

Preston Ridge

AVAILABLE FOR LEASE

3330 Preston Ridge Rd, Alpharetta, GA 30005

Available
For Lease

Covered & Surface
Parking Available

Flexible Medical
Office Suites

Move-in-Ready
Suites





About The Property

Preston Ridge is an 85,000 SF multi-tenant medical office building offering multiple medical office suites for lease. Under new ownership and management, the property provides a professional healthcare environment with flexible leasing opportunities, aggressive tenant improvement packages, and ample on-site parking.

- Suite 333 (±5,361 RSF)
- Suite 220 (2,779 RSF)
- Multi-tenant medical office building
- New ownership and management
- Aggressive TI packages available
- Excellent access to GA-400
- Less than one mile from Avalon



PROPERTY OVERVIEW

Designed to accommodate a variety of healthcare users, Preston Ridge combines efficient floor plans, professional management, and a well-established medical office environment. The available suite presents an excellent opportunity for providers seeking quality medical office space in a premier Alpharetta location.

±85,000 SF

Total Building Size

ON-SITE AMENITIES

A professional healthcare environment offering convenience, flexibility, and long-term value for medical users.



ON-SITE PARKING

Ample surface and covered parking for patients, visitors, and staff.



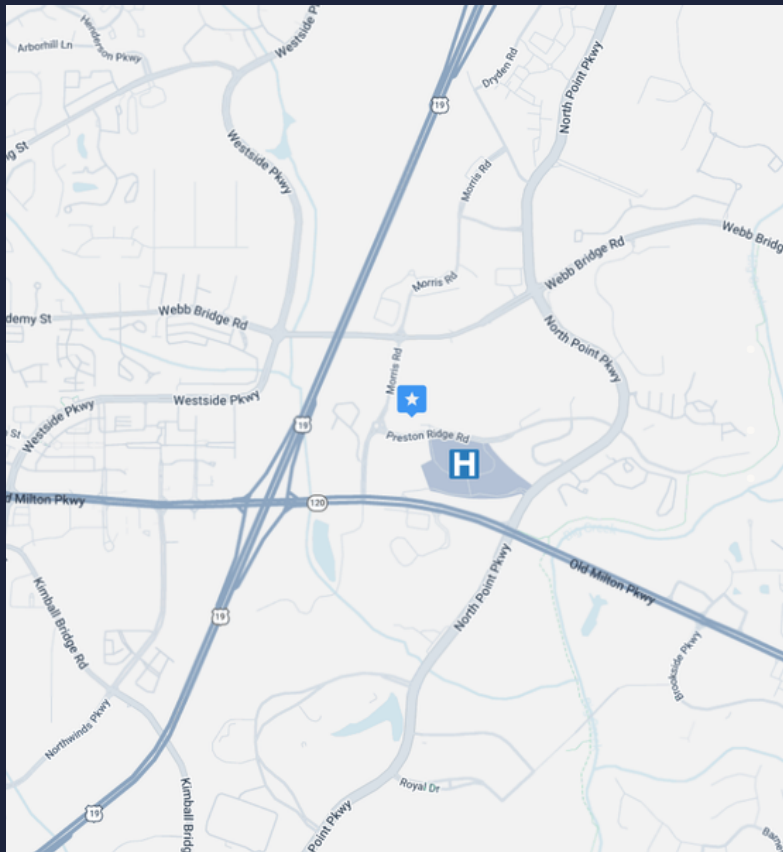
ACCESSIBILITY

The building is wheelchair accessible and designed to provide convenient access for patients and visitors.



AGGRESSIVE TI PACKAGES

Aggressive tenant improvement packages available to support customized build-outs for a variety of healthcare practice types.



LOCATION OVERVIEW

Positioned in one of North Atlanta's most sought-after submarkets, Preston Ridge benefits from a premier Alpharetta address with convenient access to major business centers, healthcare providers, and affluent residential communities. The property's location supports easy access for both patients and healthcare professionals.

Less than one mile from Avalon and with excellent connectivity to GA-400, tenants enjoy proximity to a wide variety of shopping, dining, hospitality, and lifestyle amenities. This highly accessible location enhances convenience while serving the growing North Fulton market.



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