



# OAKBROOK TECH CENTER

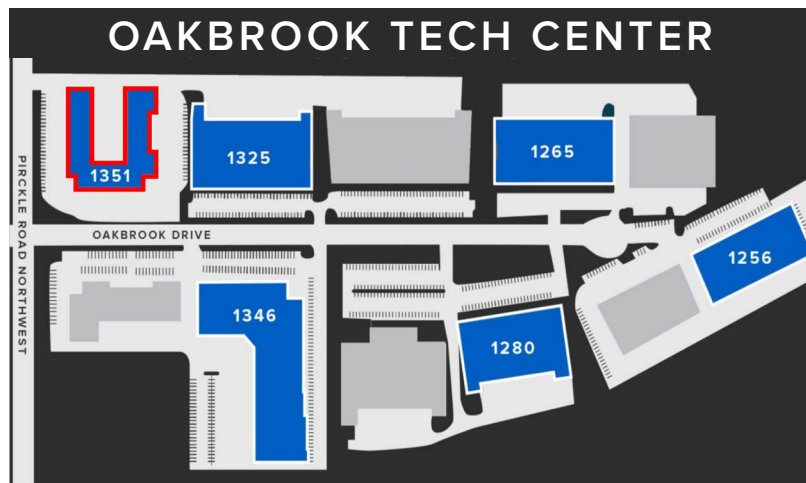
1351 OAKBROOK DRIVE | NORCROSS, GA 30093

## PROPERTY INFORMATION

- 36,600 SF Rear Load Industrial/Flex Building
- **2,210 - 9,097 SF Available:**
  - Suite 158: 2,210 SF
  - Suite 160: 2,300 SF
  - Suite 170: 4,587 SF
  - Suite 158-170: 9,097 SF
- **Asking: \$8.50 psf NNN - Lowest Single Story Flex Rate in Norcross!**
- Drive-In Loading
- ±14' Clear Height
- Abundant Parking
- Proactive Institutional Ownership
- Excellent access to Jimmy Carter Blvd, Peachtree Industrial Blvd, I-85 and I-285
- Ideal Norcross location in close proximity to numerous restaurants, shops, and local amenities



## OAKBROOK TECH CENTER



All information contained herein is believed to be accurate but is not warranted. This offer is subject to errors, omissions, prior sale or withdrawal.



**Hughes Commercial Real Estate, Inc.**  
8215 Roswell Road, Building 700  
Atlanta, GA 30350  
770-559-1099 | hughes-cre.com

**Matt Nelsen**  
404-431-0971  
matt@hughes-cre.com

Owned By:



