

# ±2,086 SF Office Suite FOR LEASE

3007-3011 Piedmont Rd, Third Floor, Atlanta, GA 30305



## PROPERTY OVERVIEW

Upper level office suite available immediately in Piedmont Commons Office Park located in the heart of Buckhead. The suite spans the third floor of 3007 & 3011 Piedmont Rd and totals ±2,086 SF. It has four private offices, kitchen, seven workstation areas, one restroom inside the suite and one full bathroom (with shower) in the hallway outside the suite. The suite is accessed via walk-up.

It is available for \$15/SF/YR full service with tenant responsible for phone, internet and in-suite janitorial. It includes use of the ground floor conference room.

Piedmont Commons is located on Piedmont Road south of Peachtree Rd and north of the Lindbergh MARTA station. It is easily accessible from GA 400 and I-85. Traffic counts on Piedmont just south of Piedmont Commons were ±43,200 VPD in 2023.

*The entire building is also for sale for \$1,900,000.*



**LEASE RATE:**  
\$15/SF/YR



**SUITE SIZE:**  
±2,086 SF



**BUILDING SIZE:**  
±7,800 SF



**AVAILABILITY:**  
Immediate

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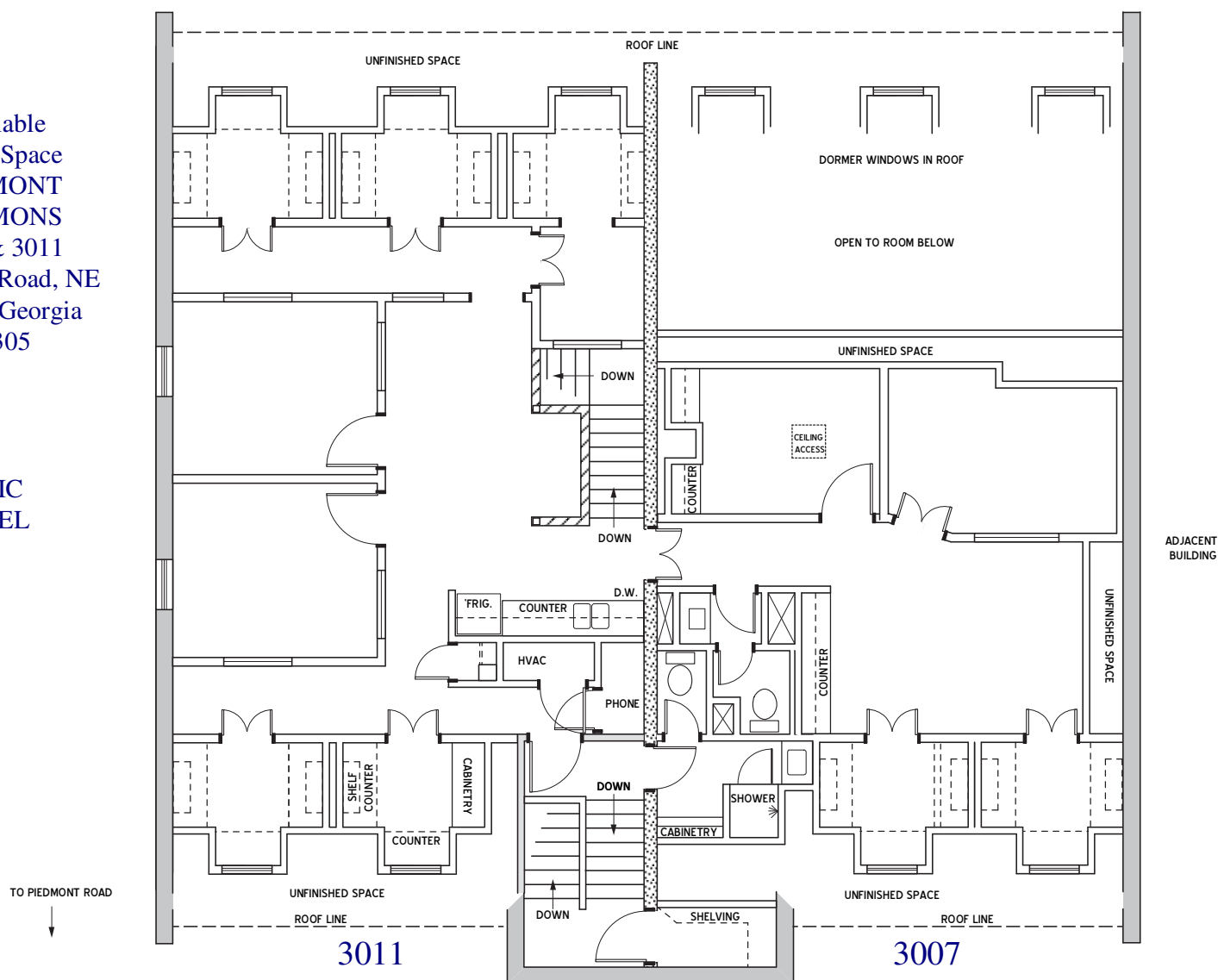
# FOR LEASE



