

FOR SALE / OWNER-USER OPPORTUNITY

2801

CLEARVIEW PLACE

Doraville, Georgia / 30340

A recently improved, freestanding single-story office building on a full, usable acre. Ideal for medical, clinical, dental, and professional owner-users, minutes from I-285 inside the Perimeter.

100% VACANT · AVAILABLE FOR IMMEDIATE OCCUPANCY

10,673
SQUARE FEET

1.02
ACRES

60
PARKING SPACES

O&I
ZONED



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2801 CLEARVIEW PLACE / DORAVILLE, GA

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EXECUTIVE SUMMARY

A recently improved owner-user building.

Freestanding. Single story. 100% vacant and ready for a medical fit-out.

Positioned on a 1.02-acre infill lot in the heart of Doraville, 2801 Clearview Place is a 10,673 SF single-story, freestanding office building offering a rare owner-user opportunity in one of Metro Atlanta's most connected submarkets. Built in 1974 and zoned O&I (Office and Institutional) under DeKalb County, it is configured as a 100% office buildout that can remain intact or open up for a wide range of medical, clinical, and professional users.

The building is delivered 100% vacant and available for owner occupancy. Ownership has recently completed exterior and site improvements, including fresh exterior paint, refreshed monument signage, and a resealed and restriped parking field, with select interior areas updated to demonstrate achievable finish level.

Architect test-fit plans illustrate single-tenant, two-tenant, and diagnostic-imaging configurations.



AT A GLANCE

ADDRESS	2801 Clearview Place
	Doraville, GA 30340
BUILDING SIZE	10,673 SF
LOT SIZE	1.02 Acres / 44,474 SF
STORIES	One / Single story
OCCUPANCY	100% vacant
BUILT / IMPROVED	1974 / 2026
BUILDING FAR	0.24
PARKING	60 spaces (5.62 / 1,000)
ZONING	O&I / DeKalb County
SUBMARKET	Chamblee / Doraville / NDH
PARCEL ID	18-311-13-025
FLOOD ZONE	Zone X (minimal hazard)
PRICE	Upon request / offered as-is

OWNER-USER HIGHLIGHTS

Why this owner-user opportunity stands out.

Six reasons 2801 Clearview Place is difficult to replicate.

01**Recently Improved & Available**

Fresh exterior paint, refreshed monument and building signage, and a resealed, restriped parking field. Delivered 100% vacant.

02**Office Buildout, Medical-Ready**

The existing office layout can stay intact or open up for exam rooms, imaging, or clinical fit-out. Buyer to confirm permitted uses with DeKalb County.

03**Owner-User on a Full Acre**

1.02 acres and a low 0.24 FAR in a supply-constrained inside-the-Perimeter submarket. Rare at this footprint.

04**Inside-the-Perimeter Access**

Minutes to I-285 and I-85, with 0.8 miles to the Doraville MARTA Station on the Gold Line.

05**Medical-Friendly Parking & Setting**

A strong surface-parking ratio and a quiet, low-traffic, quasi-campus setting that appointment-based and patient-facing users prefer.

06**Deep Demand Corridor**

Bordered by Brookhaven, Chamblee, and the Perimeter medical hub, with limited comparable owner-user product in the area.

BUILDING OVERVIEW

Recently improved. Ready for your vision.

Fresh paint, refreshed signage, and a resealed, restriped parking field.

- Exterior repainted

The building exterior has been freshly repainted, refreshing curb appeal along Clearview Place.

- Monument signage refreshed

The North Park monument and building signage have been updated, replacing the prior tenant identity.

- Parking field resealed and restriped

The surface lot has been recoated and freshly restriped, with clearly defined stalls, accessible spaces, and drive aisles.

- Interior finishes refreshed

Select interior areas have been updated to demonstrate the finish level a buyer can achieve in their own fit-out.

- Lower upfront capital

Parking-lot resealing and restriping and exterior painting have already been addressed. Buyer capital can instead be directed toward interior build-out.

