



Large Block Available
for Immediate Move-In



NEWMARK

 **THIRD & URBAN**

8601 Dunwoody Pl, Sandy Springs, GA 30350
northridgecommons.com



7,000 – 35,000 RSF
Available



Northridge Commons is a seven-building office park located along the Georgia 400 corridor at the northern gateway to Atlanta, positioned at the intersection of the city's fastest-growing suburban office submarkets. It's nestled along the banks of the Chattahoochee River, offering a truly distinctive location.



SINGLE-STORY BENEFITS

- Quick access from parking lot to buildings
- Private entrances for employees
- Tenant exclusive restrooms
- No elevator wait times
- Tenant controlled HVAC
- On-site janitorial staff
- Loading docks

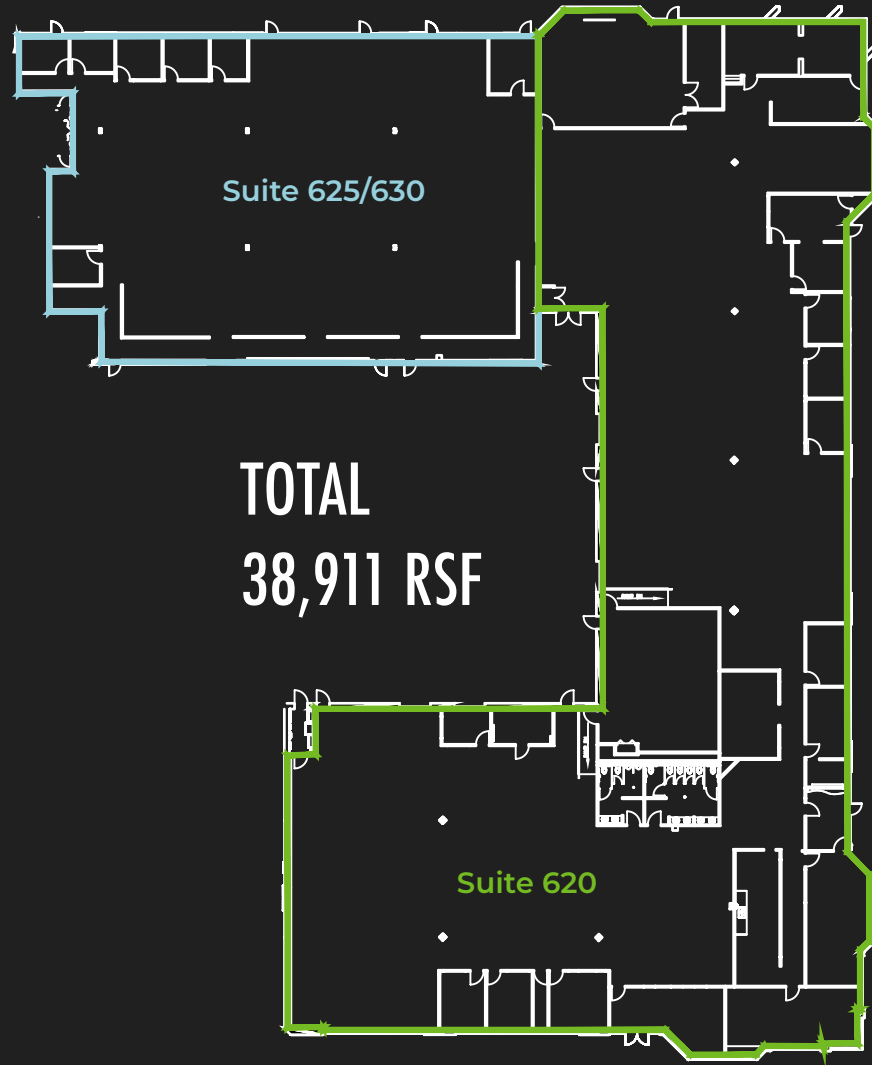


LOCATION & AMENITIES

- Located immediately off the GA-400 Northridge exit
- Two miles to Canton Street restaurants, breweries, and retail
- MARTA bus stops on-site and the North Springs station is nearby

