

**POLLOCK**

Office/Medical



**Norcross, GA 30092**

**5635 Peachtree Parkway, STE 140**

**For Lease**

**1,316 SF**

Renée Rosenheck  
renee@pollockcommercial.com  
O| (678) 524.5487

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### PROPERTY DESCRIPTION

5635 Peachtree Parkway is a Medical and Office building with excellent visibility along Peachtree Parkway in Peachtree Corners. There are currently three suites available for lease ranging from 1,316 SF – 2,298 SF, each suited for medical or professional office use.

Suite 140 is a move-in ready medical space featuring 3 to 4 exam rooms, a lab area, reception, and waiting room, offered at \$25.00/SF Full Service.

Virtual Tour <https://my.matterport.com/show/?m=YzeUjGLPEc8>

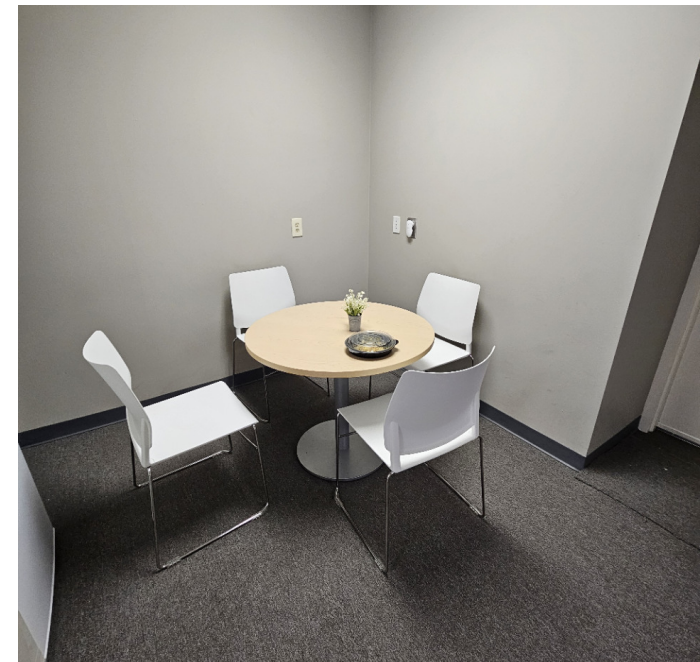
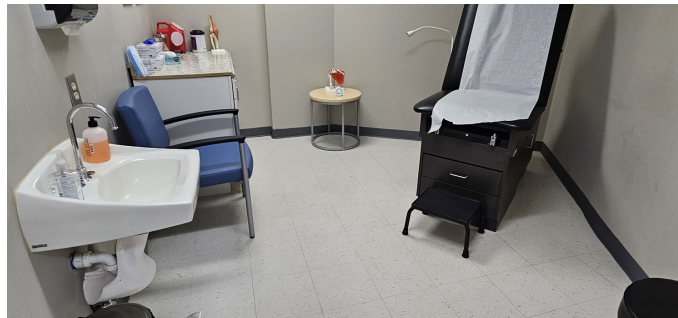
### PROPERTY HIGHLIGHTS

- Prime Peachtree Corners location with easy access to The Forum and surrounding residential communities
- Full-service lease offerings with flexible layouts suited for medical use
- Well-maintained building with ample parking, professional property management, and strong visibility along Peachtree Parkway

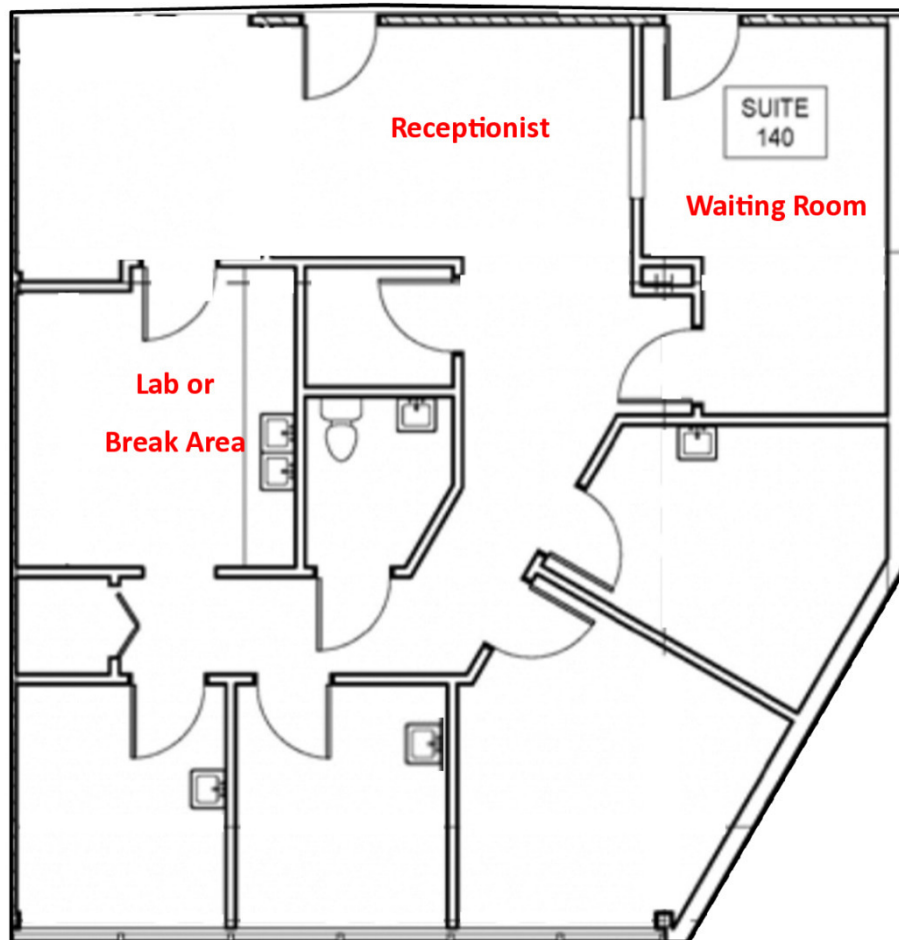
### OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (Full Service)
Available SF:	1,316 SF
Lot Size:	2.49 Acres
Building Size:	25,694 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	14	194	2,335
Total Population	31	446	5,379
Average HH Income	\$109,826	\$134,777	\$142,545



**SUITE 140 - 1316 SF**





**Let's get this leased.**

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