



# FOR LEASE | SALE

812 Lambert Drive | Atlanta, GA 30324

**KURT UNGER**

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**CORI NUTTALL, CCIM**

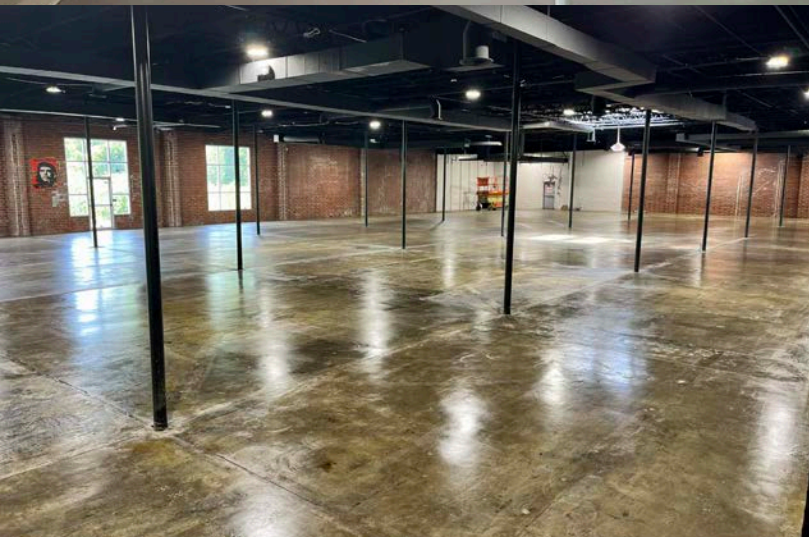
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# PROPERTY HIGHLIGHTS

- **\$16.50 / SF NNN | \$1.5 MILLION SALE PRICE REDUCTION**
- **7,500 - 30,000 SF CREATIVE OFFICE/ FLEX/RETAIL BUILDING NEAR ARMOUR YARDS DISTRICT**
- ATTRACTIVE BRICK CONSTRUCTION
- OUTDOOR PATIO WITH SEATING
- I-1 LIGHT INDUSTRIAL ZONING
- LOW TAX AND INSURANCE COSTS
- 150 AUTO PARKS (5/1,000)
- COVERED OUTDOOR AREA FOR STORAGE OR GATHERING SPACE
- 100% FULLY AIR CONDITIONED FOR OPEN OR FULL BUILDOUT RETAIL/OFFICE
- 2.06 ACRES
- 4 MIN FROM CHESHIRE BRIDGE/I-85 EXIT
- 1 MIN FROM PIEDMONT ROAD/I-85 EXIT
- LOTS OF OVERSIZED WINDOWS
- **EXTRA LARGE WINDOWS** ON 3 SIDES OF BUILDING

