

THE  
HUB

# 3567 + 3577 PARKWAY LANE

121,407 SF | PURCHASE OPPORTUNITY | ATLANTA - PEACHTREE CORNERS





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AT PEACHTREE CORNERS



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121,407 SF | Purchase Opportunity  
Atlanta - Peachtree Corners

### INVESTMENT SALES TEAM

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OnPace Partners  
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# THE HUB | Peachtree Corners

OnPace Partners is pleased to exclusively offer The Hub for purchase. The buildings feature one of the most exciting locations in metro Atlanta.

The property features abundant parking, immediate access to GA-141 and I-285, as well as connectivity to the City of Peachtree Corners expanding multi-use trail system.

The buildings offer an innovative canvas for a wide range of commercial uses including creative office, flex, R&D and/or adaptive reuse opportunities.

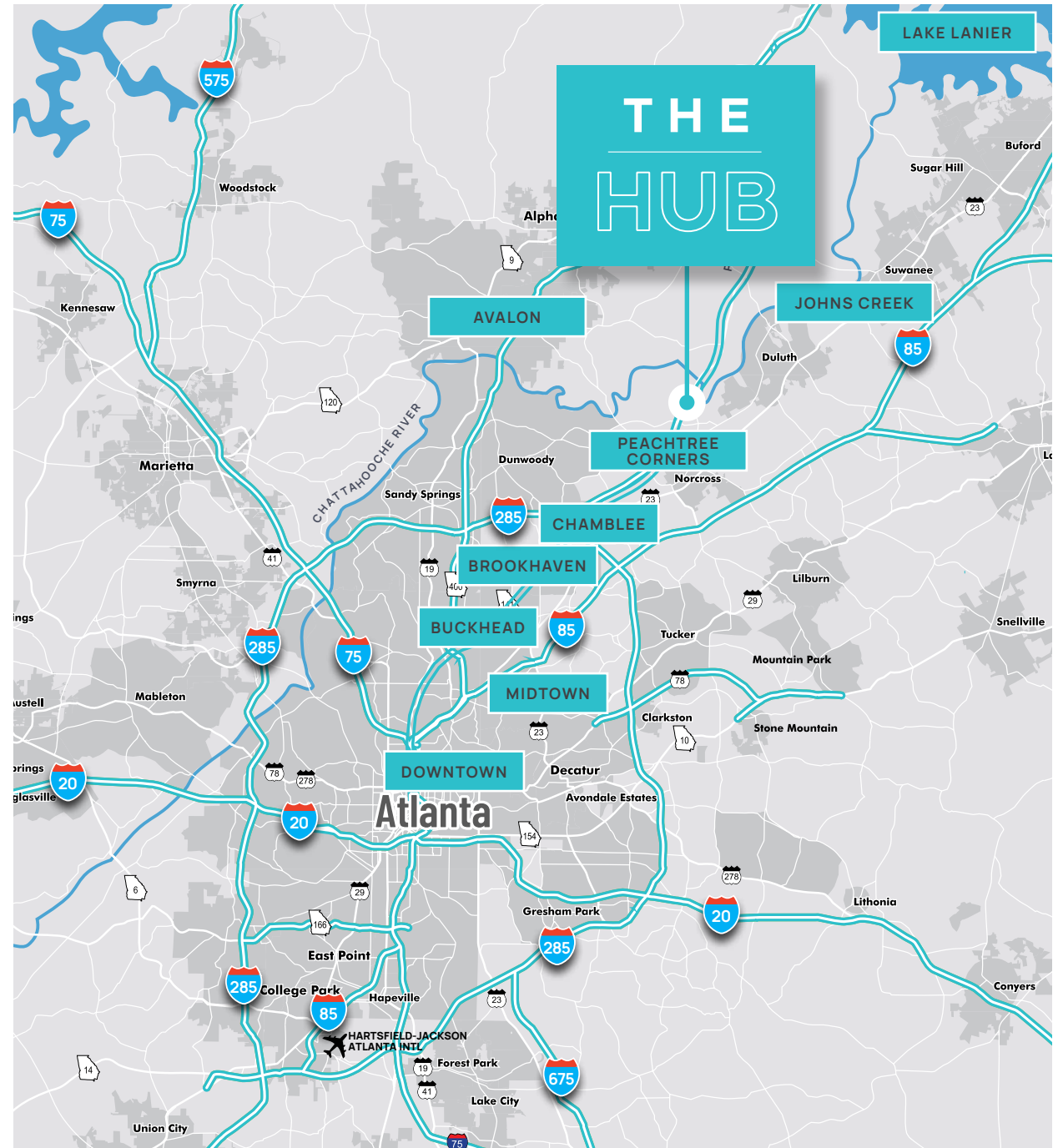
## HIGHLIGHTS

- **Strategic Location:** located in the dynamic Peachtree Corners infill corridor near the market's largest developments (Forum Redevelopment and Intuitive Surgical Campus)
- **Flexible Product:** suites can be retrofitted to include warehouse space with dock-high and drive-in loading
- **Capital Invested:** recent improvements of common and amenity areas, as well upgrades to signage and building systems totaling \$1.2 million
- **Incredible Demographics:** offering a skilled labor pool and access to executive decision makers
- **Connectivity:** to the suburban urban core, Peachtree Corners Town Center & The Forum via the multi-use trail network
- **Optionality:** each building has its own tax parcel allowing sales of the assets together or individually

