

# Peachtree Corners Flex Center

3000 to 3070 Business Park Drive | Norcross, Georgia 30071



**Wiedmayer & Co.**

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# FLEX SPACE, YOUR DESIGN

Peachtree Corners Flex Center is an eight building, single-story, shallow-bay, flex project sited on 12.93 acres and located in Atlanta's dynamic Peachtree Corners' submarket, the hub of Atlanta's technology innovations over the past three decades.

The Project contains approximately 158,740 rentable square feet and with 475 parking spaces on a campus like setting

The Property boasts immediate access to and from Peachtree Industrial Boulevard and less than five miles from I-285, making it ideal for tenants looking for a cost effective and convenient location to Atlanta metro .

Peachtree Corners Flex Center offers companies the ability to define their company culture by utilizing efficient floor plans, soaring ceiling heights, plentiful natural light, and exposed ceilings amid open flexible floor plans. Design a workspace that can accommodate a 2,500 square foot start-up to a 10,880 square foot modern workplace.



# PROPERTY FEATURES

**Owner** Wiedmayer & Co. - an Atlanta based commercial real estate investment firm that has owns and operates more than one million square feet.

**Location** Located in Atlanta's dynamic Peachtree Corners' submarket, the property is nestled between Dunwoody, Roswell, John's Creek and Norcross. Featuring superb access to Peachtree Industrial Blvd, GA-400, I-85, and I-285 within minutes.

**Architecture** An eight building, single-story, shallow-bay flex project with floor to ceiling glass windows behind a brick veneer building with wood accents.

**Total Rentable Area** 158,740 rentable square feet

**Asking Rent** \$9.00 PSF + NNN

**CAM** \$1.25 PSF

**Real Estate Taxes** \$0.73 PSF

**Insurance** \$0.18 PSF

**Excellent Amenities** Along with Peachtree Corners Flex Center's excellent accessibility, tenants can take advantage of the wide range of amenities that Peachtree Corners' has to offer. Within 3 miles of the Property, there are 122 restaurants, 13 hotels, and upscale shopping at The Forum on Peachtree Parkway.

**Educated Workforce** In Norcross, more than 33 percent of the workforce age 25 and over have a college degree. Nearly 23 percent of this workforce is employed in some type of professional or financial field.





# AVAILABILITIES

## Building 3000

Suite A.....5,424 RSF	50% Office / 50% Warehouse, 1 Drive-in, Spec Suite
Suite A.....5,424 RSF	50% Office / 50% Warehouse, 1 Drive-in, Spec Suite
Suite A.....5,424 RSF	50% Office / 50% Warehouse, 1 Drive-in, Spec Suite
Suite A.....5,424 RSF	50% Office / 50% Warehouse, 1 Drive-in, Spec Suite

## Building 3010

Suite A.....4,820 RSF	30% Office / 70% Warehouse, 1 Dock Door, 1 Drive-In
Suite C.....4,785 RSF	30% Office / 70% Warehouse, 1 Dock Door, 1 Drive-In

## Building 3020

Suite A.....2,408 RSF	50% Office / 50% Warehouse, 1 Drive-in
Suite D.....1,725 RSF	50% Office / 50% Warehouse, 1 Drive-in, Spec Suite

## Building 3040

Suite D.....1,925 RSF	50% Office / 50% Warehouse, 1 Drive-in
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## Building 3050

Suite A1.....2,904 RSF	80% Office / 20% Warehouse, 2 Drive-in
Suite B.....3,613 RSF	100% Office / Spec Suite
Suite E.....2,060 RSF	60% Office / 40% Warehouse, 1 Drive-in

## Building 3060

Suite B.....2,420 RSF	80% Office / 20% Warehouse, 1 Drive-in
Suite C.....4,444 RSF	60% Office / 40% Warehouse, 1 Drive-in

