

**NEW OWNERSHIP  
& MANAGEMENT**



**\$23.00/SF FS**  
**OFFICE**  
FOR LEASE  
±5,288 - 49,577 SF

# 1640 PHOENIX BLVD

Atlanta, GA 30349



404.252.1200 // [www.skcr.com](http://www.skcr.com)

900 Circle 75 Parkway #720, Atlanta, GA 30339

## AVAILABLE SPACES:

### 1640 PHOENIX BLVD

Suite 120: 5,288 SF

Suite 200: 25,222 SF

Total Available SF: 30,510 SF

### HIGHLIGHTS:

- » 25,222 RSF available immediately
- » 60 KVA backup generator
- » 5/1000 Parking
- » Exterior and parking lot renovations commencing January 2025
- » Manned security 7:00 AM to 11:00 PM Daily
- » New ownership
- » Leasing and management provided by SK Commercial Realty
- » Public transportation at the building
- » ± 0.7 miles from I-285
- » ± 2.1 miles from I-85
- » Plethora of hotel options within 5 minutes of the property

### CONTACT:

- » **Tom Parker**
  - » (c) 404.281.5204
  - » tparker@skcr.com
- » **Scott Martin**
  - » (c) 770.377.9922
  - » smartin@skcr.com
- » **SK Commercial Realty**
  - » 404.252.1200
  - » www.skcr.com