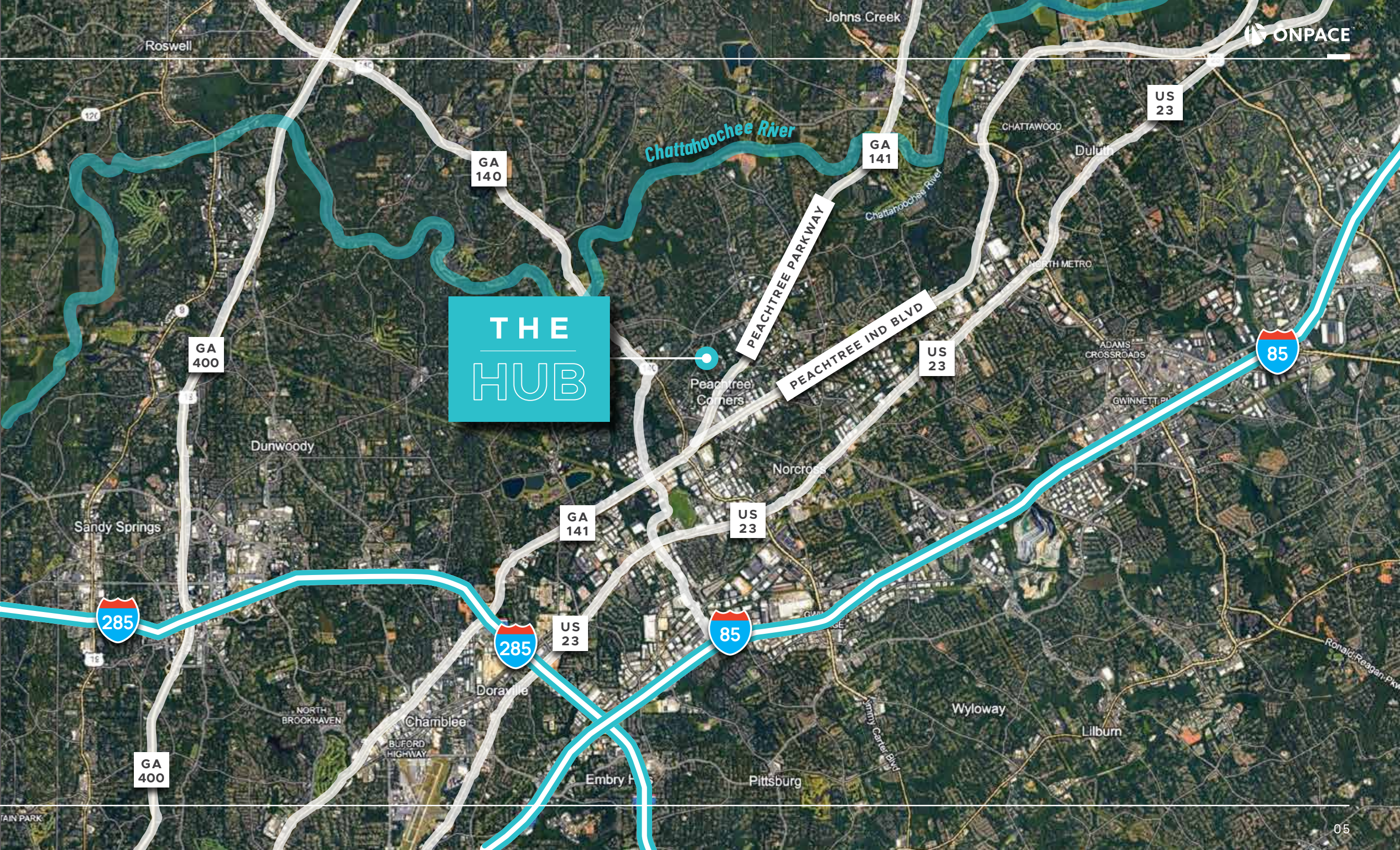
## PROPERTY DETAILS

PROPERTY:	3567 + 3577 Parkway Lane
CITY / STATE / ZIP:	Peachtree Corners, GA 30092
PROPERTY SIZE:	121,407 SF
# OF STORIES:	2
# OF BUILDINGS:	2
PARKING RATIO:	5.4 / 1,000 SF

ACREAGE:	12.06 Acres
ZONING:	M-1 (Light Industrial)
IMMEDIATELY AVAILABLE:	39,225 SF
NEAR-TERM AVAILABLE:	58,758 SF
LONG-TERM LEASED:	22,887 SF
IN-PLACE INCOME:	\$550,000



# THE HUB





ATLANTA  
ATHLETIC CLUB

CITY CENTER  
ENTERTAINMENT DISTRICT

WESLEYAN SCHOOL  
90-ACRE CAMPUS  
PRIVATE K-12

CURIOSITY LAB  
3 MILE CORRIDOR  
OF NEXT GEN TECH

MULTI-USE  
TRAIL SYSTEM

TECHNOLOGY PARK/ATLANTA  
500-ACRE INNOVATION DISTRICT  
CREATED WITH GEORGIA TECH

GA  
141

PEACHTREE PARKWAY

THE  
HUB

THE FORUM  
RETAIL DISTRICT

INTUITIVE SURGICAL  
1.2M SF CAMPUS  
1,200 NEW JOBS FROM  
SILICON VALLEY

# THE HUB

AVAILABLE FOR PURCHASE INDIVIDUALLY OR TOGETHER

\*EXISTING DOCK-HIGH LOADING

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**3577 THE HUB**  
55,251 SF | 5.0 ACRES  
UP TO 43,483 SF AVAILABLE