- Faster path to occupancy

With the shell and grounds refreshed, a buyer can focus on interior fit-out rather than exterior work, shortening the timeline to opening.



REFRESHED MONUMENT SIGNAGE



UPDATED INTERIOR FINISHES

LOCATION & ACCESS

Inside the Perimeter. Minutes from everything.

I-285 and I-85 access. 0.8 miles to Doraville MARTA (Gold Line).

- Easy interstate access

Minutes from I-285 and I-85, within reach of the Perimeter and the Chamblee / Doraville medical and business corridor.

- Nearby transit

0.8 miles to the Doraville MARTA Station on the Gold Line, a convenient option for staff and patients.

- Established infill setting

Bordering Brookhaven and mature residential neighborhoods that drive local medical, dental, and personal-service demand.

- Quiet, patient-friendly

A quasi-campus setting away from heavy retail traffic, ideal for appointment-based and patient-facing users.

- Low-risk site

Flood Zone X, an area of minimal flood hazard outside the 500-year floodplain.

- Hard to replicate

A freestanding owner-user building on a full acre with this parking ratio, inside the Perimeter, is difficult to recreate through new construction in an infill setting.



I-285 CORRIDOR / INFILL DORAVILLE SETTING

AREA ACCESS

Doraville MARTA (Gold Line)	0.8 mi
I-285 access	Immediate
I-85 access	Minutes
Pill Hill medical hub	~4.5 mi
Emory Saint Joseph's / Northside Atlanta	4.5 - 4.8 mi
Brookhaven & Chamblee	Adjacent

POTENTIAL USES

Built for a wide range of users.

A flexible floor plate and O&I zoning support medical, clinical, and professional occupiers.



*Uses shown illustrate the building's suitability and are not a zoning determination.
Buyers should confirm permitted and conditional uses with DeKalb County.*

