



Saddlebrook Office Park

Offering Summary

Building Size:	23,500 SF
Available SF:	900 SF – 3,000 SF
Lot Size:	6.8 Acres
Year Built:	2001
Zoning:	O-I (Office-Institutional)
Traffic Count:	22,300

Available Spaces)

Suite	Size (SF)	Lease Type	Lease Rate
Suite 203	900 SF	Modified Gross	\$18.00 SF/yr
Suite 208	3,000 SF	Modified Gross	\$17.50 SF/yr

Get more information

Andrew D. Joyner, CCIM

Senior Vice President

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andrew.joyner@avisonyoung.com



Property Highlights

- 23,500 SF Professional Office Building Situated on a Serene and Private 6.8 Acre Lot
- Located in the Heart of the Thriving North Fulton Business and Technology District
- Surrounded by Residential Neighborhoods, Shopping Centers, and Upscale Restaurants
- Convenient to GA 400, North Point Mall, and Emory Johns Creek Hospital
- Newly Renovated with Move-In Ready Suites
- Beautifully Landscaped
- Ample Parking
- Multiple Building Entrances Allow for Convenient Access to Suites

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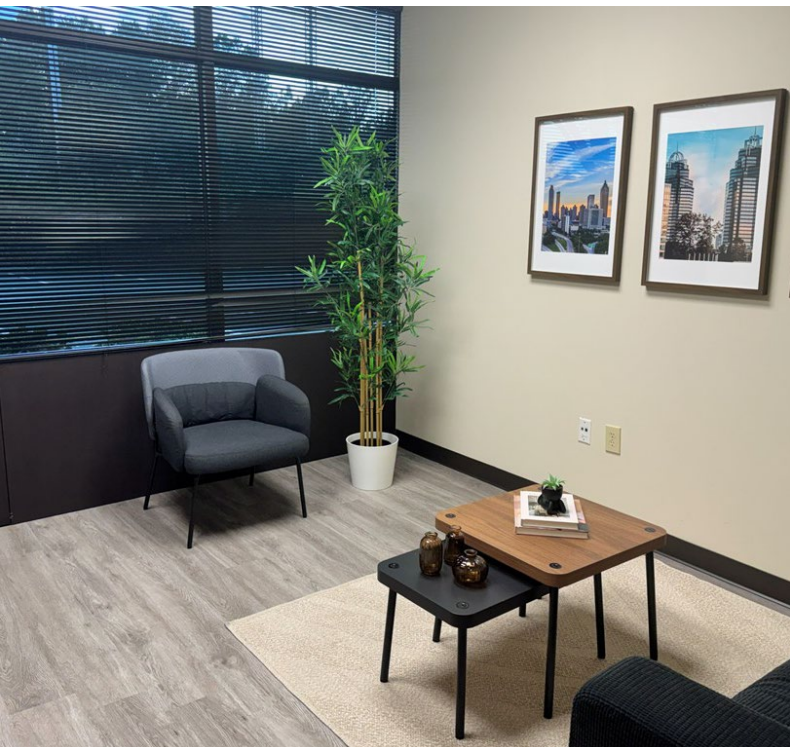
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Suite 203 Photos