**3567 THE HUB**  
66,156 SF | 7.1 ACRES  
UP TO 54,500 SF AVAILABLE



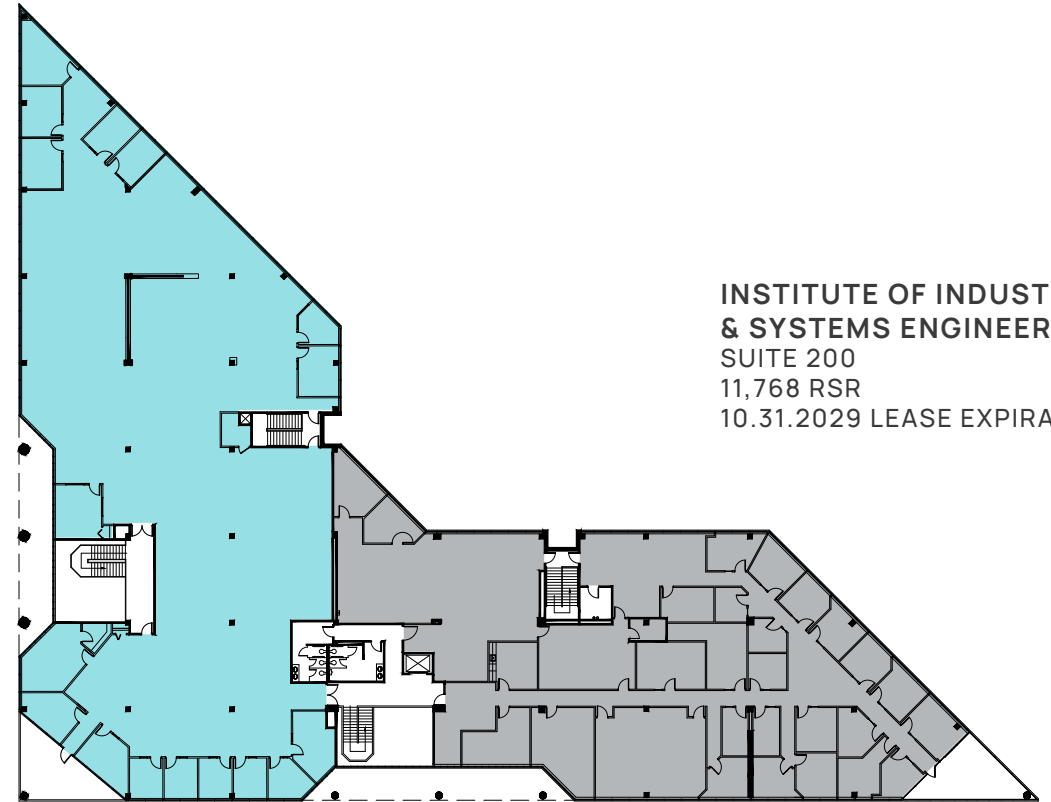
# 3577 The HUB

55,251 SF  
5.0 AC