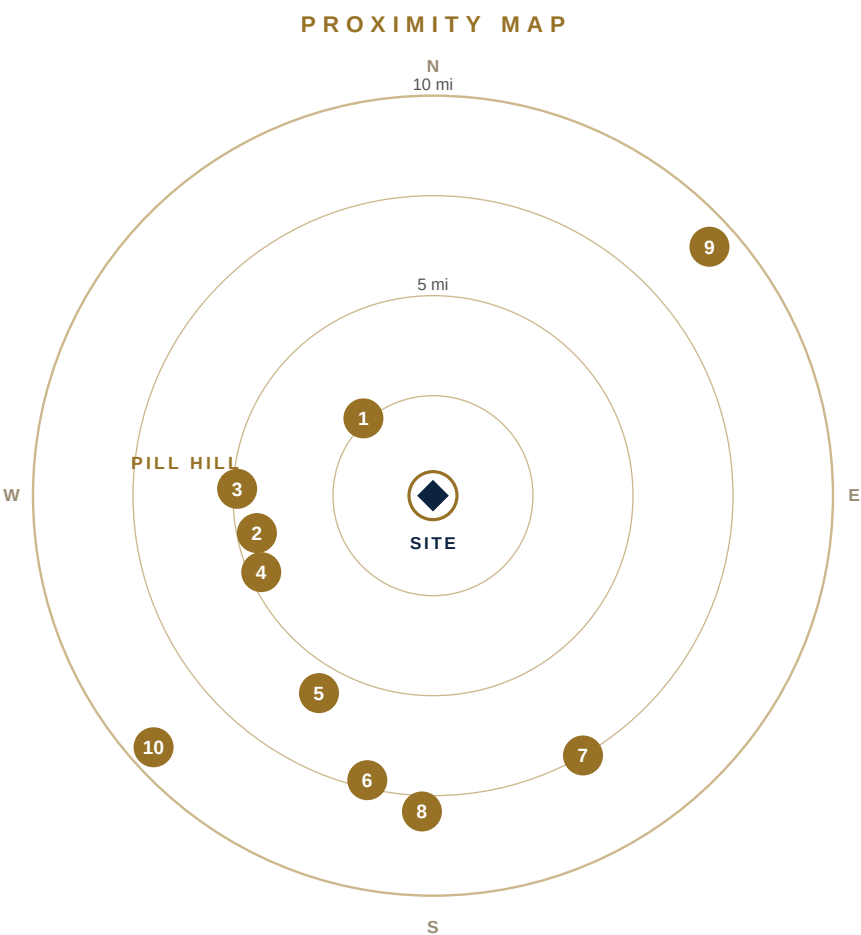
REGIONAL MEDICAL CENTERS

Minutes from Atlanta's premier medical hub.

Near Pill Hill and the region's major hospital systems.

1	Peachford Hospital Behavioral Health	2.6 mi
2	Emory Saint Joseph's Hospital Emory Healthcare	4.5 mi
3	Scottish Rite Hospital Children's Healthcare of Atlanta	4.7 mi
4	Northside Hospital Atlanta Northside Hospital	4.8 mi
5	Arthur M. Blank Hospital Children's Healthcare of Atlanta	5.7 mi
6	Emory University Hospital at Wesley Woods Emory Healthcare	7.3 mi
7	Emory Decatur Hospital Emory Healthcare	7.5 mi
8	Emory University Hospital Emory Healthcare	7.9 mi
9	Northside Hospital Duluth Northside Hospital	9.3 mi
10	Piedmont Atlanta Hospital Piedmont Healthcare	9.4 mi

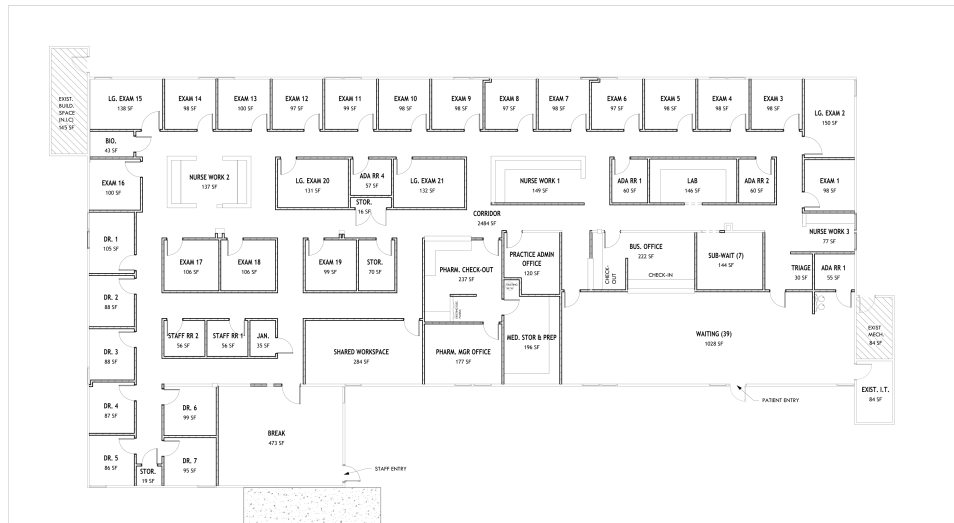
Distances are approximate and straight-line, for general reference only.



CONCEPT PLANS

Configured for the way you practice.

Architect test-fits illustrating owner-user practice options. Not construction documents.



