

# Office Suites for Lease | Prime Smyrna Location

## Cumberland/Galleria Submarket

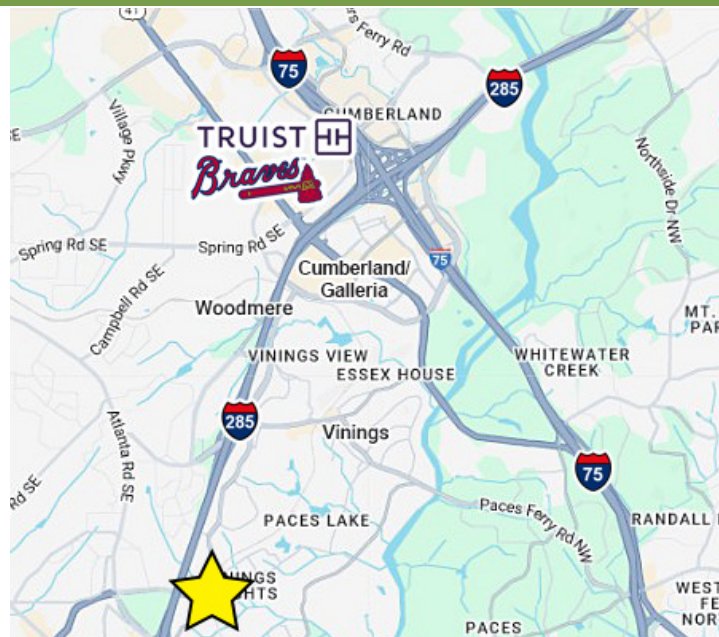


4381 Beech Haven Trail, Smyrna, GA 30080

**Now leasing 3 first-floor office suites in a ±21,489 SF professional building located in the thriving Cumberland/Galleria submarket.**

#### Property Highlights:

- Three well-appointed suites on the first floor
- Additional warehouse space for lease on the basement level, accessible via a 9' x 8' roll-up / drive-in door, 10' clear height in storage area
- Convenient access to I-75, I-285, and US-41
- Minutes from The Battery Atlanta and Truist Park (home of the Atlanta Braves)
- Close proximity to Vinings, known for upscale boutique shopping and fine dining
- Surrounded by top-tier amenities including restaurants, hotels, and shopping
- Ideal for medical, professional, or creative office users
- High visibility and strong area demographics
- Centrally positioned within one of Atlanta's premier business districts