■ AVAILABLE ■ LEASED



1st Floor



2nd Floor

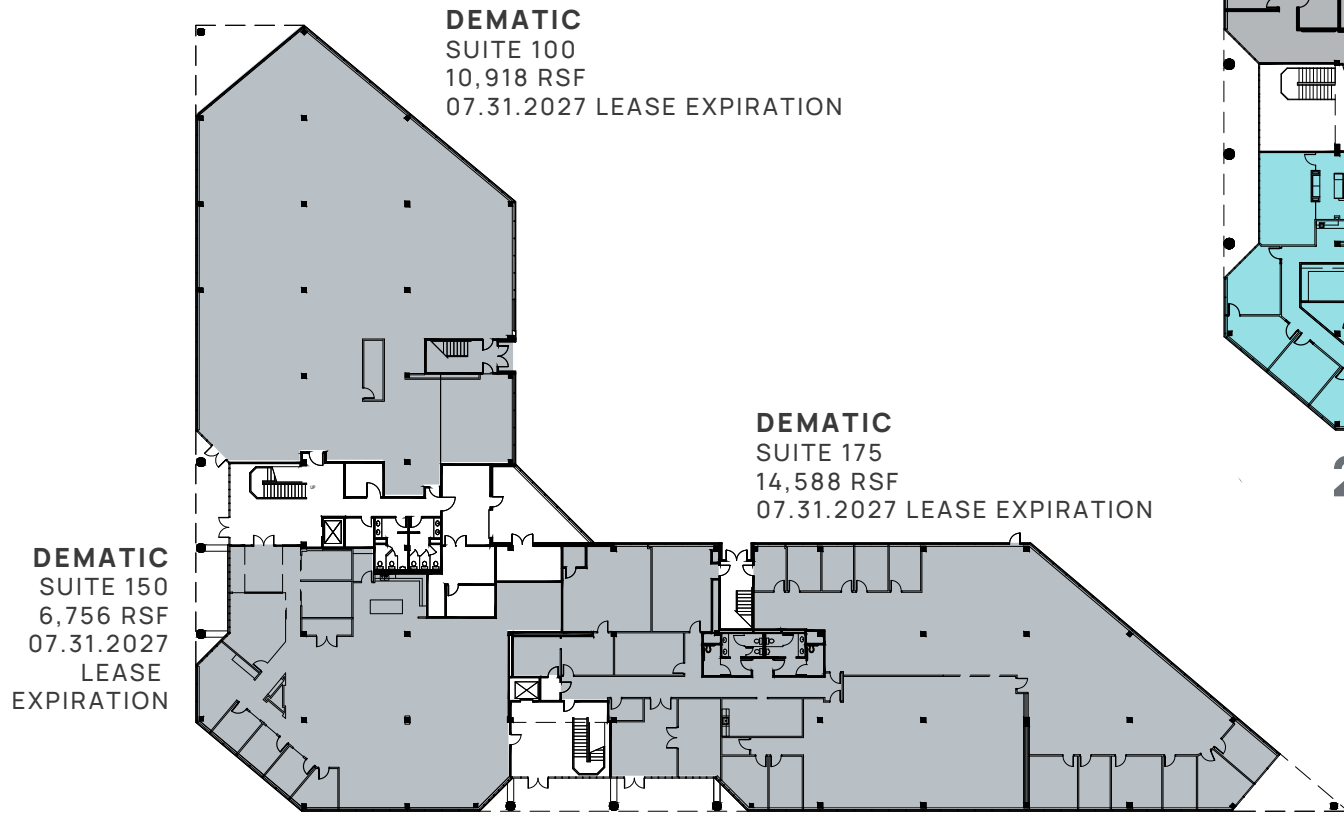
Up to 43,483 SF  
of contiguous availability for near-term occupancy



