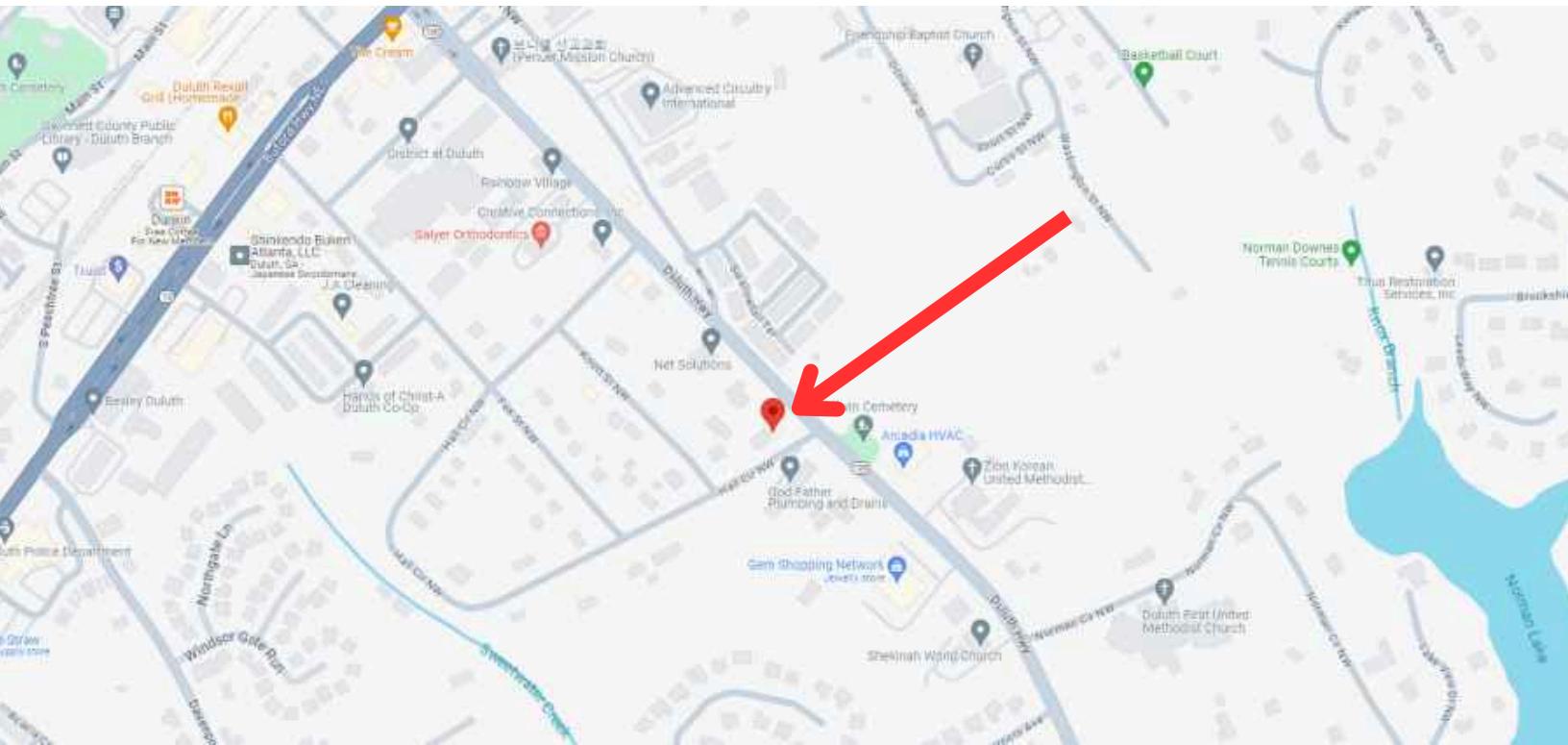
SHOWCASE
PROPERTIES



THIS FLOORPLAN IS A GUIDE ONLY AND NOT DRAWN TO SCALE

MAP OVERVIEW

SHOWCASE PROPERTIES



DEMOGRAPHICS

SHOWCASE PROPERTIES

	1 mile	3 mile	5 mile
2010 Population	7,230	57,418	183,082
2023 Population	8,931	67,635	217,971
2028 Population Projection	9,275	69,766	224,803
Annual Growth 2010-2023	1.8%	1.4%	1.5%
Annual Growth 2023-2028	0.8%	0.6%	0.6%
Median Age	41	39.1	37
Bachelor's Degree or Higher	32%	44%	43%

	1 mile	3 mile	5 mile
Avg Household Income	\$91,333	\$100,598	\$104,610
Median Household Income	\$72,911	\$73,376	\$73,303
< \$25,000	402	3,382	10,578
\$25,000 - 50,000	549	4,899	15,969
\$50,000 - 75,000	714	4,712	13,432
\$75,000 - 100,000	476	3,355	8,538
\$100,000 - 125,000	323	2,453	7,316
\$125,000 - 150,000	164	1,721	5,173
\$150,000 - 200,000	386	2,005	7,261
\$200,000+	157	2,750	9,682

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