LARGE BLOCK FLOORPLAN

TOTAL



TOTAL
38,911 RSF



MIDTOWN / DOWNTOWN

BUCKHEAD

CENTRAL PERIMETER

SANDY SPRINGS

NORTHRIDGE INTERCHANGE

DUNWOODY

ROSWELL ROAD

EXIT 6
19

CHATAHOOCHEE RIVER
NATIONAL RECREATION PARK

400

BUILDING 100

BUILDING 200



**NORTHRIDGE
COMMONS**

BUILDING 300

BUILDING 400

BUILDING 500

BUILDING 600

BUILDING 700

Northridge Commons offers exceptional flexible spaces ideal for professional services, creative office, small business or specialty retail tenants.

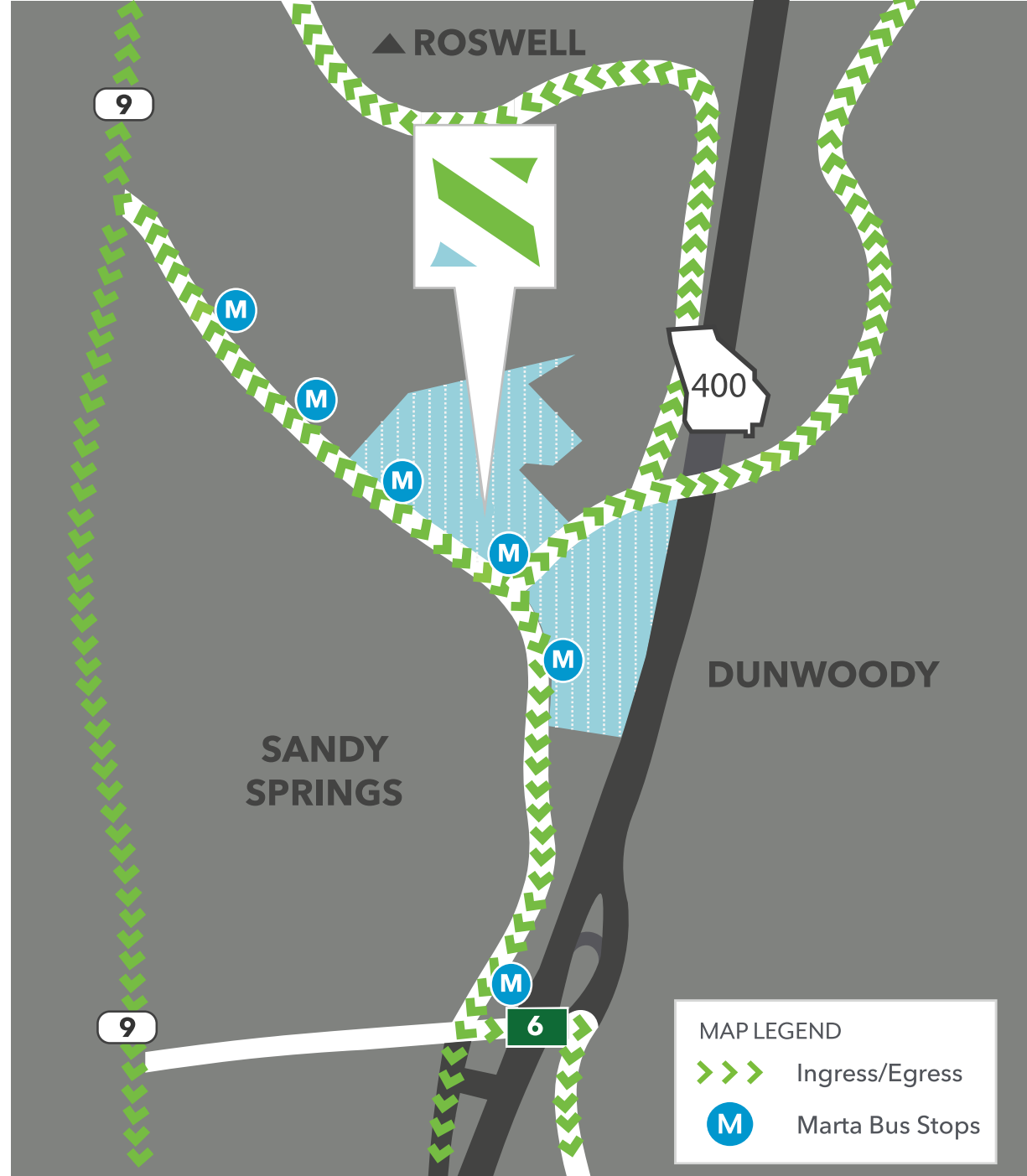
Situated in Sandy Springs, the property boasts prime frontage along one of the region's busiest north-south thoroughfares, with immediate access to GA 400. Just off the Northridge exit, Northridge Commons is centrally located among Metro Atlanta's most affluent northern suburbs—Sandy Springs, Roswell, and Dunwoody—while being only 13 miles from the city's urban core. This prime positioning naturally supports one of the region's strongest economic and employment hubs.