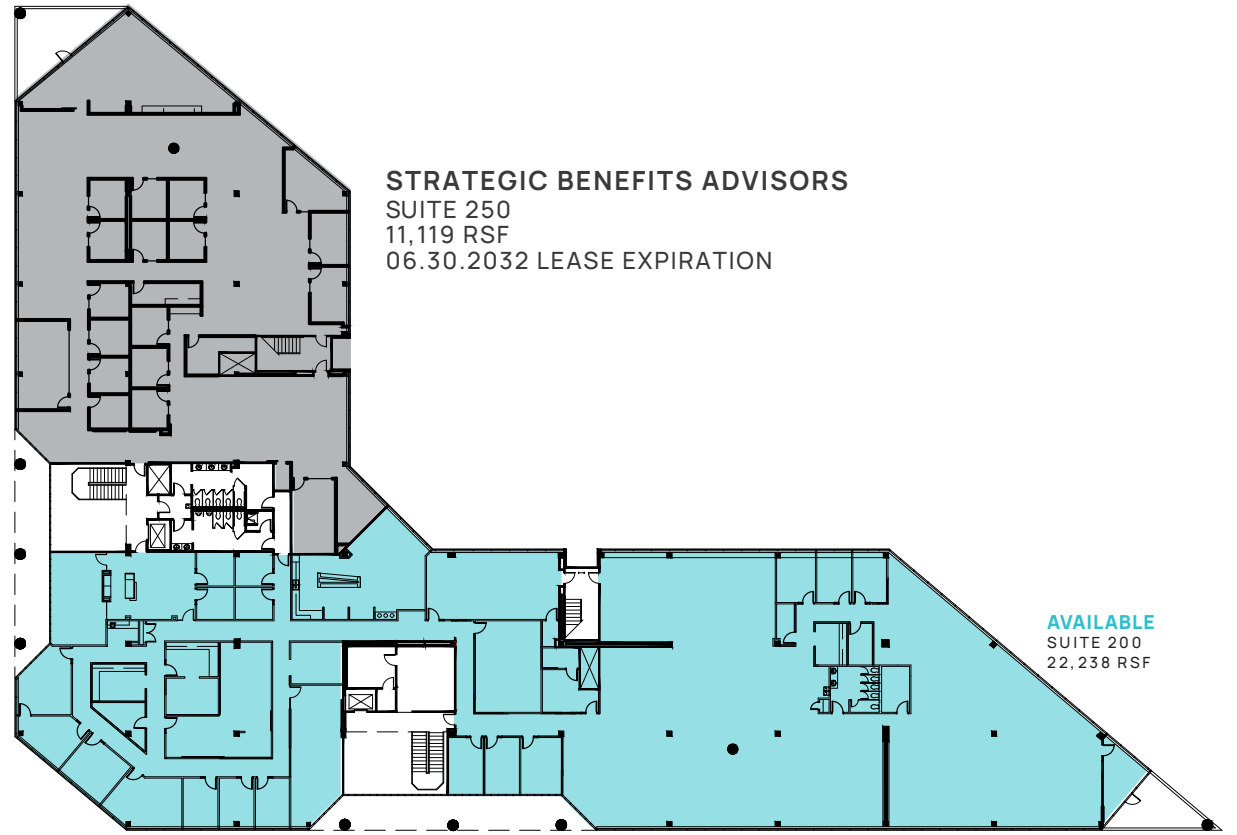
# 3567 The HUB

66,156 SF  
7.1 AC

■ AVAILABLE ■ LEASED



1st Floor



2nd Floor

**DEMATIC - Total 32,262 SF**  
Space could be made available for near-term occupancy resulting in up to 54,500 SF of contiguous availability



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# Project Specifications

ADDRESS	3567 + 3577 Parkway Lane
CITY, STATE, ZIP	Peachtree Corners, GA 30092
COUNTY	Gwinnett
SIZE	121,407 RSF
NUMBER OF BUILDINGS	2
# OF STORIES	2
ZONING	M-1
YEAR BUILT	1984-1986
YEAR RENOVATED	2016-2019
LAND AREA	12.06 AC
PARKING	5.4 per 1,000 SF
# OF TAX PARCELS	2
AMENITY AREA	The Hub features outdoor amenity area with seating.
STRUCTURE	Architectural precast with insulated glass (a combination of bronze, glass and aluminum frames with very attractive 1" square white window grid entries). Steel frame structures.
AVG COLUMN SPACING	30' x 25'