## EXPLORE 812 LAMBERT DR



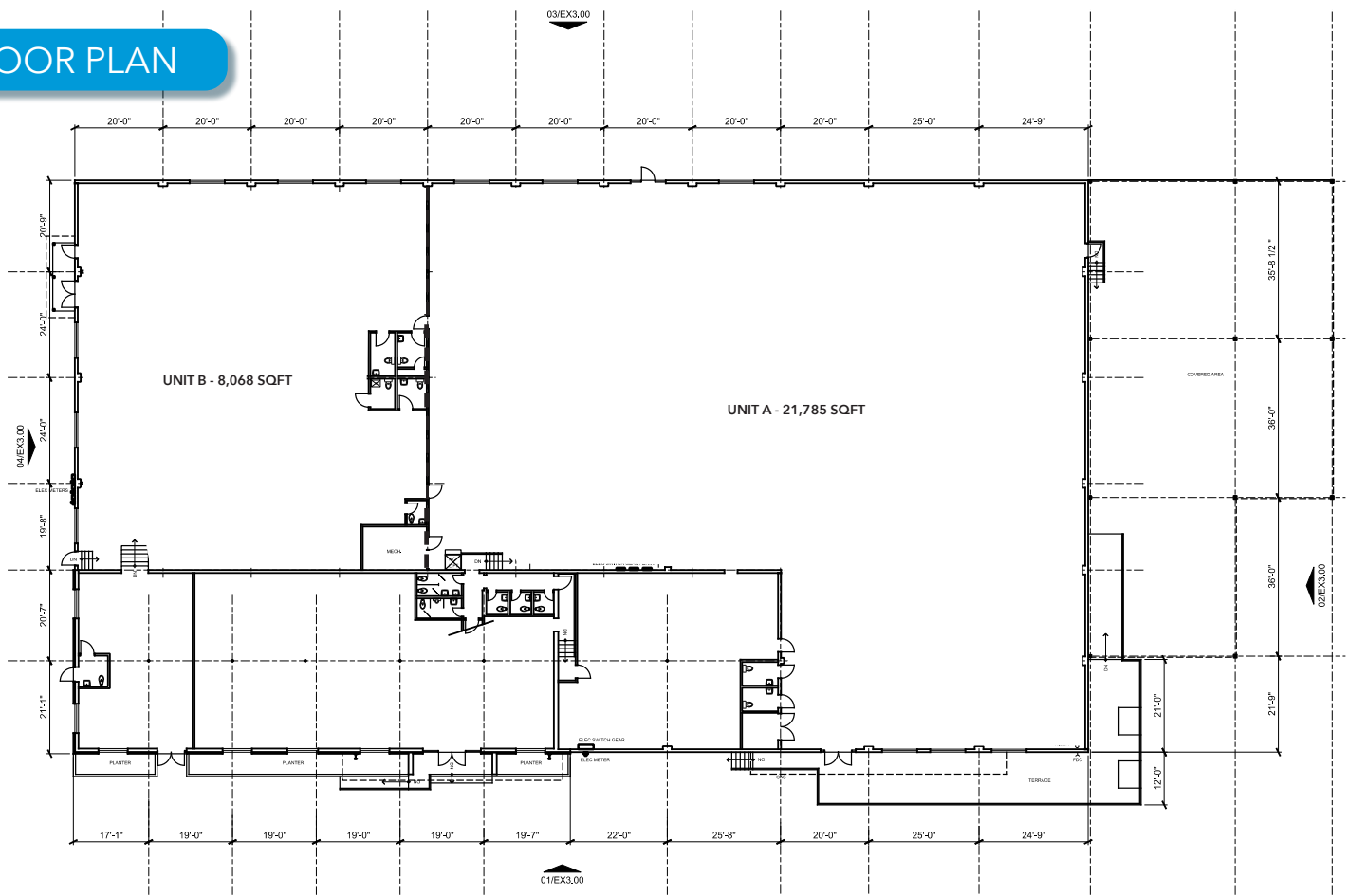
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# FLOOR PLAN



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DOWNTOWN  
4.9 MI

MIDTOWN  
2.8 MI

ATLANTIC  
STATION  
3.1 MI

PIEDMONT PARK  
1.9 MI

ARMOUR YARD  
DISTRICT CONT.  
1.2 MI

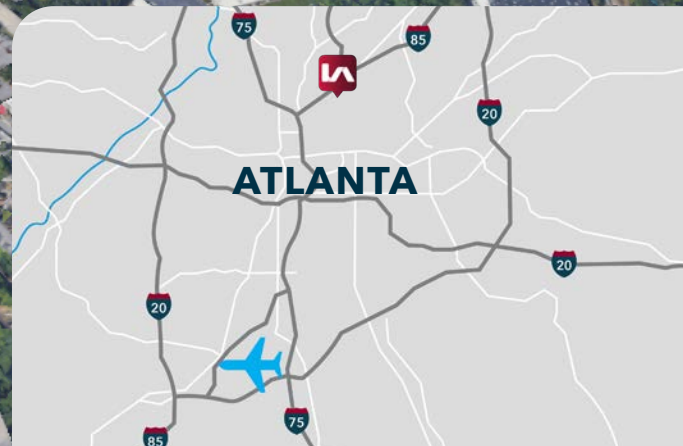


I-75 | I-85

BUCKHEAD  
4.2 MI

812 LAMBERT DR

GA 400



## LOCATION HIGHLIGHTS

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