11030 Jones Bridge Road



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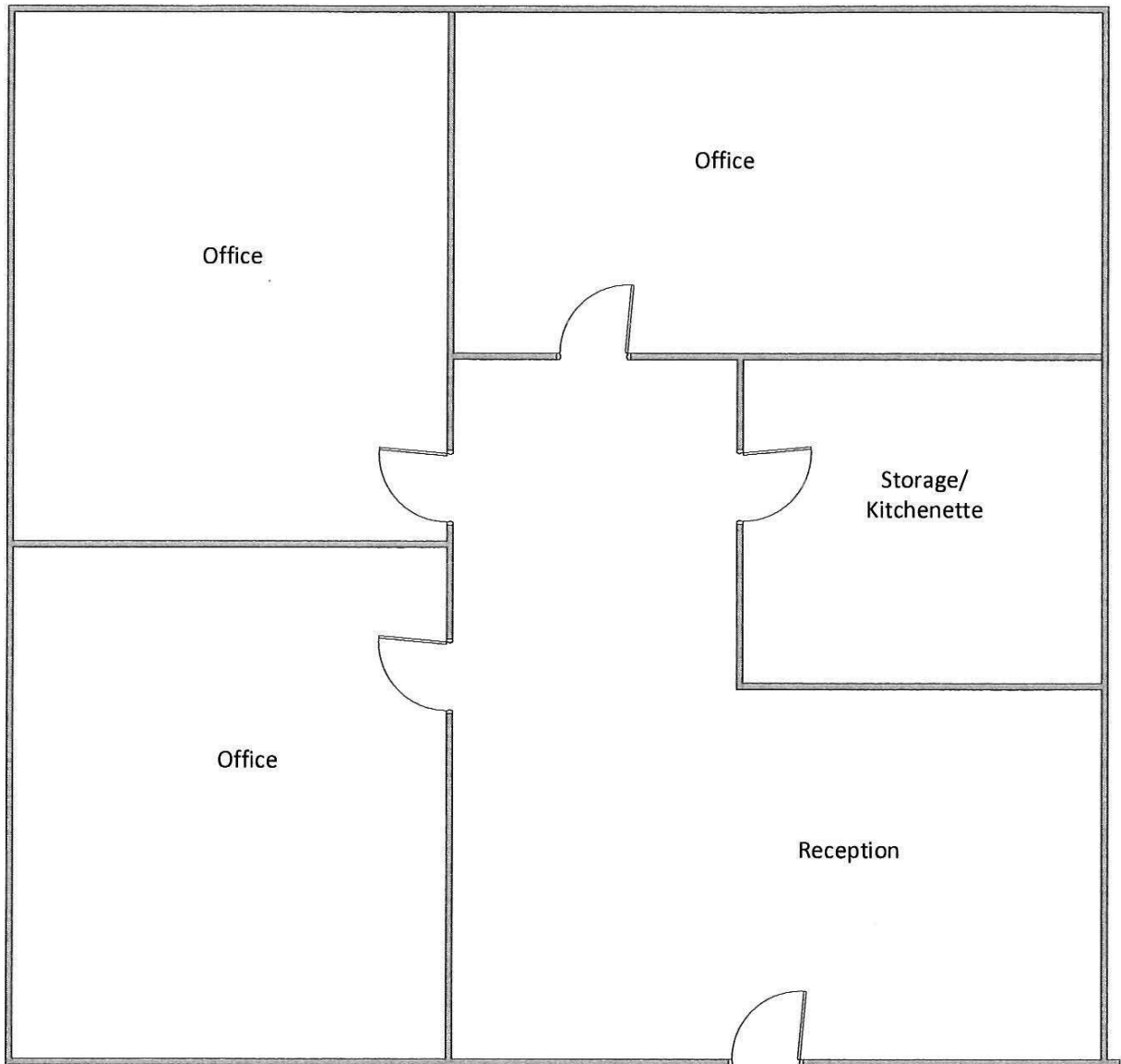
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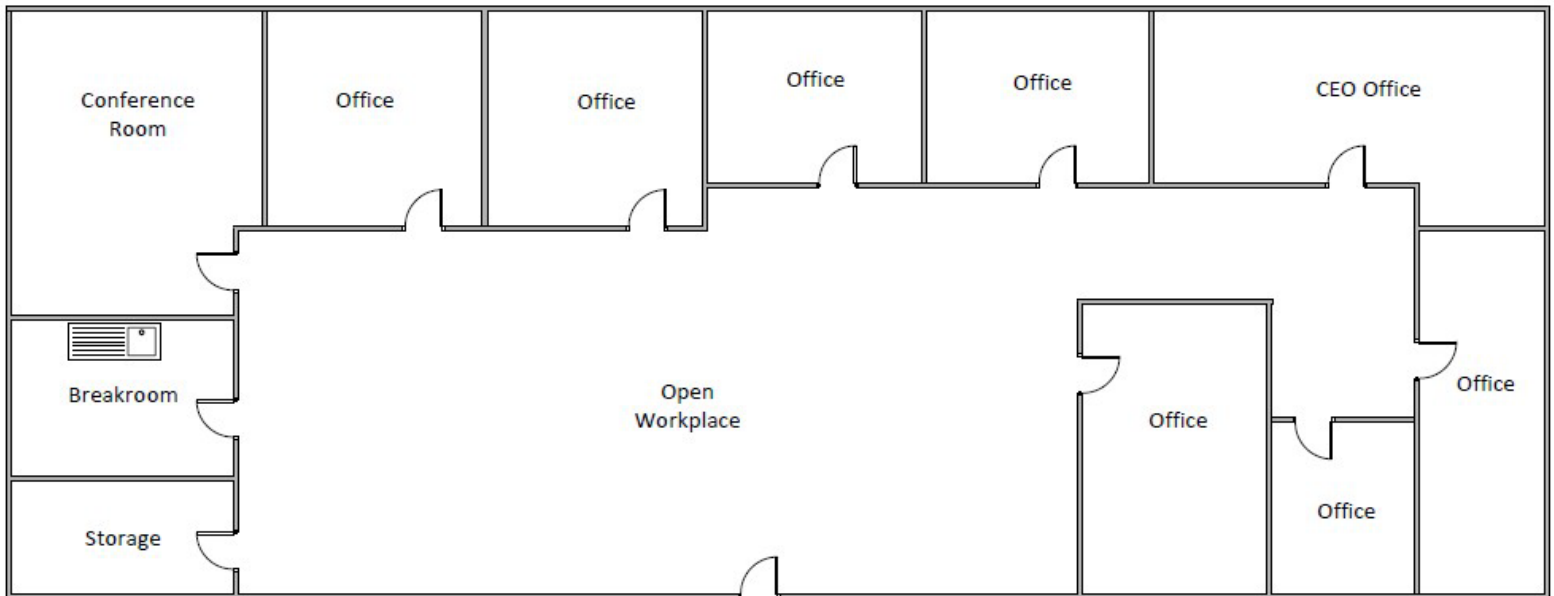
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Suite 208 floorplan