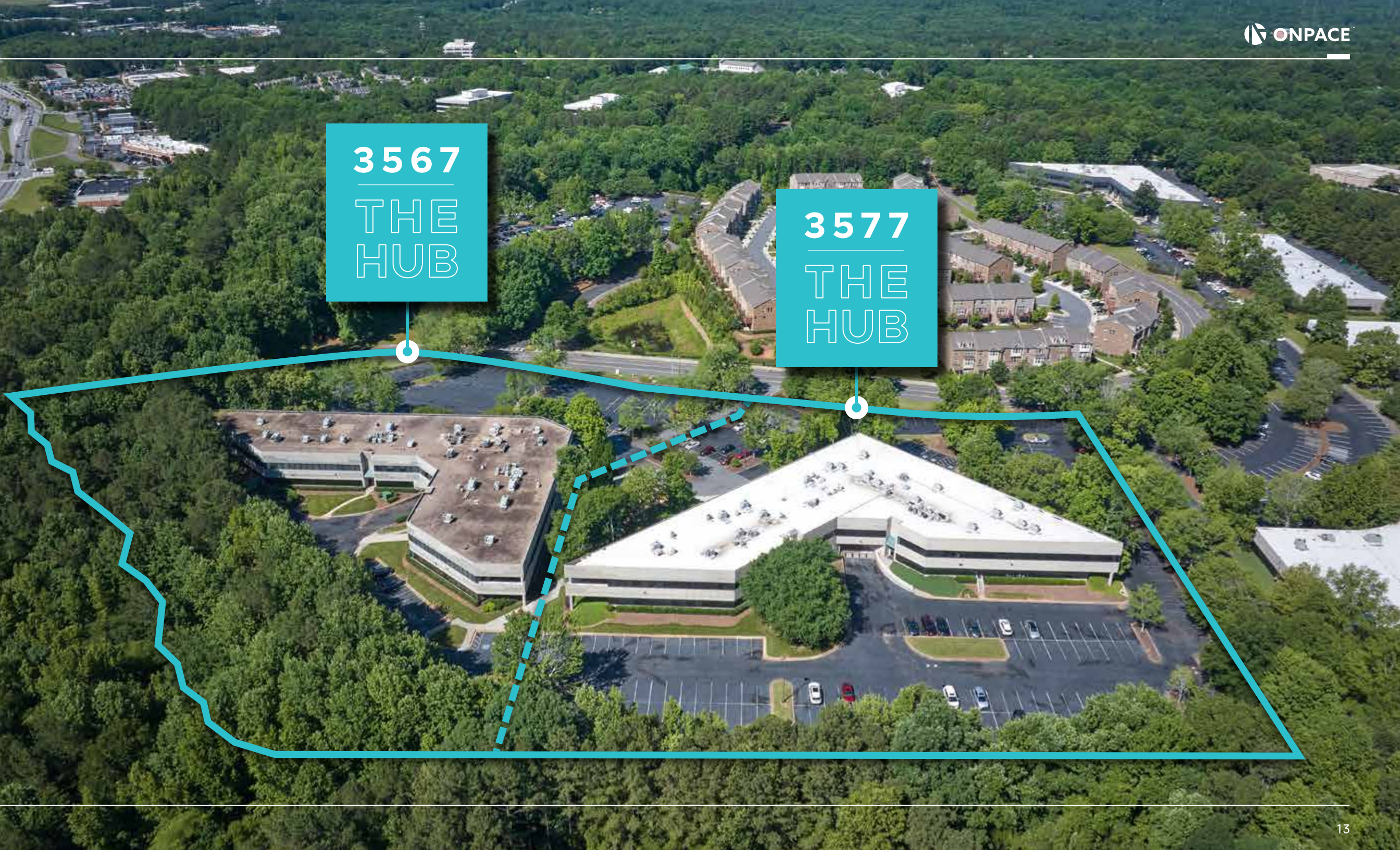
CEILINGS	Combination of open/exposed-to-structure ceiling, drywall ceilings, and acoustic ceiling tiles. Ceiling heights up to 13.5' to 15.5'
ROOF	3567: ballasted single-ply membrane replaced in 2007 warranty thru 2027 3577: replaced in 2019 warranty through 2039
LIGHTING	New LED lights throughout the interior
RESTROOMS	2016-2019 renovated restroom completed at 3567 One mens and womens restroom per floor at each building
HVAC SYSTEMS	Each Building is served by rooftop "package" HVAC units. Various recently replaced- see full HVAC inventory
METERS	Separately metered tenant suites
ELEVATORS	Elevators are original hydraulics
FIRE & LIFE SAFETY SYSTEMS	The Buildings are fully sprinklered with a wet system
EMERGENCY	Emergency exit lighting
POWER (PROVIDER)	GA Power
ELECTRICAL SERVICE	277/480 volt, three phase, four wire service
WATER & SEWER (PROVIDER)	Gwinnett County

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