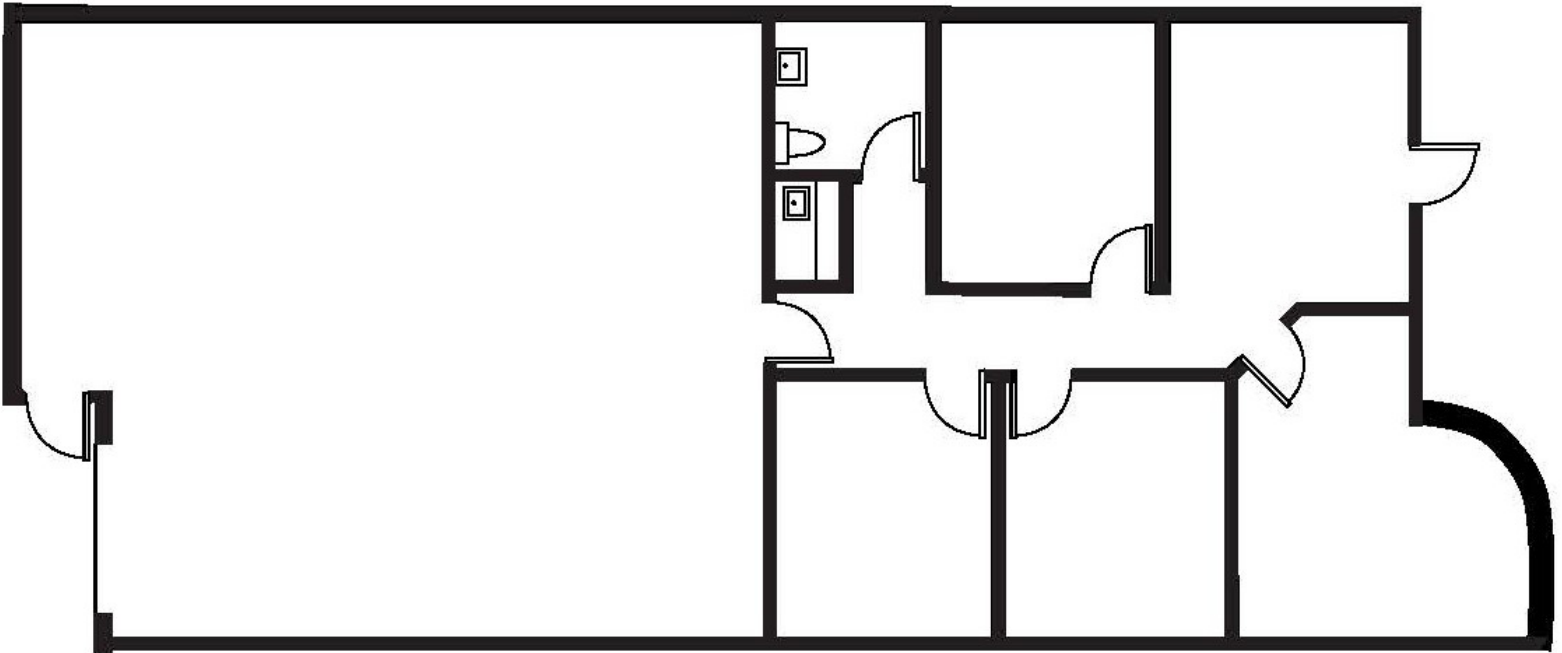


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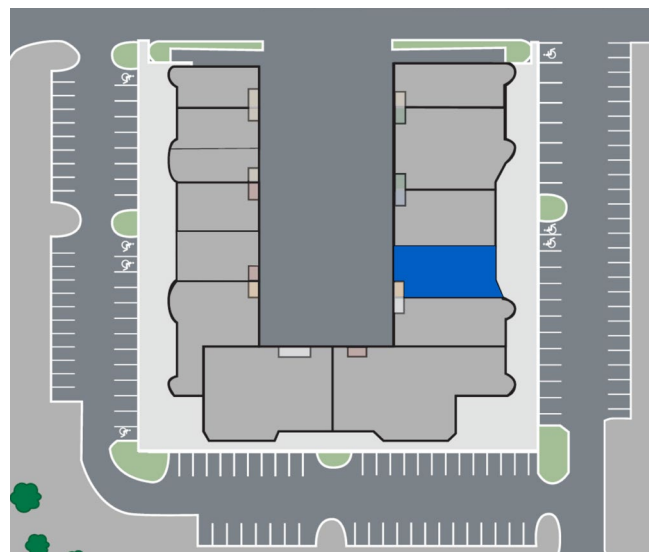
## TECH CENTER

BUILDING 1351 | SUITE 158 | 2,210 SF

### FLOOR PLAN



### KEY PLAN



### SUITE INFORMATION

- 2,210 SF Suite
- 1,000 SF Office
- 1,210 SF Warehouse
- One (1) Drive-In Door
- Available 10/1/2026