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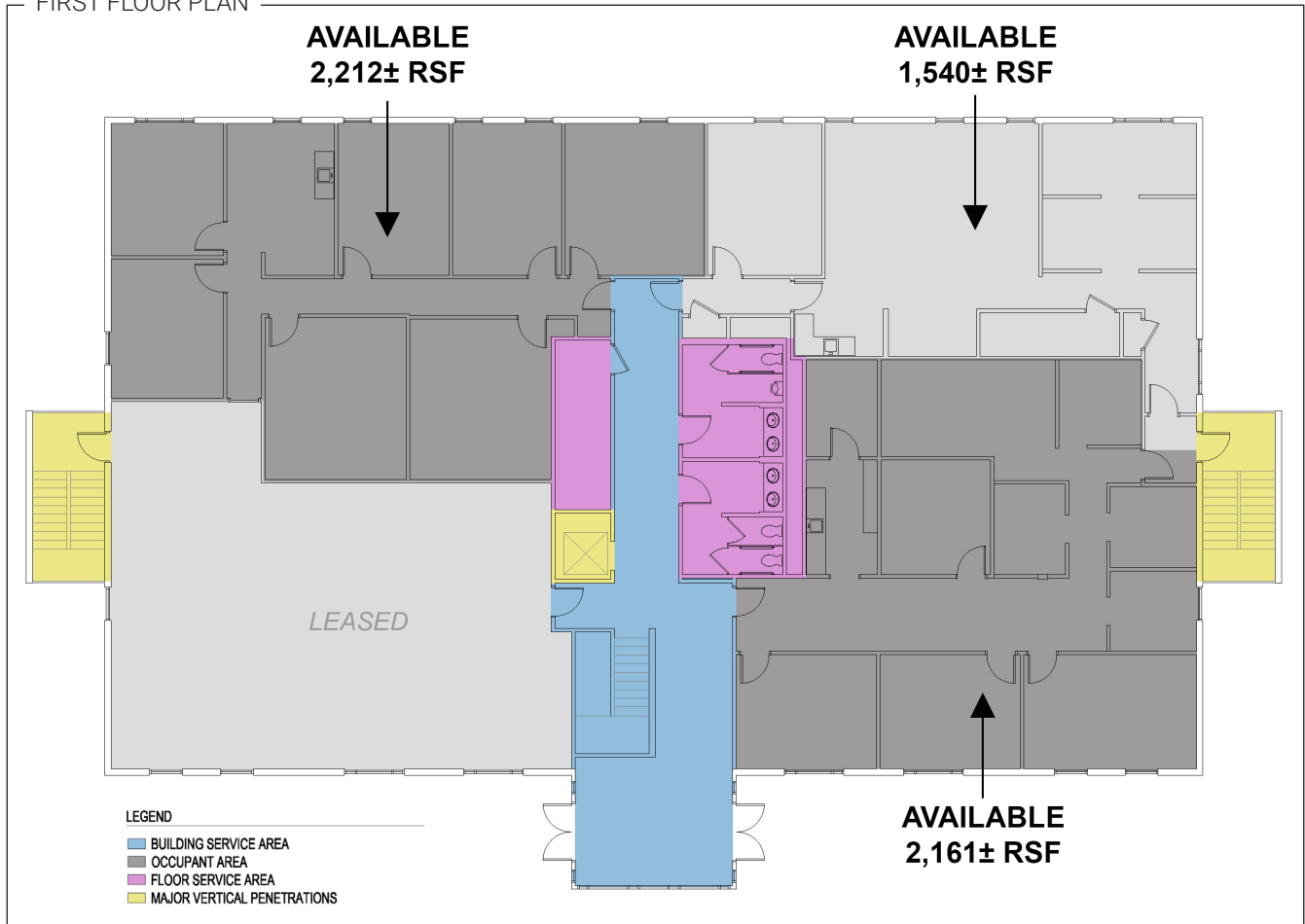
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## FIRST FLOOR PLAN



## BASEMENT FLOOR PLAN



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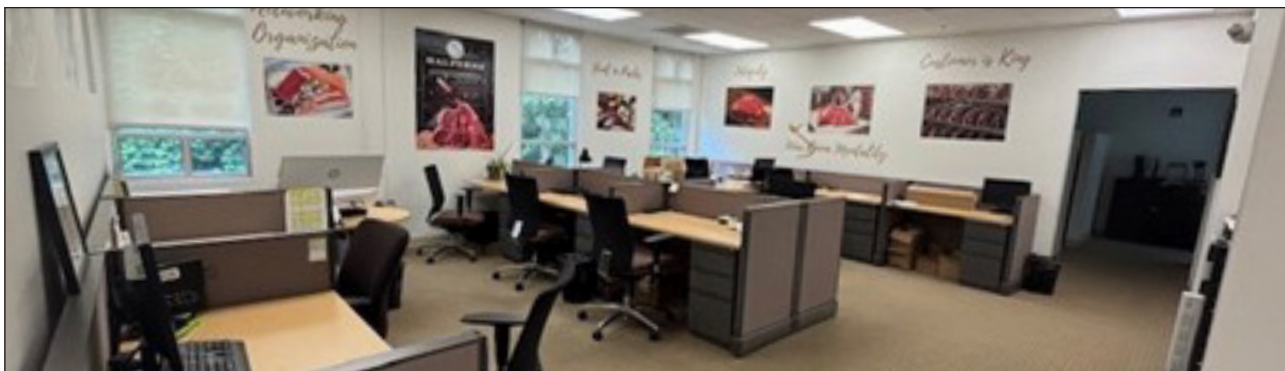
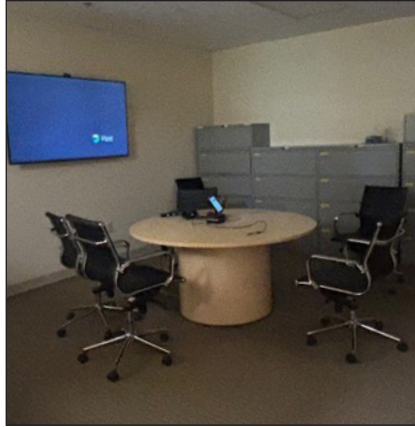
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