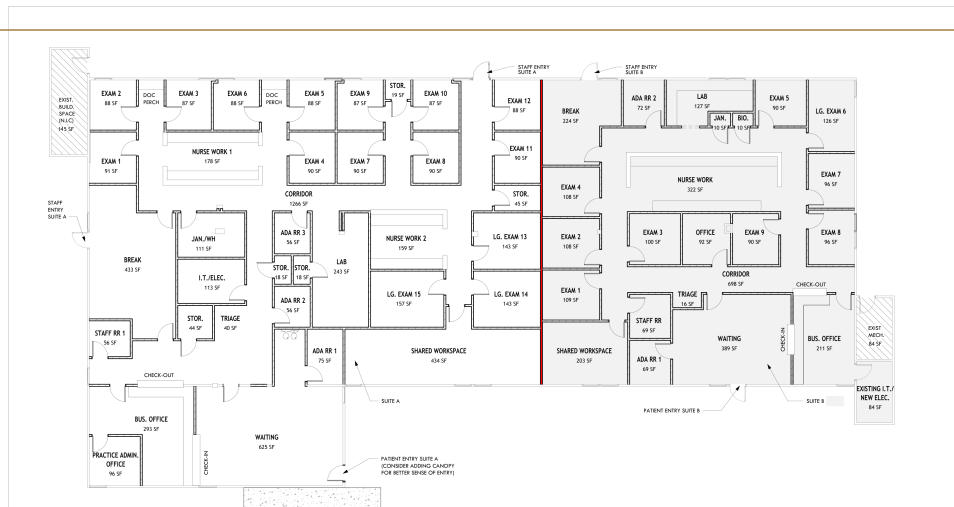
OPTION 1

Single-Tenant Medical

A full-building medical suite with 20+ exam rooms, two nurse work areas, a lab, and pharmacy support around a large shared waiting room. Suited to a single-specialty or multi-provider practice occupying the entire building.

Full building

±10,673 SF



OPTION 2

Two-Tenant Medical

A clean demise into two independent suites, each with its own patient entry and waiting room. Occupy one suite and lease the other to a complementary provider to help offset ownership costs.

Suite A

±6,246 SF

Suite B

±3,734 SF

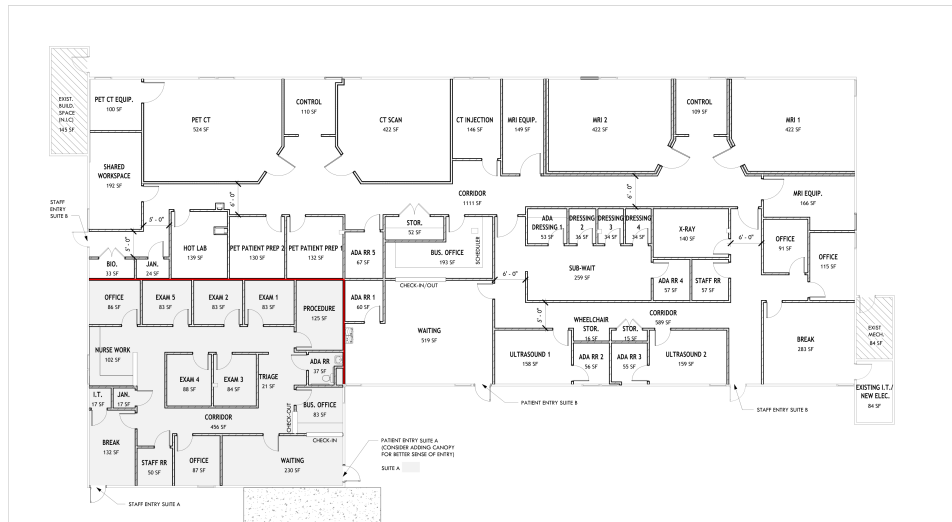
Red line indicates the new demising wall.

Areas are approximate usable areas from the architect's test-fit and should be independently verified. Marketed building area is 10,673 SF.

CONCEPT PLANS (CONTINUED)

From imaging center to flexible office.

The same floor plate supports diagnostic, clinical, and professional users.