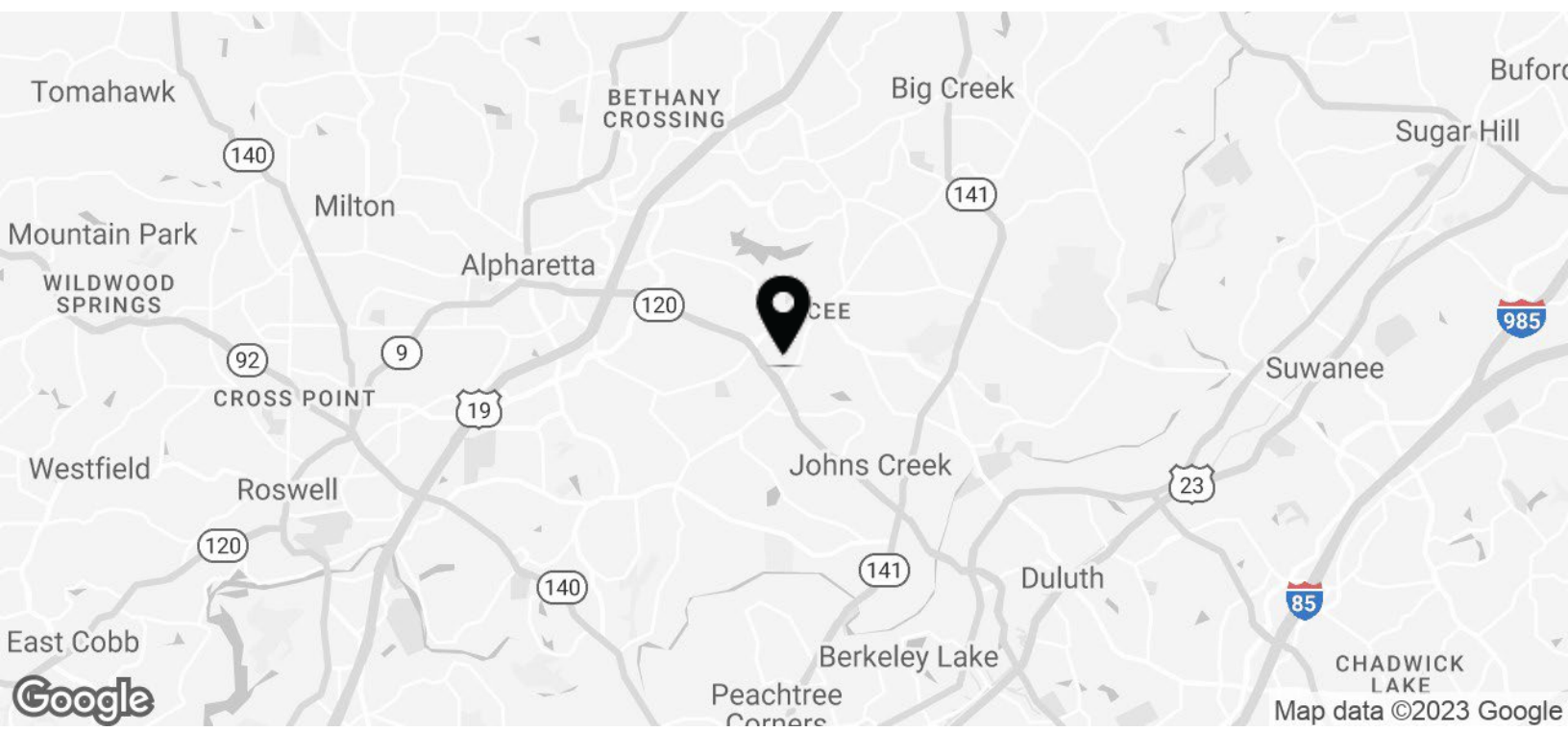
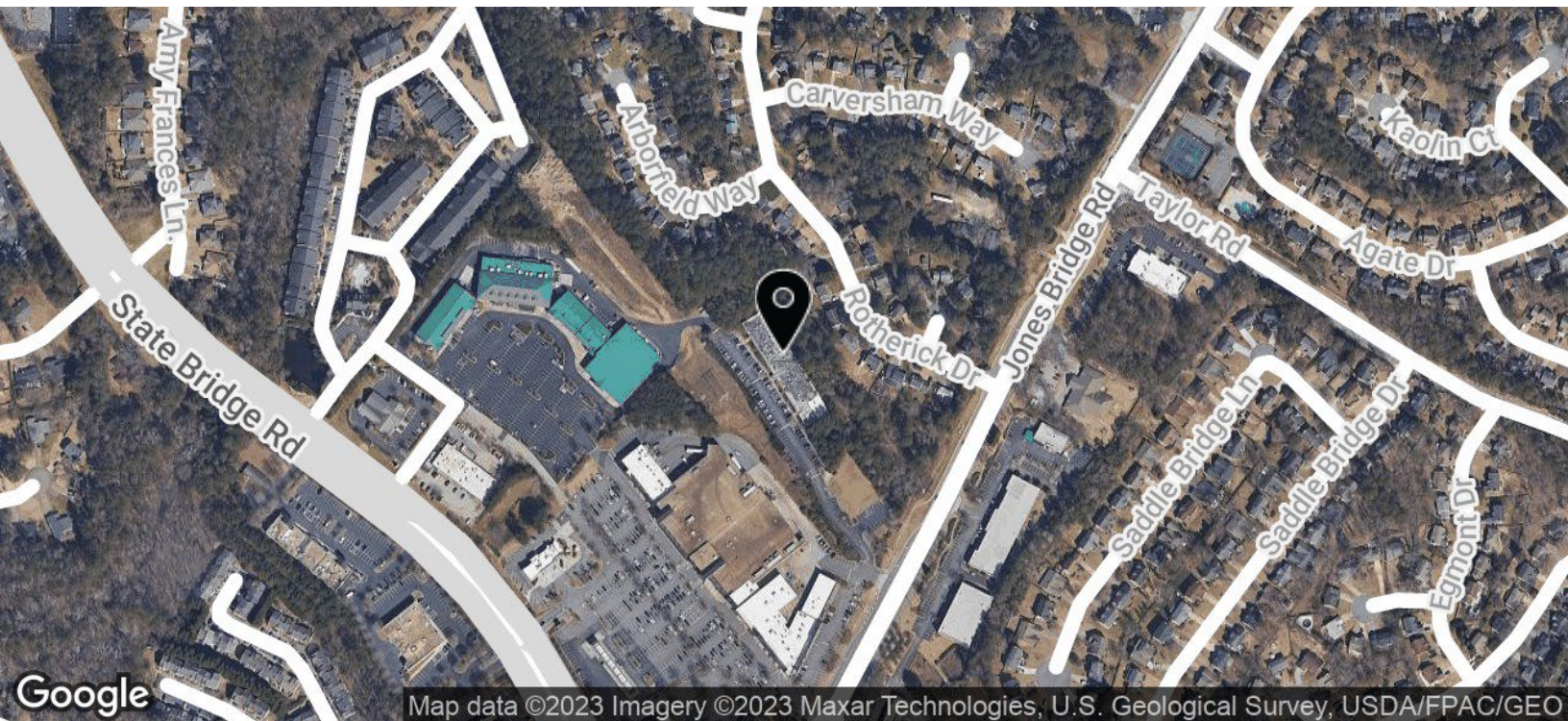
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Office Building For Lease

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Let's talk.

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