

**POLLOCK**

Office/Medical



**Norcross, GA 30092**

**5635 Peachtree Parkway, STE 170**

**For Lease**

**2,298 SF**

Renée Rosenheck  
renee@pollockcommercial.com  
O| (678) 524.5487

**CORFAC**  
INTERNATIONAL



### PROPERTY DESCRIPTION

5635 Peachtree Parkway is a Medical and Office building with excellent visibility along Peachtree Parkway in Peachtree Corners.

Suite 170 offers flexible office space with serene nature views. Ideal for an office use, therapy or counseling practice. Potential for medical conversion under a long-term lease. Rate: Based on length of lease and tenant improvements.

Virtual Tour <https://my.matterport.com/show/?m=3qDC1qkfZ8x>

### PROPERTY HIGHLIGHTS

- Prime Peachtree Corners location with easy access to The Forum and surrounding residential communities
- Flexible layouts suited for medical or professional office use
- Well-maintained building with ample parking, professional property management, and strong visibility along Peachtree Parkway

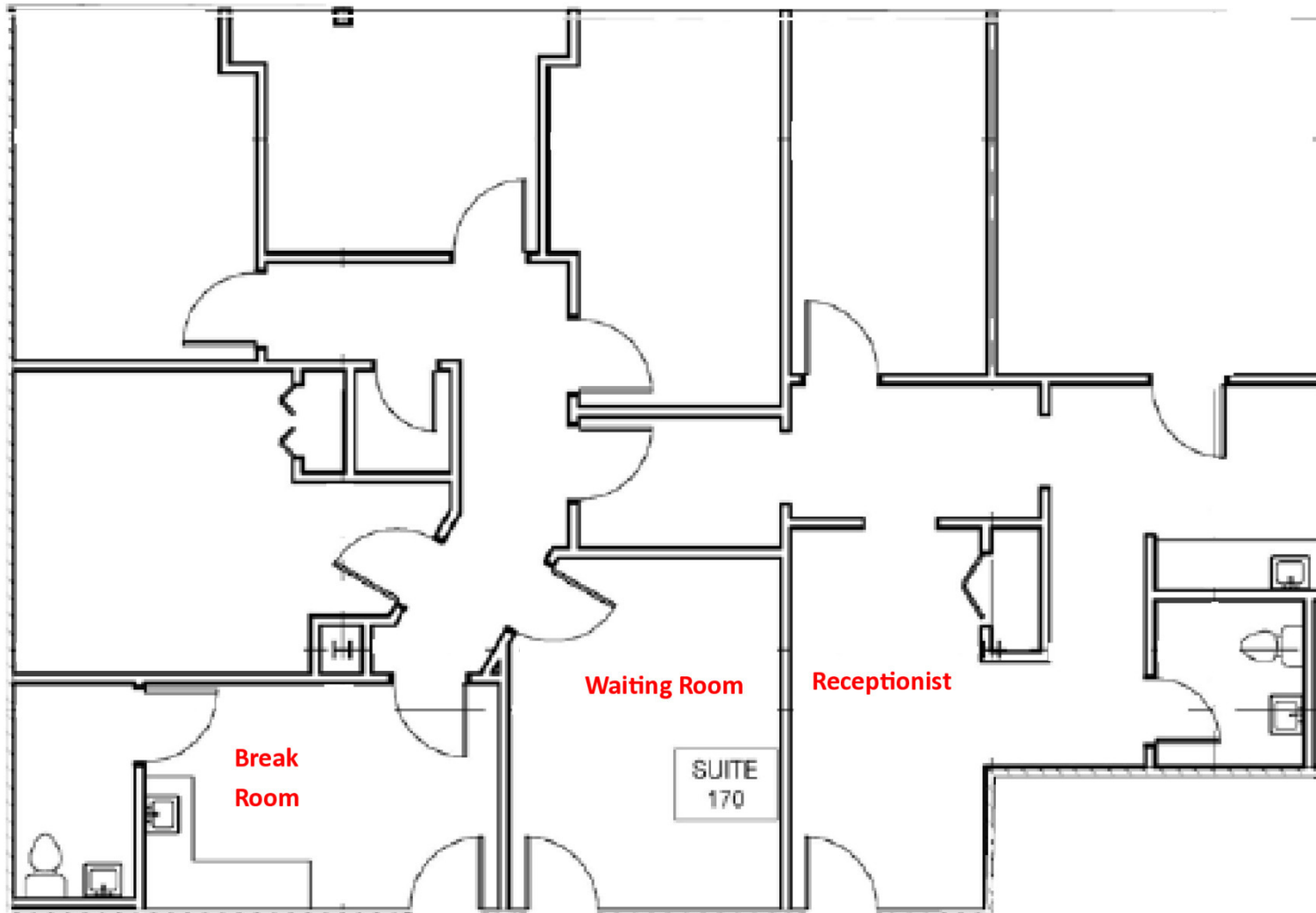
### OFFERING SUMMARY

Lease Rate:	TBD
Available SF:	2,298 SF
Lot Size:	2.49 Acres
Building Size:	25,694 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	14	194	2,335
Total Population	31	446	5,379
Average HH Income	\$109,826	\$134,777	\$142,545



**Suite 170 - 2298 RSF**





**Let's get this leased.**

**Renée Rosenheck**  
[renee@pollockcommercial.com](mailto:renee@pollockcommercial.com)  
O | (678) 524.5487

**POLLOCK**

**CORFAC**  
INTERNATIONAL

No warranty or representation, express or implied, is made as to the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental, or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.