

FOR LEASE



Naturally Fresh Office Building

3750 Naturally Fresh Boulevard
Atlanta, GA 30349



Jeffery Smith

Advisor

770.296.3157

jeffery.smith@expcommercial.com

www.expcommercial.com

Property Summary

3750 Naturally Fresh Boulevard, Atlanta, GA 30349

FOR LEASE



PROPERTY DESCRIPTION

Position your business for success in this premier office space. With 11,500 RSF of professional office space, this property provides the ideal environment for productivity and client engagement. The expansive 5,000 RSF open area caters to collaborative workstations and training sessions. The property offers a generous parking ratio of 4/1000, ensuring hassle-free parking for employees and clients. Available immediately with a substantial TI allowance and competitive lease terms, this well-maintained building is ready to elevate your business operations.

PROPERTY HIGHLIGHTS

- 9 private offices
- Large open room
- Breakroom and 2 restrooms
- \$17.50/SF base rent + \$3.75/SF CAM
- Available immediately – Landlord offering substantial TI allowance to financially strong Tenant and long-term lease
- Well-maintained building, landscaping, and parking lot

OFFERING SUMMARY

Lease Rate:	\$17.50 SF/yr (NNN)
Number of Units:	2
Available SF:	11,500 SF
Building Size:	11,500 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	11	146	1,765
Total Population	31	407	4,771
Average HH Income	\$79,627	\$79,866	\$82,416

