

Office Space For Lease

3325 Duluth Hwy, Suites 101 & 102
Duluth, GA 30096



Office Space For Lease

- Located in the Heart of Duluth
- Stepless Entry
- Generous Parking
- New Renovation April 2025
- Private Offices
- Handicap Male/Female Bathrooms

For More Information

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

PROPERTY SUMMARY



BUILDING DETAILS

PROPERTY TYPE	Office
AVAILABLE	2,500 SF
YEAR BUILT	1989
TENANCY	Single
BUILDING HEIGHT	2 Story

Newly Renovated

LEASE INFORMATION

BASE RENT:	\$14/SF
TAXES/INS/CAM:	\$3.02/SF
TOTAL SPACE:	2,500 SF
LEASE TERM:	Negotiable
AVAILABLE:	July 1, 2025
MONTHLY RENT:	\$3,550.00



For More Information

Ken Robinson
Realtor

770-652-9387

krobinson5328@att.net

ADDITIONAL INFORMATION

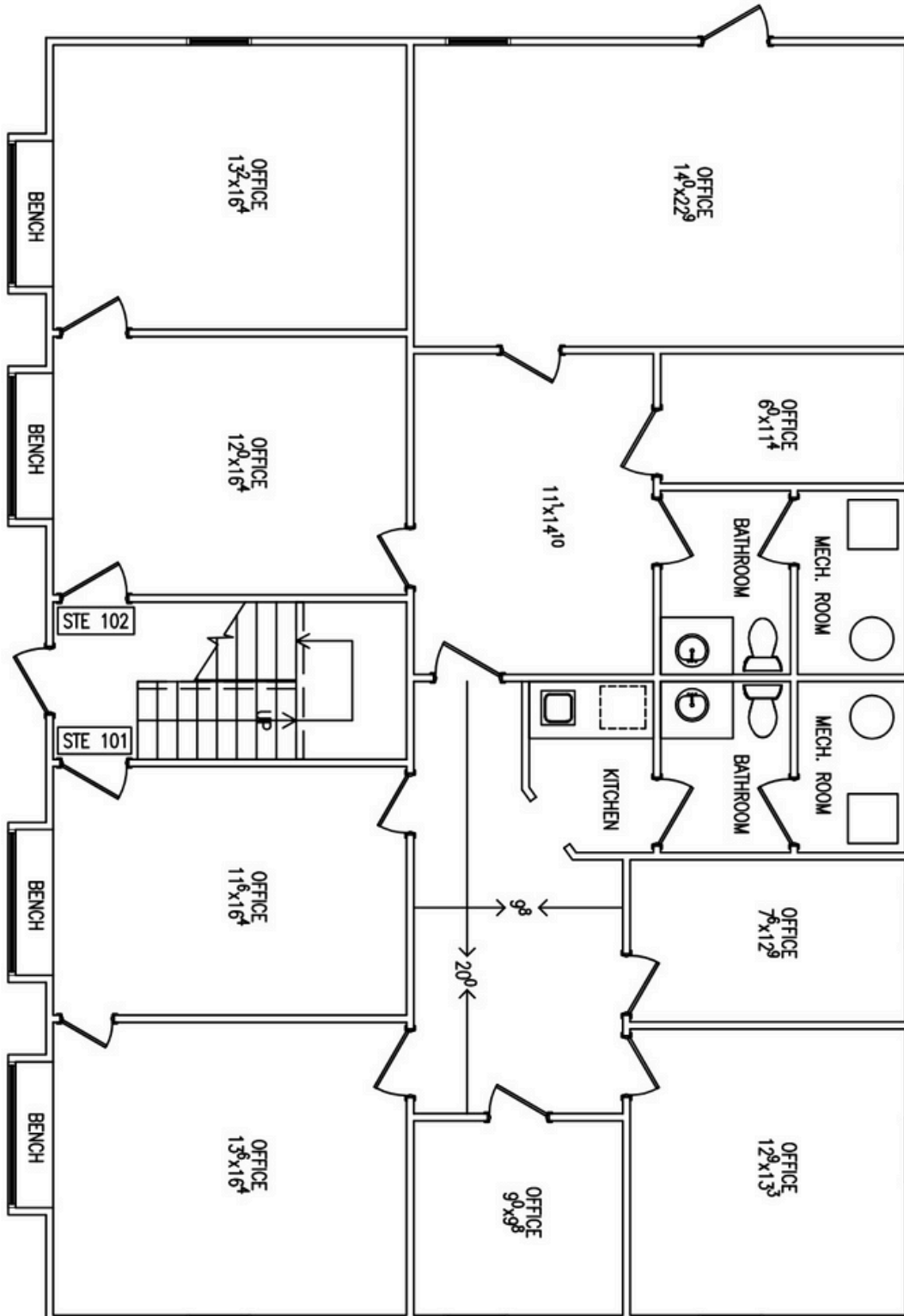


This beautifully renovated 2,500 SF office space was fully updated in April 2025 and is ready for immediate occupancy. Located on the first floor with stepless entry, the suite offers easy access for clients and staff alike. Ideal for professional, medical, or administrative use, this turn-key space is located in the heart of Duluth with convenient access to major corridors and amenities. Don't miss this move-in-ready opportunity!

Discover the perfect office space for your business needs with our available lease opportunity! This 2,500 square foot space offers multiple private offices, a handicap male and female bathroom, and a small kitchen/breakroom. 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



1ST FLOOR OFFICE PLAN
SCALE: 3/16"=1'-0"