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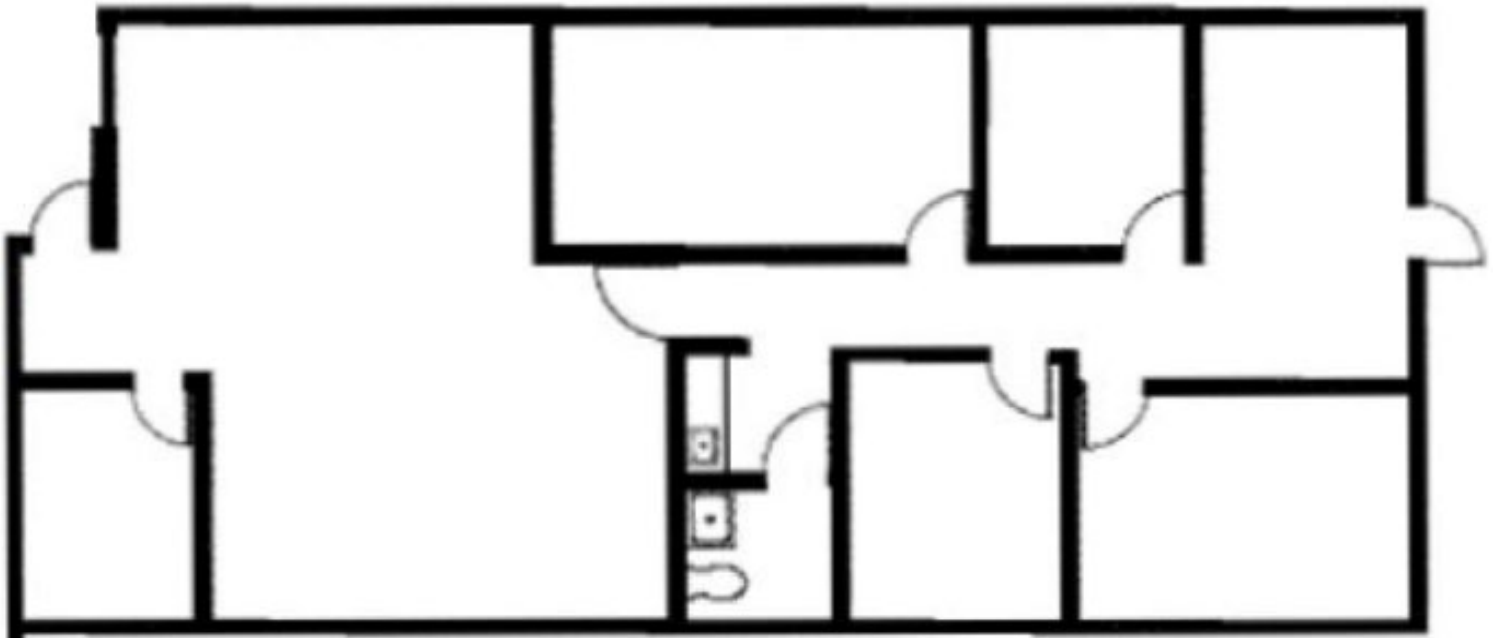


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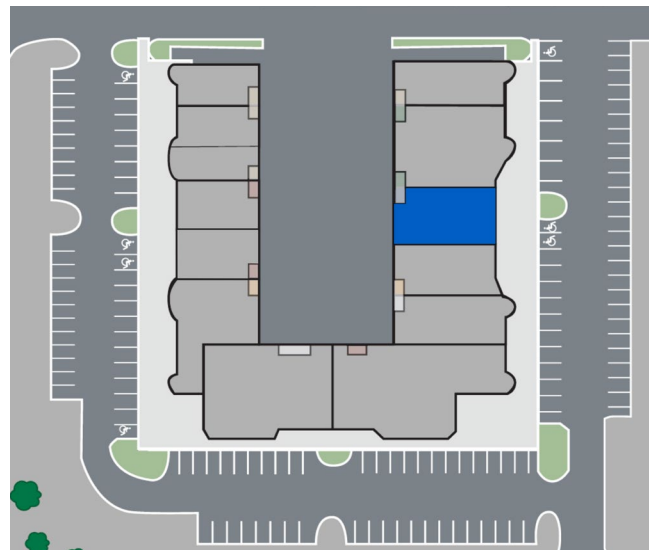
## TECH CENTER

