

FOR LEASE

35 TECH PARK

creative/professional office in Peachtree
Corners

We present a creative
office building with lake
views & innovative
design that combine
aesthetics and function
for a wide variety of
office users.

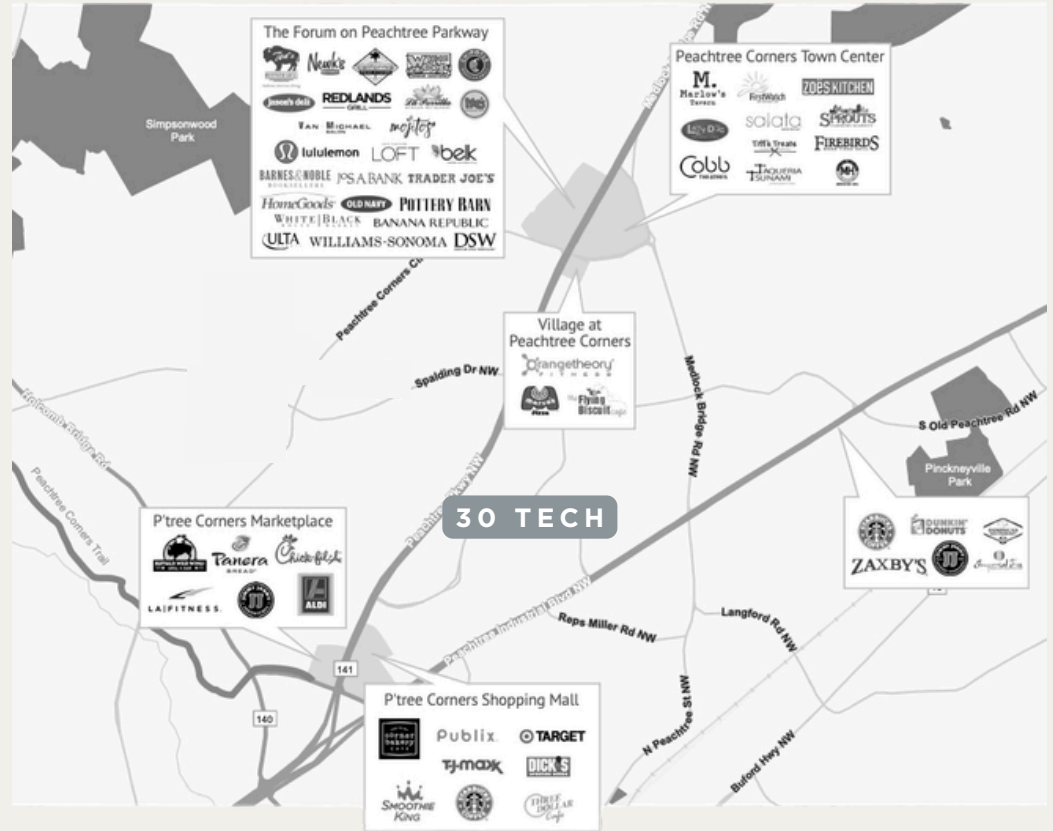
FOR MORE INFO

Wayland Swann
wayland.swann@capitalre.com
404 259 4574 (text or call)



LOCATION & AMENITIES

INTERSTATE 85	4.8 MILES
INTERSTATE 285	4.9 MILES
DULUTH	6.7 MILES
CHAMBLEE	7.1 MILES
BROOKHAVEN	9.7 MILES
BUCKHEAD	15.1 MILES
MIDTOWN	18.7 MILES
DOWNTOWN	20.6 MILES
ATL AIRPORT	29 MILES



WALKING TRAILS

TECH PARK LAKE

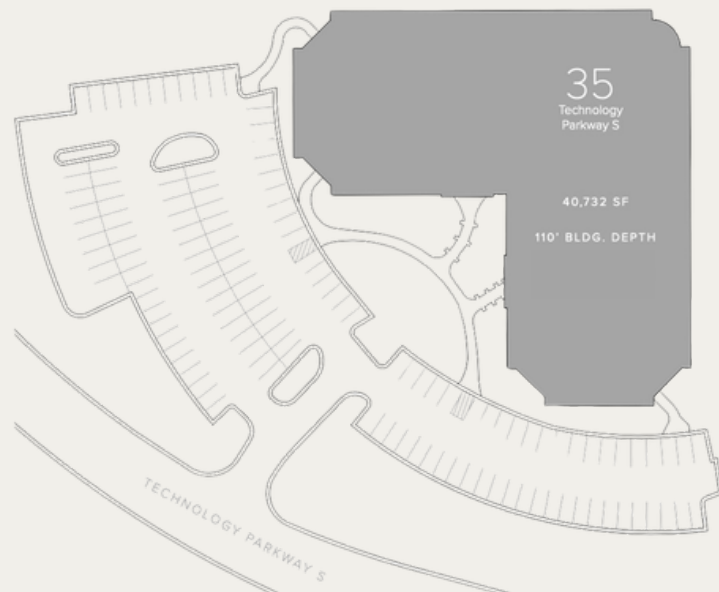
AUTONOMOUS VEHICLES

AMPLE RETAIL > 1 MI.



ABOUT THE PROPERTY

Type	one single story creative office building
Size	40,732 rentable square feet
Parking	3.30/1,000
Rate	\$18.50 psf + electric
Janitorial	included
Character	quiet, clean, & professional
Tenant Mix	tech banking/roofing (HQ),
Availabilities	4,954 SF & 8,256 SF
Amenities	tech park lake views & outdoor seating



35

TECH PARK