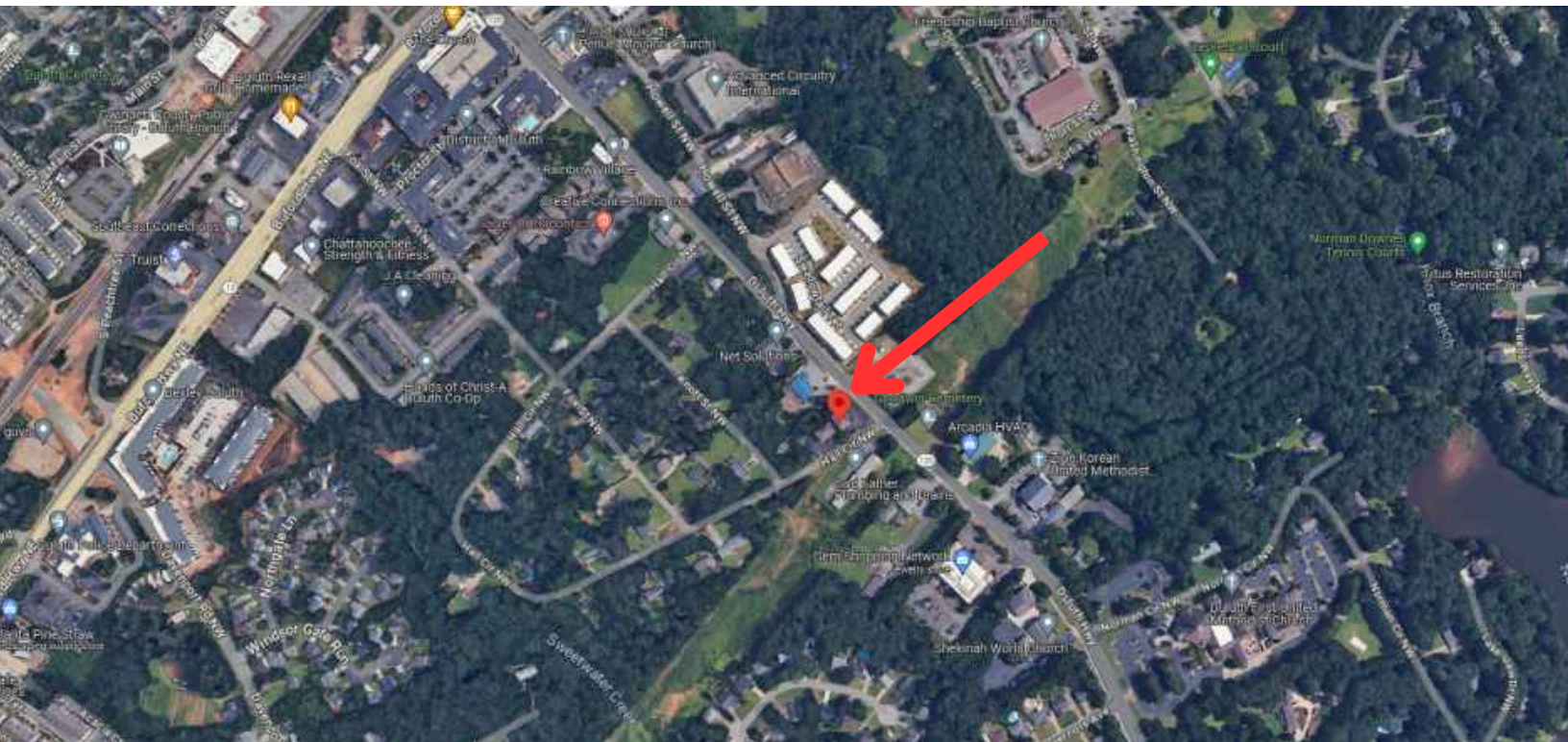
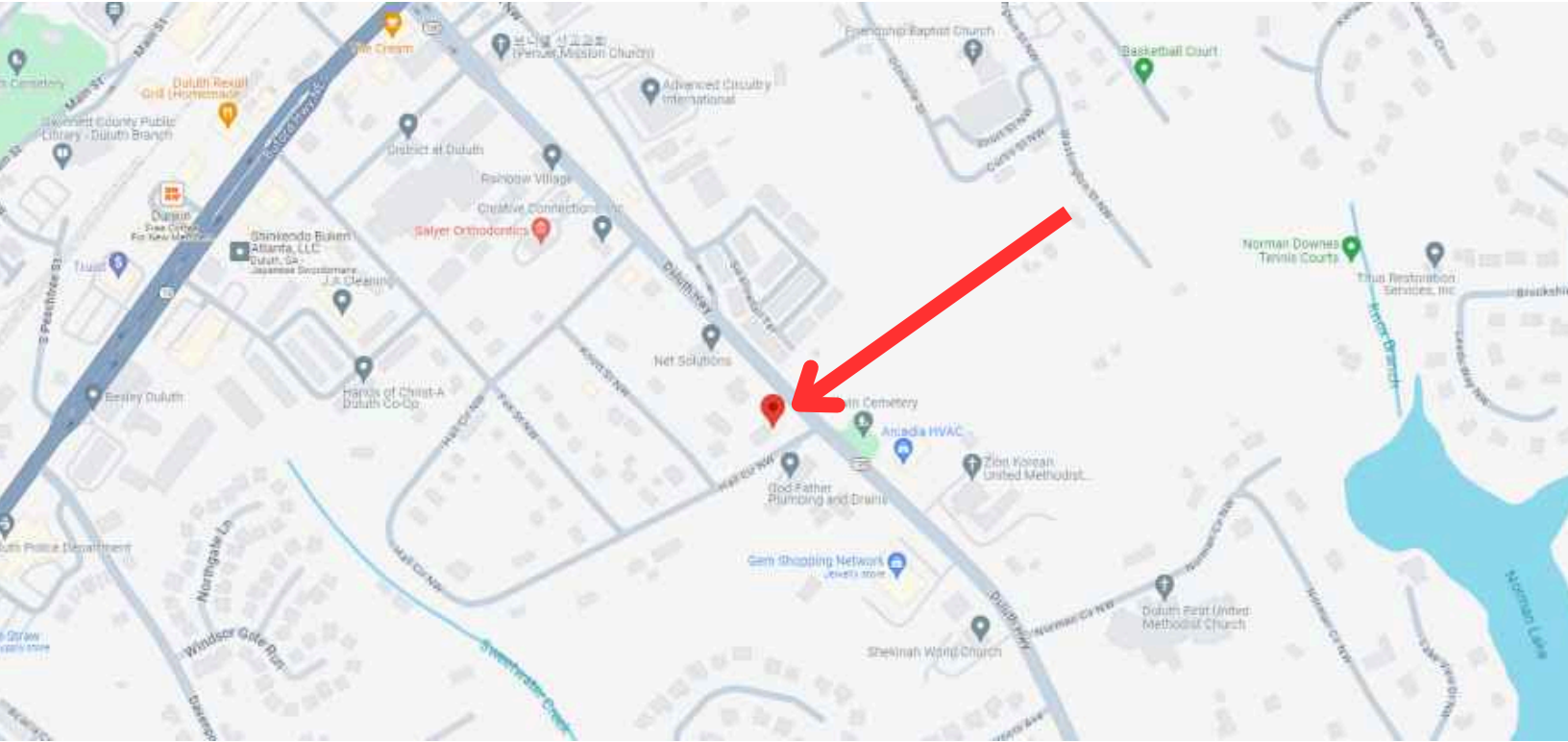
THIS FLOORPLAN IS A GUIDE ONLY AND NOT DRAWN TO SCALE

PHOTOS

SHOWCASE
PROPERTIES



MAP OVERVIEW



DEMOGRAPHICS



	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

CONTACT INFORMATION



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

www.showcasepropertiesmanagement.com