BUILDING 1351 | SUITE 160 | ±2,300 SF

### FLOOR PLAN



### KEY PLAN



### SUITE INFORMATION

- ±2,300 SF Suite
- ±800 SF Office
- ±1,500 SF Warehouse
- One (1) Drive-In Door
- Available 10/1/2026

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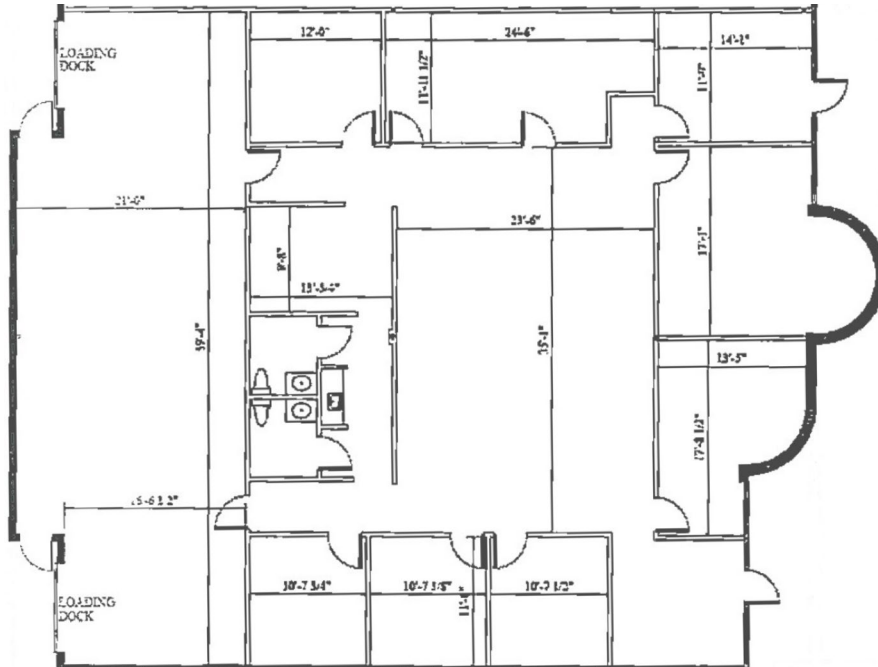


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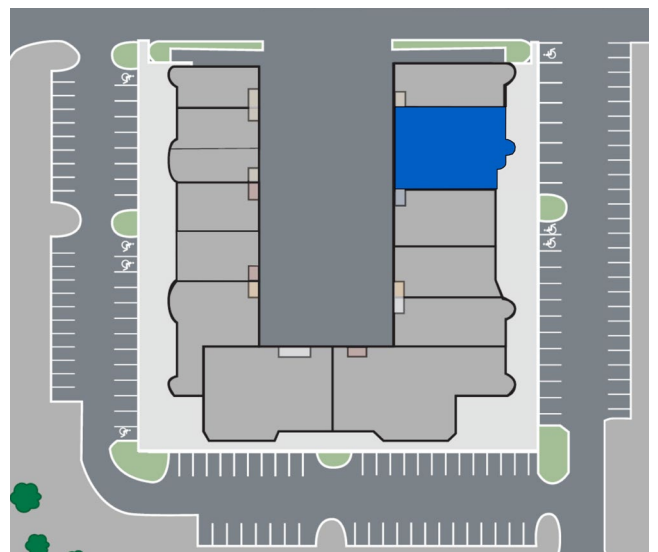
## TECH CENTER

BUILDING 1351 | SUITE 170 | 4,587 SF

### FLOOR PLAN



### KEY PLAN



### SUITE INFORMATION

- 4,587 SF Suite
- 3,437 SF Office
- 1,150 SF Warehouse
- Two (2) Drive-In Doors
- Available NOW