Jeffery Smith

Advisor

770.296.3157

jeffery.smith@expcommercial.com

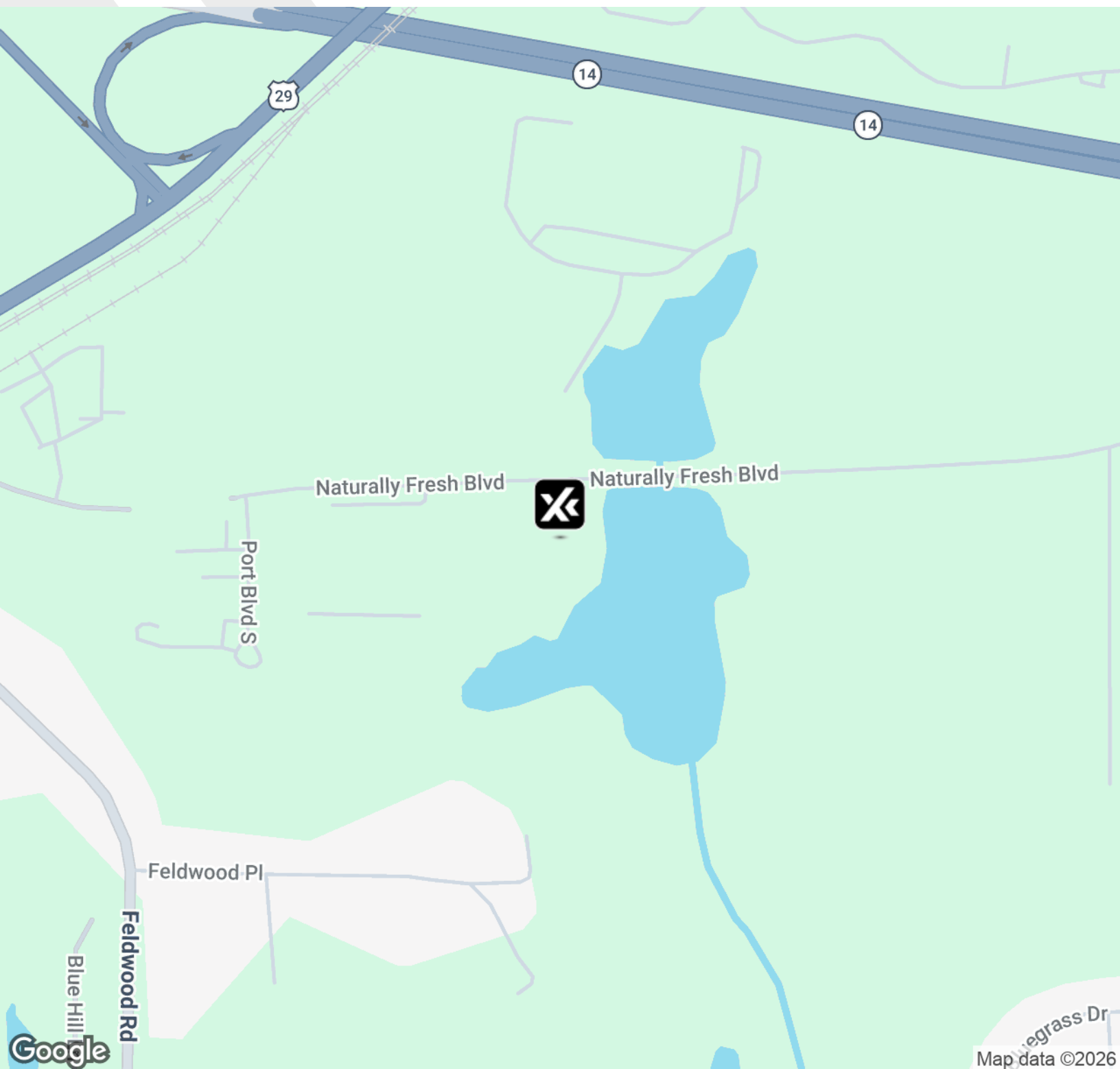


eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Location Map

3750 Naturally Fresh Boulevard, Atlanta, GA 30349

FOR LEASE



Jeffery Smith

Advisor

770.296.3157

jeffery.smith@expcommercial.com

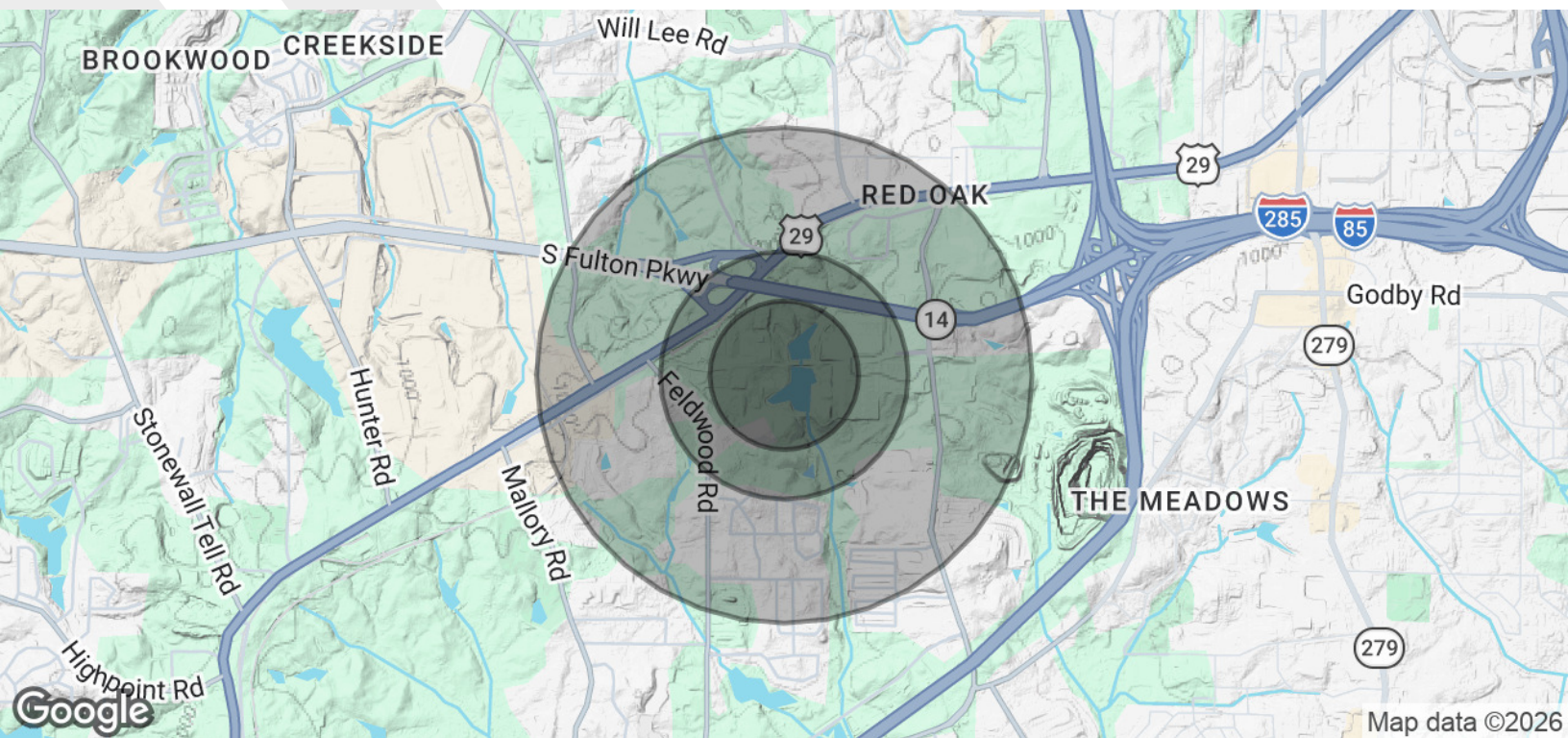


eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Demographics Map & Report

3750 Naturally Fresh Boulevard, Atlanta, GA 30349

FOR LEASE



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	31	407	4,771
Average Age	41	40	38
Average Age (Male)	39	38	36
Average Age (Female)	44	42	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	11	146	1,765
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$79,627	\$79,866	\$82,416
Average House Value	\$177,214	\$187,324	\$197,568

2020 American Community Survey (ACS)

Jeffery Smith

Advisor

770.296.3157

jeffery.smith@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Additional Photos

3750 Naturally Fresh Boulevard, Atlanta, GA 30349

FOR LEASE



Jeffery Smith

Advisor

770.296.3157

jeffery.smith@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Additional Photos

3750 Naturally Fresh Boulevard, Atlanta, GA 30349

FOR LEASE



Jeffery Smith
Advisor
770.296.3157
jeffery.smith@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Additional Photos

3750 Naturally Fresh Boulevard, Atlanta, GA 30349

FOR LEASE



Jeffery Smith
Advisor
770.296.3157
jeffery.smith@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Additional Photos

3750 Naturally Fresh Boulevard, Atlanta, GA 30349

FOR LEASE



Back of Building

Jeffery Smith

Advisor

770.296.3157

jeffery.smith@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Additional Photos

3750 Naturally Fresh Boulevard, Atlanta, GA 30349

FOR LEASE



Lake adjacent to property

Jeffery Smith

Advisor

770.296.3157

jeffery.smith@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Additional Photos

3750 Naturally Fresh Boulevard, Atlanta, GA 30349

FOR LEASE



Architect Rendering of Break Room

Jeffery Smith

Advisor

770.296.3157

jeffery.smith@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Additional Photos

3750 Naturally Fresh Boulevard, Atlanta, GA 30349

FOR LEASE



Architect Rendering of Front Office

Jeffery Smith

Advisor

770.296.3157

jeffery.smith@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Additional Photos