OPTION 3

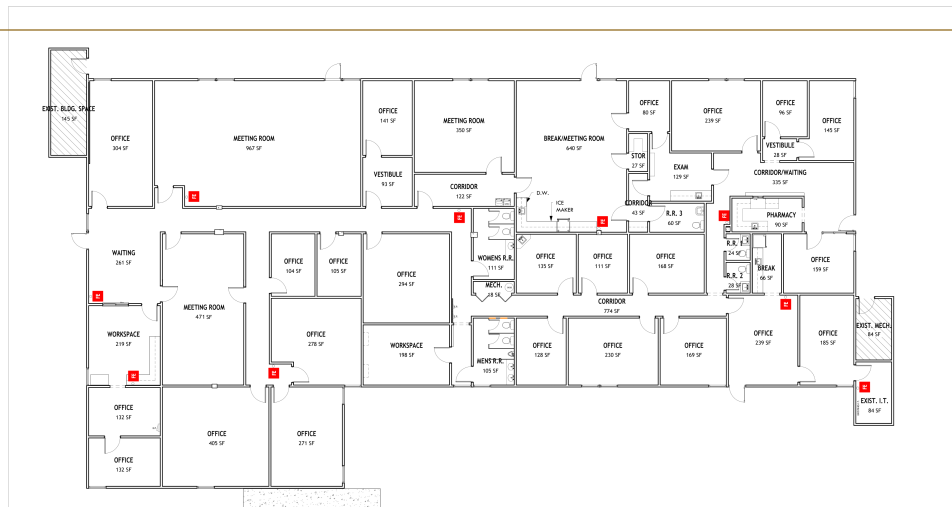
Imaging + Clinic

A full diagnostic program (PET/CT, MRI x2, CT, X-ray, and ultrasound) with control rooms and sub-wait, paired with a companion clinic suite. No imaging equipment is included; the plan is a design reference for a buyer bringing their own equipment.

Suite A (Clinic) ±2,001 SF

Suite B (Imaging) ±7,979 SF

Red line indicates the new demising wall.



EXISTING

Flexible Office / As-Built

The current 100% office buildout, a mix of private offices, open work areas, meeting rooms, and common circulation. Usable as-is today, or a strong shell for coworking, a professional firm, or a veterinary user.

Buildout 100% office

Also suited to Coworking / Veterinary / Professional Office

Areas are approximate usable areas from the architect's test-fit and should be independently verified. Marketed building area is 10,673 SF.

DEMOGRAPHICS

A dense, high-income trade area.

1, 3, and 5-mile trade rings around 2801 Clearview Place.

METRIC	1-MILE	3-MILE	5-MILE
Total Population	~8,200 - 9,500	~85,000 - 92,000	~240,000 - 255,000
Total Households	~2,900	~32,500	~98,000
Median Age	~35	~36	~37
Median Household Income	~\$61,500	~\$82,000	~\$104,000
Average Household Income	~\$84,000	~\$113,000	~\$143,000
Per Capita Income	~\$28,000	~\$43,000	~\$57,000
Daytime Population	~14,500	~88,000	~210,000
Bachelor's Degree or Higher	~32%	~48%	~61%

TRADE-AREA TAKEAWAYS

The 5-mile ring pulls from Sandy Springs, Dunwoody, and Brookhaven, with average household income near \$143,000 and a college-educated workforce above 60%. A daytime worker population near 210,000 within five miles supports strong, consistent demand for medical, dental, veterinary, and professional services.

Figures are approximate trade-area estimates compiled from public sources and should be independently verified.

INTERIOR

Refreshed and ready for your fit-out.

Newly built-out office suites, a break room, and existing exam space.



NEWLY BUILT-OUT OFFICE SUITE



RENOVATED OPEN OFFICE



KITCHEN / BREAK ROOM



EXISTING EXAM / TREATMENT ROOM

AERIAL & SITE

A freestanding building on a full, usable acre.

Fresh paint, restriped parking, and a quiet wooded backdrop.



FULL BUILDING / RESTRIPE PARKING FIELD



INFILL SETTING & I-285 CORRIDOR



WOODED SETTING & SKYLINE BEYOND

FOR MORE INFORMATION

Ready to take a look?

Schedule a tour of 2801 Clearview Place, request the architect test-fit plans and survey, or discuss configuration for your practice. Delivered 100% vacant. Offered as-is. Price upon request.

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