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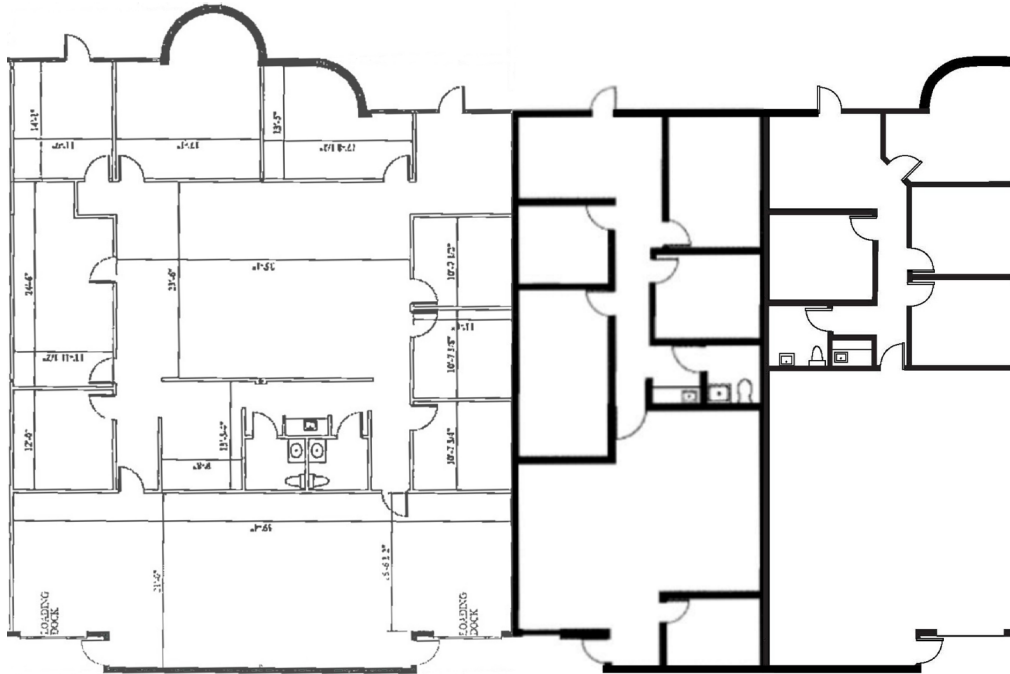


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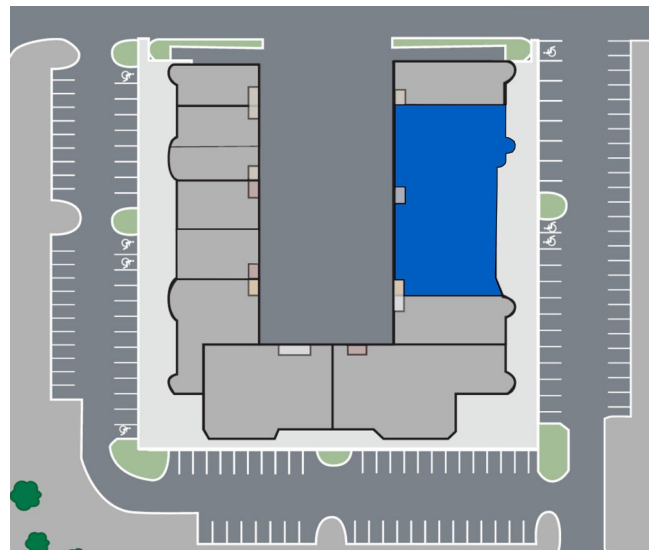
## TECH CENTER

BUILDING 1351 | SUITE 158-170 | 9,097 SF

### FLOOR PLAN



### KEY PLAN



### SUITE INFORMATION

- 9,097 SF Suite
- ±5,237 SF Office
- ±3,860 SF Warehouse
- Four (4) Drive-In Doors
- Available 10/1/2026

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