3750 Naturally Fresh Boulevard, Atlanta, GA 30349

FOR LEASE



Architect Rendering of Possible Cubicle Layout

Jeffery Smith

Advisor

770.296.3157

jeffery.smith@expcommercial.com

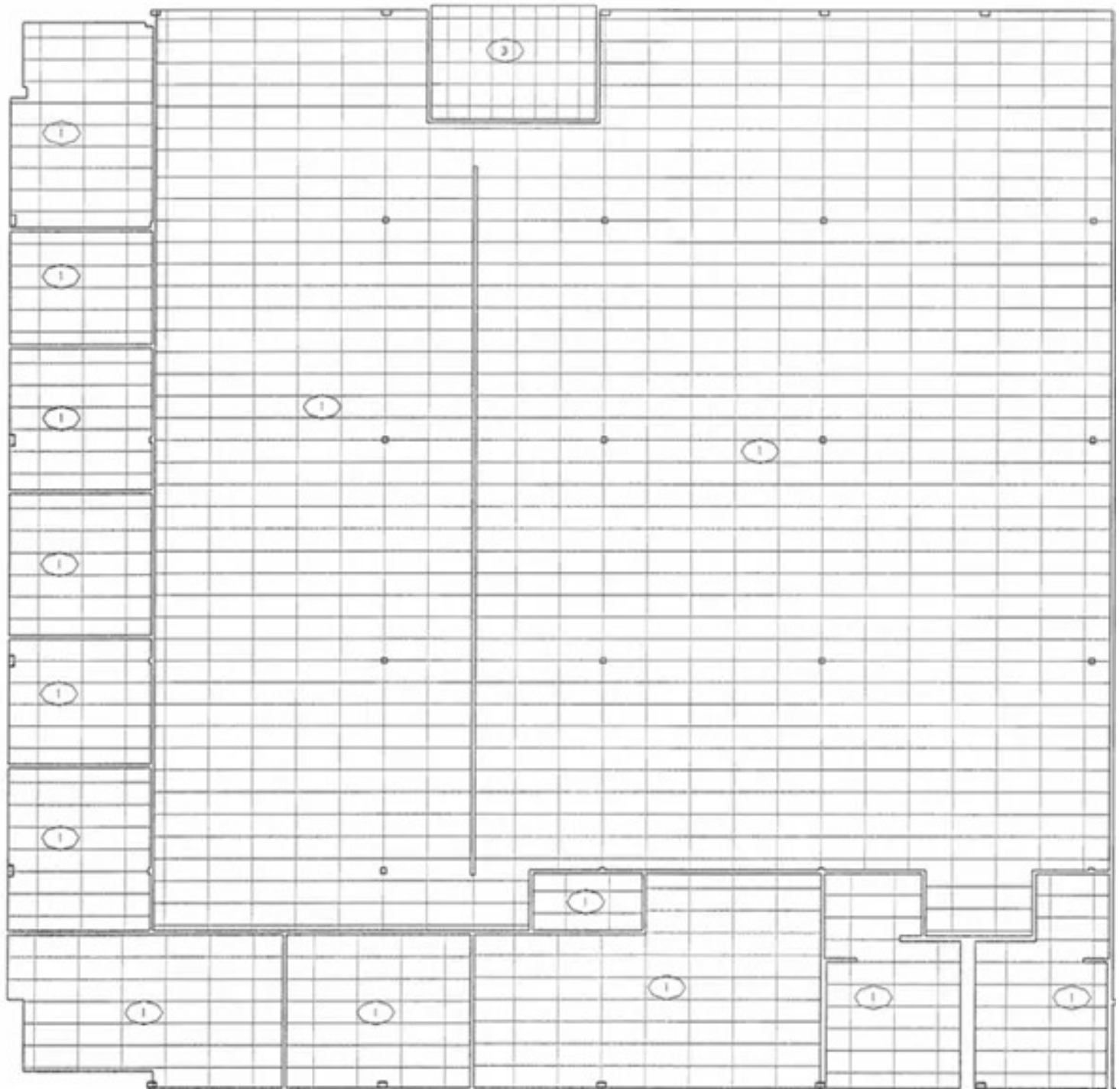


eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Floor Plans

3750 Naturally Fresh Boulevard, Atlanta, GA 30349

FOR LEASE



Jeffery Smith
Advisor
770.296.3157
jeffery.smith@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Advisor

3750 Naturally Fresh Boulevard, Atlanta, GA 30349

FOR LEASE



JEFFERY SMITH

jeffery.smith@expcommercial.com

Direct: 770.296.3157

GA #367011

PROFESSIONAL BACKGROUND

Commercial Real Estate Strategist & Proven Deal Closer

With more than nine years of demonstrated success in the commercial real estate sector, I offer a results-driven approach to investment properties, lease negotiations, and high-yield transactions. My comprehensive expertise encompasses both tenant and landlord representation, with a proven ability to convert leased assets into lucrative sales. I am dedicated to structuring innovative deals that maximize value and consistently deliver measurable returns for clients.

Prior to my career in real estate, I spent thirty years in the seafood industry, working collaboratively with corporate offices of major food service distributors, retail chains, and restaurant groups. This extensive experience refined my skills in strategic partnership development and client relationship management—capabilities that I leverage in every real estate engagement.

Career Highlights:

- Closed transactions exceeding \$19 million in value
- Ongoing assignments consistently generating exceptional ROI
- Established, far-reaching network of investors, developers, and industry professionals

RECENT TRANSACTIONS

- \$3M all cash 6000 SF Music Studio in Atlantic Station area
- \$1.6M 12,000 SF Office building in Perimeter area
- \$4.5M 37,500 SF Office building by the Atlanta airport
- \$1.4M 12,000 SF Office building in Perimeter area
- \$436,744 3404 SF 5 year Office Lease \$413,215 1230 SF
- 7 year Retail Lease \$1.685M 22,493 SF Retail Portfolio Sale
- \$1.685M 22,493 SF Retail Portfolio Sale

eXp Commercial

Promenade II 1230 Peachtree St NE Suite 1900
Atlanta, GA 30309

Jeffery Smith

Advisor

770.296.3157

jeffery.smith@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.