ACCESSIBLE LOCATION, CLOSE TO SANDY SPRINGS, ROSWELL AND DOWNTOWN ATLANTA.

SURROUNDING DRIVE TIMES

Historic Roswell	2 mi
Dunwoody	3 mi
MARTA Station: North Springs	4 mi
City Springs (Downtown Sandy Springs)	5 mi
Alpharetta	8 mi
Brookhaven	10 mi
Buckhead / Atlanta	13 mi



NEARBY AMENITIES

- Immediate access to over 40 casual and fine dining restaurants.
- Near historic Roswell's breweries, entertainment venues, and retail.
- A short drive to the Chattahoochee River, the Nature Center, several parks and trails, and national historic sites.

RESTAURANTS

- | | |
|--|---|
| A QT Kitchens | P ZuZu |
| B Starbucks, McDonald's, Arby's, Circle Sushi, Chipottedunkin | Q Mac McGee Pub, IPP's Pasteria & Bar, Loyal Tavern, 1920 Tavern, Lola's Burger & Tequila Roux On Canton, Salt Factory Pub, Little Alley Steak, Cevice Taqueria, Zest, Rock N Taco |
| C Smoothie King, Wing Stop | R Vin25, Pie Hole |
| D Sandy Springs Diner | S Table & Main |
| E JoJo's Wings & Grill, Three Dollar Café | T Osteria Mattone, The Fickle Pickle |
| F Chick-Fil-A | U Carlisle's Pizza Tavern |
| G Enzo Japanese Eatery | V PURE Taqueria |
| H Pizza Hut, Moe's Southwest Grill, Dunkin' Donuts | W Thumbs Up Diner, Lucky's Burger & Brew |
| I Samad Grill | X McAlister's Deli |
| J North River Tavern | Y Waffle House |
| K Amalfi's Restaurante | Z Foundation Social Eatery, Taqueria Tsunami, Wendy's, Kale Me Crazy, Zaxby's |
| L Land of 1000 Hills Coffee | |
| M El Porton Mexican Restaurant | |
| N The Mill Kitchen and Bar | |
| O Souper Jenny, Spiced Right Ribhouse | |



GROCERY, FITNESS & ENTERTAINMENT

- | | |
|-----------------------------------|----------------------------|
| 1 Publix, Anywhere Fitness | 3 LA Fitness |
| 2 ATL Fitness 24/7 | 4 Gate City Brewery |

GAS

- | | | |
|-----------------|-------------------|------------------|
| 5 Publix | 1 QuikTrip | 4 Texaco |
| | 2 CITGO | 5 Chevron |
| | 3 BP | |

BANKS

- | | |
|--------------------------|-------------------|
| 1 Truist | 4 Chase |
| 2 Bank of America | 5 PNC Bank |
| 3 Wells Fargo | |

NORTHRIDGE COMMONS



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northridgecommons.com

NEWMARK

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