



PRICE REDUCED

\$1,890,000

For Sale Ground Level Office Condo

~~\$1,990,000~~

Contact us:

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Colliers Atlanta
1230 Peachtree St NE
Suite 800
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Buckhead Grand
3338 Peachtree Rd NE,
Atlanta, GA 30326

Suites 101 & 102 | ± 5,295 SF

Property Highlights

- High end finishes including two conference rooms
- Includes two suites with separate entrances
- Ideal for Office and most Retail uses
- 6 dedicated parking spaces (2 by front door)
- Located along the MARTA Buckhead train station
- Well positioned to GA-400, minutes from I-75/85 and I-285
- Walking distance to Buckhead restaurants and retail, including Lenox Mall and Phipps Plaza

Architectural floor plan of the second floor, showing various rooms and their dimensions. The plan includes a staircase, landing, and elevator shaft. Key areas are labeled with room numbers and names, and dimensions are provided for most rooms and corridors. A red dashed line outlines a specific area, possibly a renovation or construction zone. The plan is oriented with North at the top.

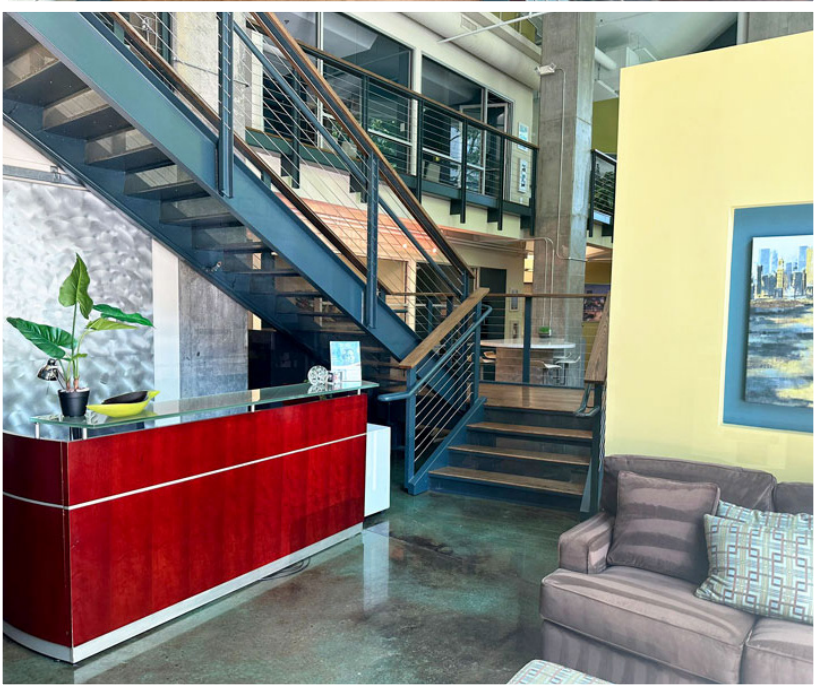
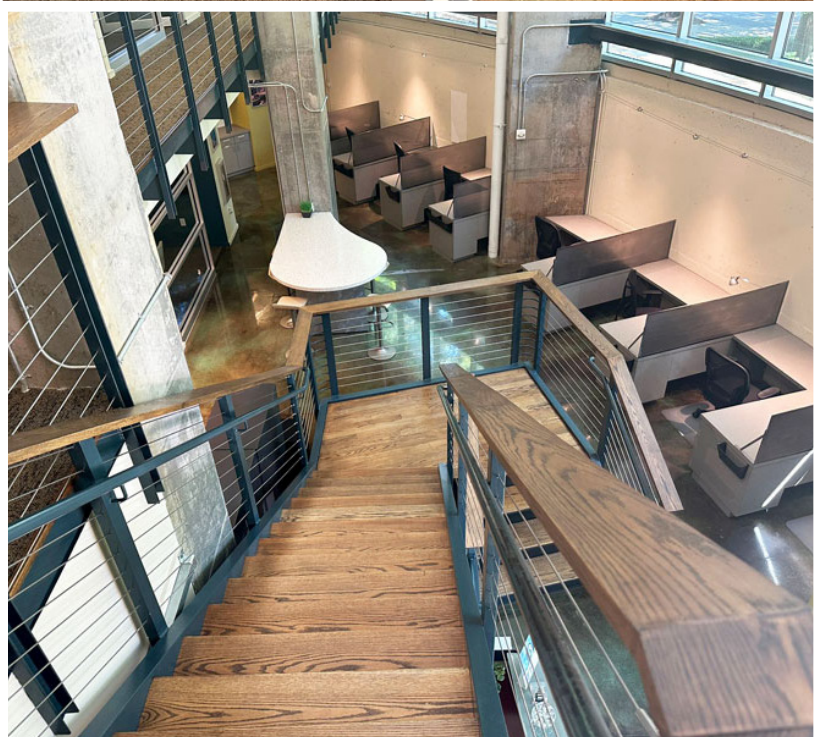
Rooms and Dimensions:

- Office 210: 15'-11 1/2" x 3'-6"
- Office 208: 3'-6" x 3'-6"
- Office 207: 3'-6" x 3'-6"
- Conference Room 205: 11'-0" x 11'-0"
- Admin Assistant 203: 10'-0" x 10'-0"
- Executive Office 202: 10'-0" x 10'-0"
- Executive Office 201: 10'-0" x 10'-0"
- Stair: 3'-6" x 3'-6"
- Landing: 3'-6" x 3'-6"
- Elevator Shaft: 3'-6" x 3'-6"

Other labels and dimensions include:

- Office 210: 15'-11 1/2" x 3'-6"
- Office 208: 3'-6" x 3'-6"
- Office 207: 3'-6" x 3'-6"
- Conference Room 205: 11'-0" x 11'-0"
- Admin Assistant 203: 10'-0" x 10'-0"
- Executive Office 202: 10'-0" x 10'-0"
- Executive Office 201: 10'-0" x 10'-0"
- Stair: 3'-6" x 3'-6"
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- Elevator Shaft: 3'-6" x 3'-6"

Property Photos



Location & Demographics

	1- Mile	3-Mile	5-Mile
Population:	27,712	135,771	333,754
Median Age:	35.1	35.6	34.7
Households:	17,498	70,807	167,781
Median HH Income:	\$115,261	\$118,448	\$119,789
Avg. HH Income:	\$184,167	\$205,928	\$195,076