**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

# Floor Plan

ATTIC  
LEVEL



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ASSET & OCCUPANCY SOLUTIONS

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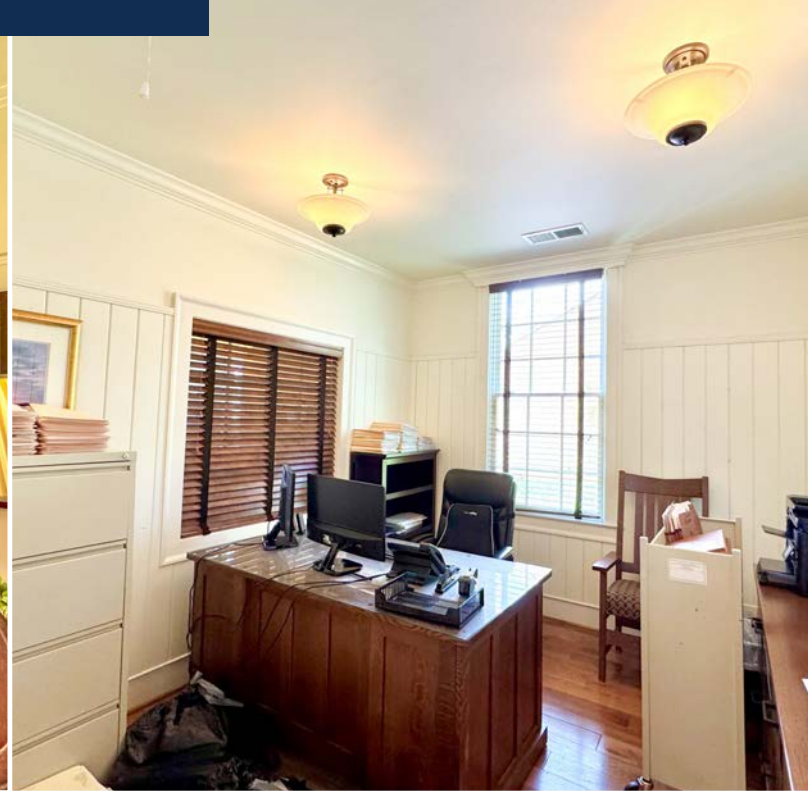
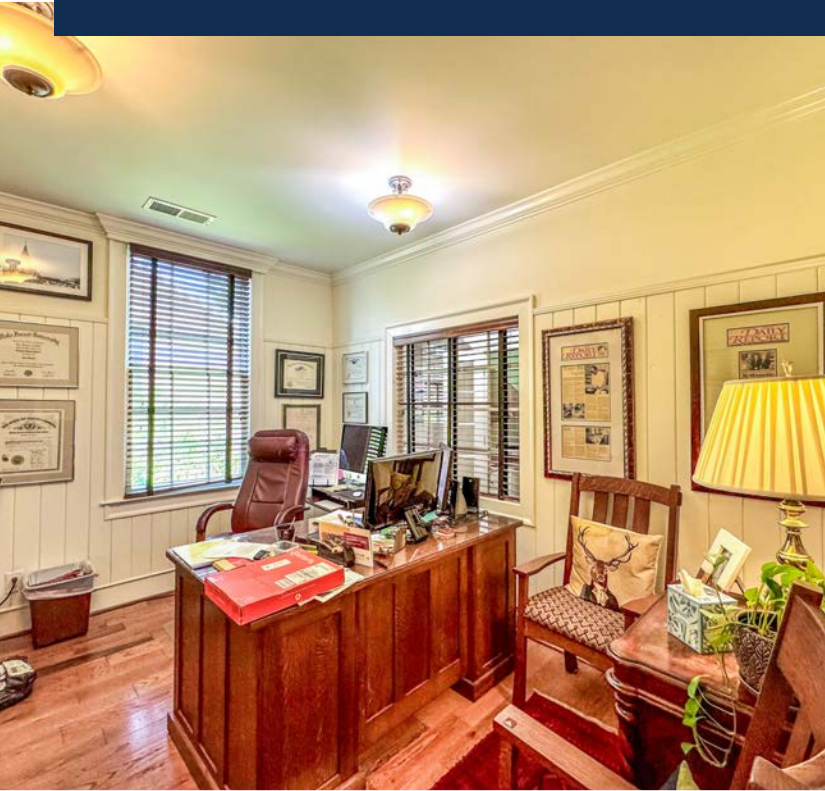
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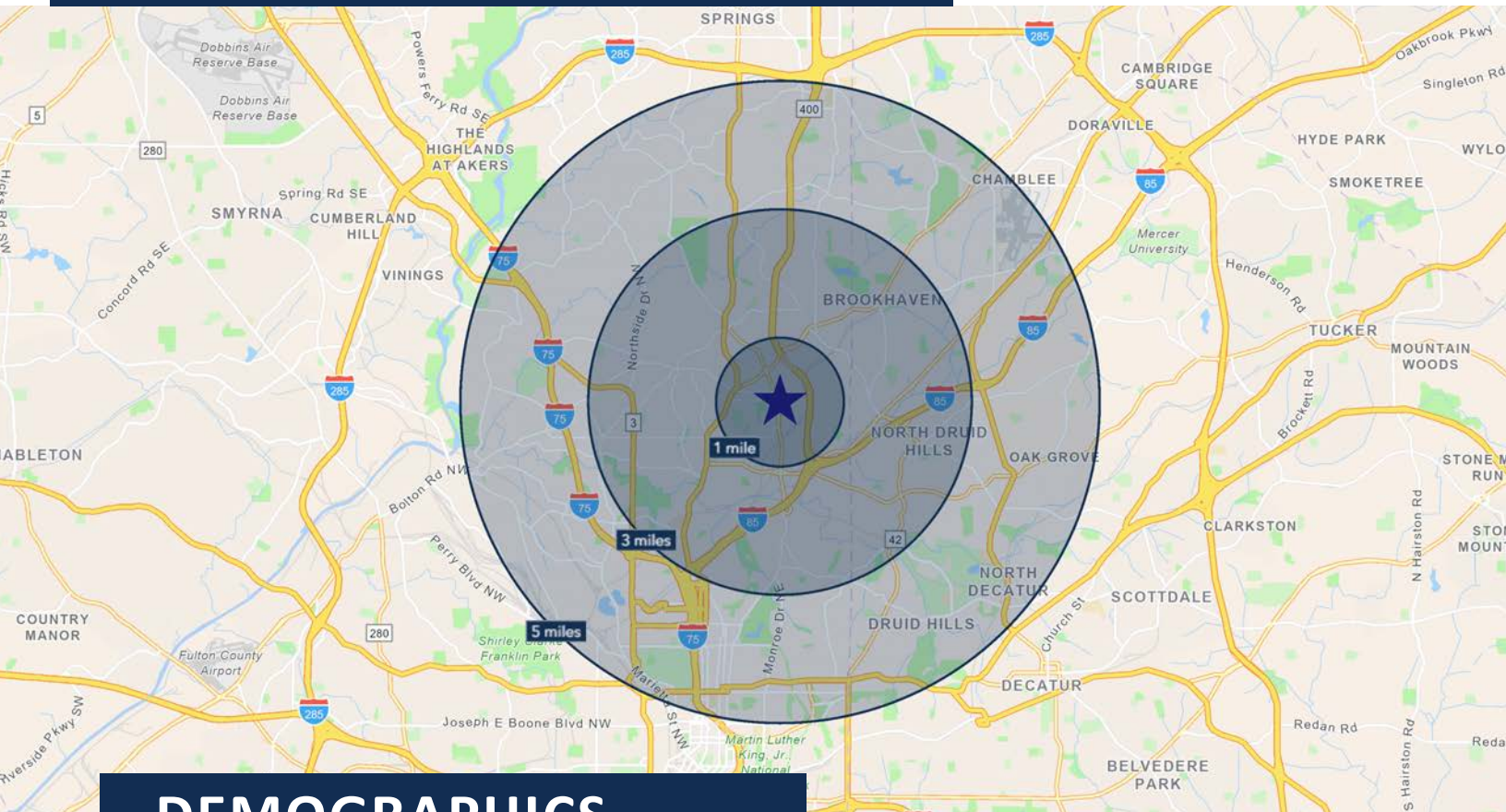
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## DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
 <b>Population</b>	25,550	144,735	365,721
 <b>Households</b>	16,102	75,570	182,161
 <b>Avg. Household Income</b>	\$151,421	\$171,041	\$169,315

Source: 2024 ESRI

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