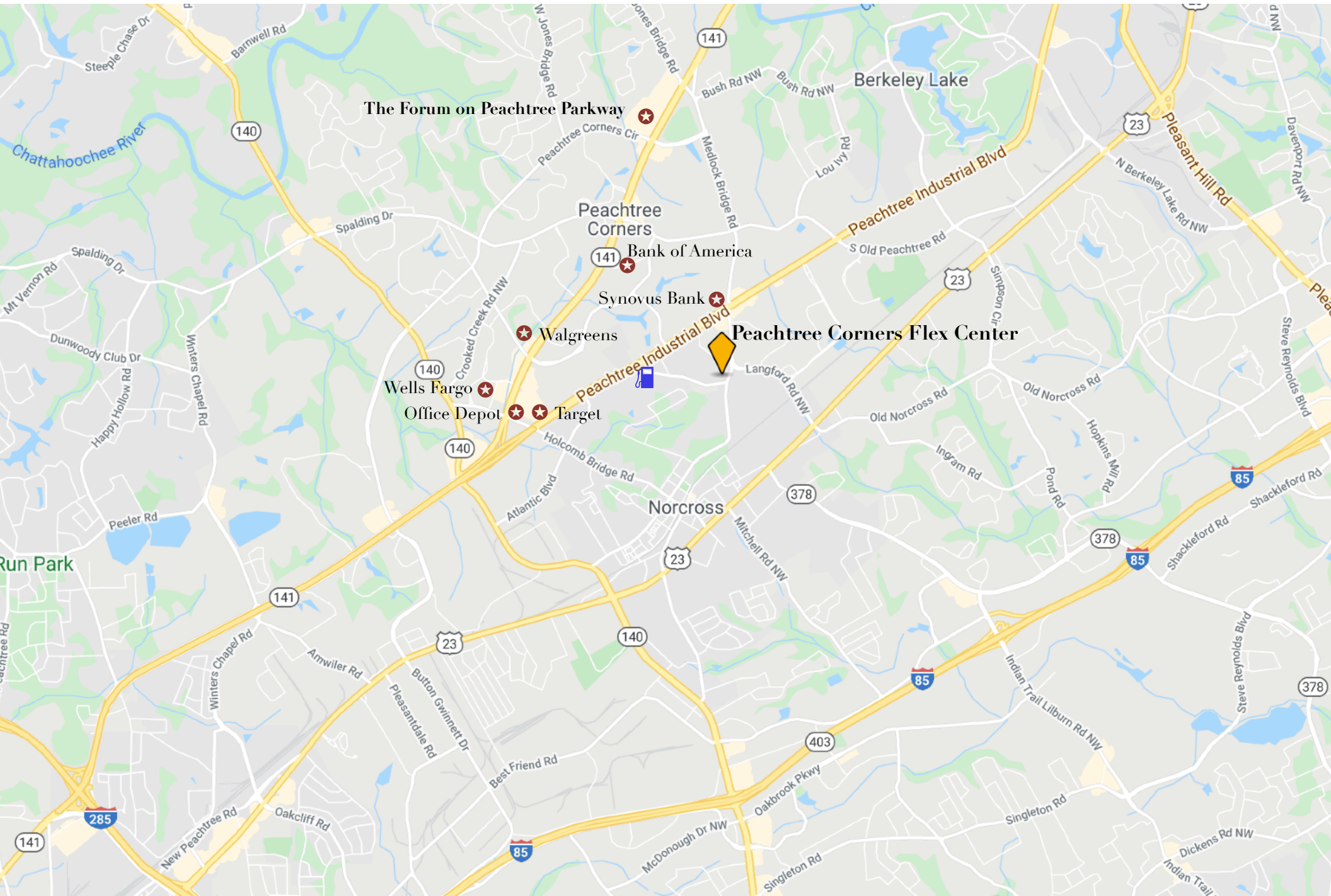
## Building 3070

Suite E.....6,337 RSF	100% Office / \$10 PSF TI Allowance Available
Suite J.....2,005 RSF	40% Office / 60% Warehouse, 1 Drive-In



# LOCATION

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# Wiedmayer & Co.

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