

2100 SF OFFICE FOR LEASE

**PERIMETER/SANDY SPRINGS 2,100 SF**

7000 PEACHTREE DUNWOODY ROAD, ATLANTA, GA 30328



**\$16/SF MG**

**KELLER WILLIAMS REALTY CONSULTANTS,**  
695 Mansell Rd. Suite 120  
Roswell, GA 30076



Each Office Independently Owned and Operated

**PRESENTED BY:**

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## EXECUTIVE SUMMARY

7000 PEACHTREE DUNWOODY ROAD



### OFFERING SUMMARY

|                        |            |
|------------------------|------------|
| <b>LEASE RATE:</b>     | \$16/SF MG |
| <b>LEASE TERM:</b>     | Negotiable |
| <b>BUILDING SF:</b>    | 6,300      |
| <b>AVAILABLE SF:</b>   | 2,100      |
| <b>YEAR BUILT:</b>     | 1986       |
| <b>BUILDING CLASS:</b> | B          |
| <b>FLOORS:</b>         | 3          |
| <b>PARKING:</b>        | Surface    |
| <b>PARKING RATIO:</b>  | 3.17       |
| <b>ZONING:</b>         | OIC        |

### PROPERTY OVERVIEW

2,100 square feet of 2nd story office space in the highly desirable Center Perimeter Submarket. The space is accessed by an external staircase and consists of seven offices and two restrooms and a number of storage closets. Three of the offices are large and any of them could be used for meeting space. The landlord will paint and install new flooring for the tenant (photo enhanced). MG lease is plus utilities and CAM. CAM is currently \$383/month.

The complex is a quiet Williamsburg Style complex just a couple minutes from all the amenities the Perimeter area has to offer. It is accessed by two exits off GA400, and the Sandy Springs North MARTA station.

For more information call Chad Brown 678-641-8273 or Alan Wyatt 770-361-0566

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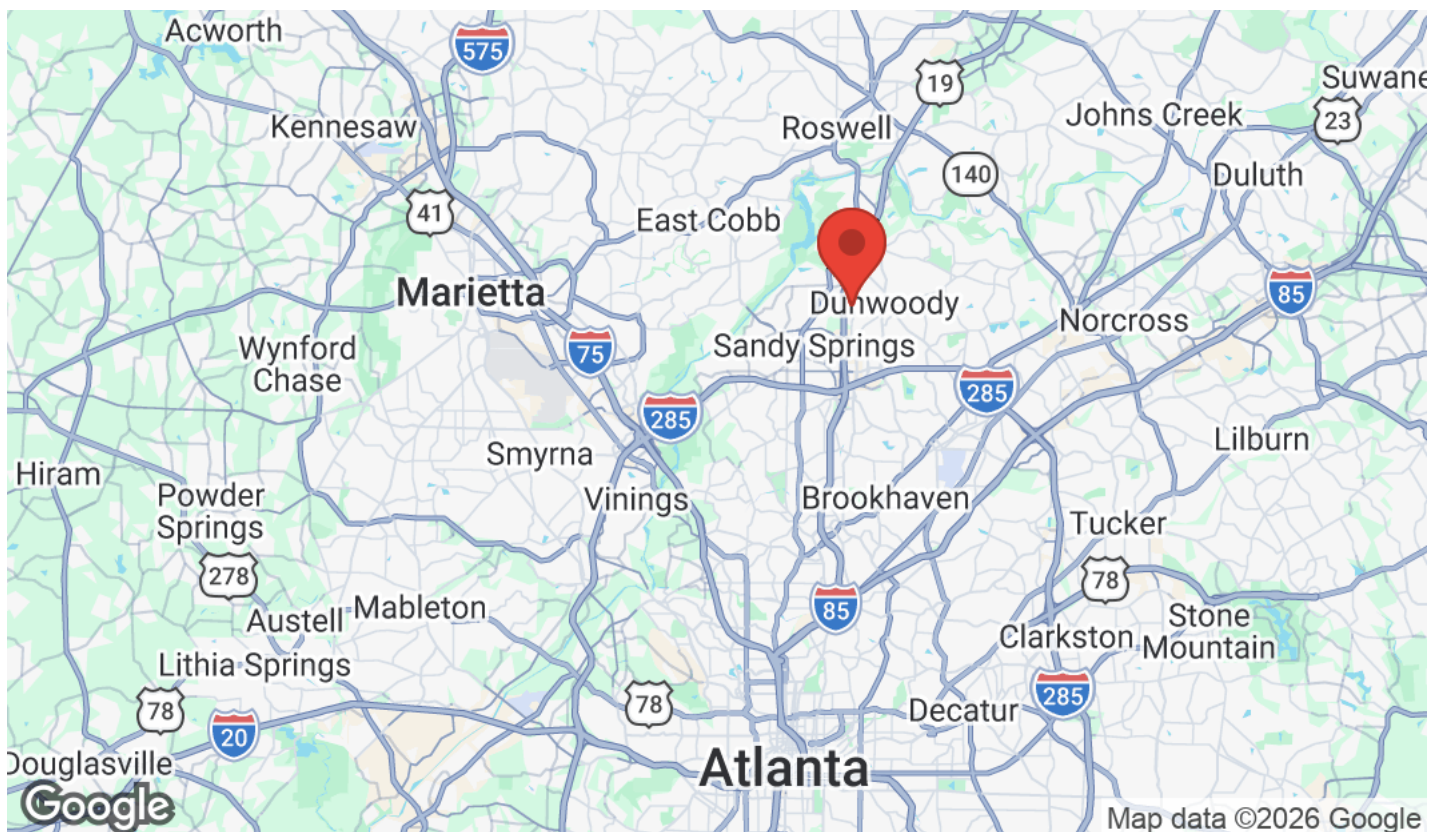
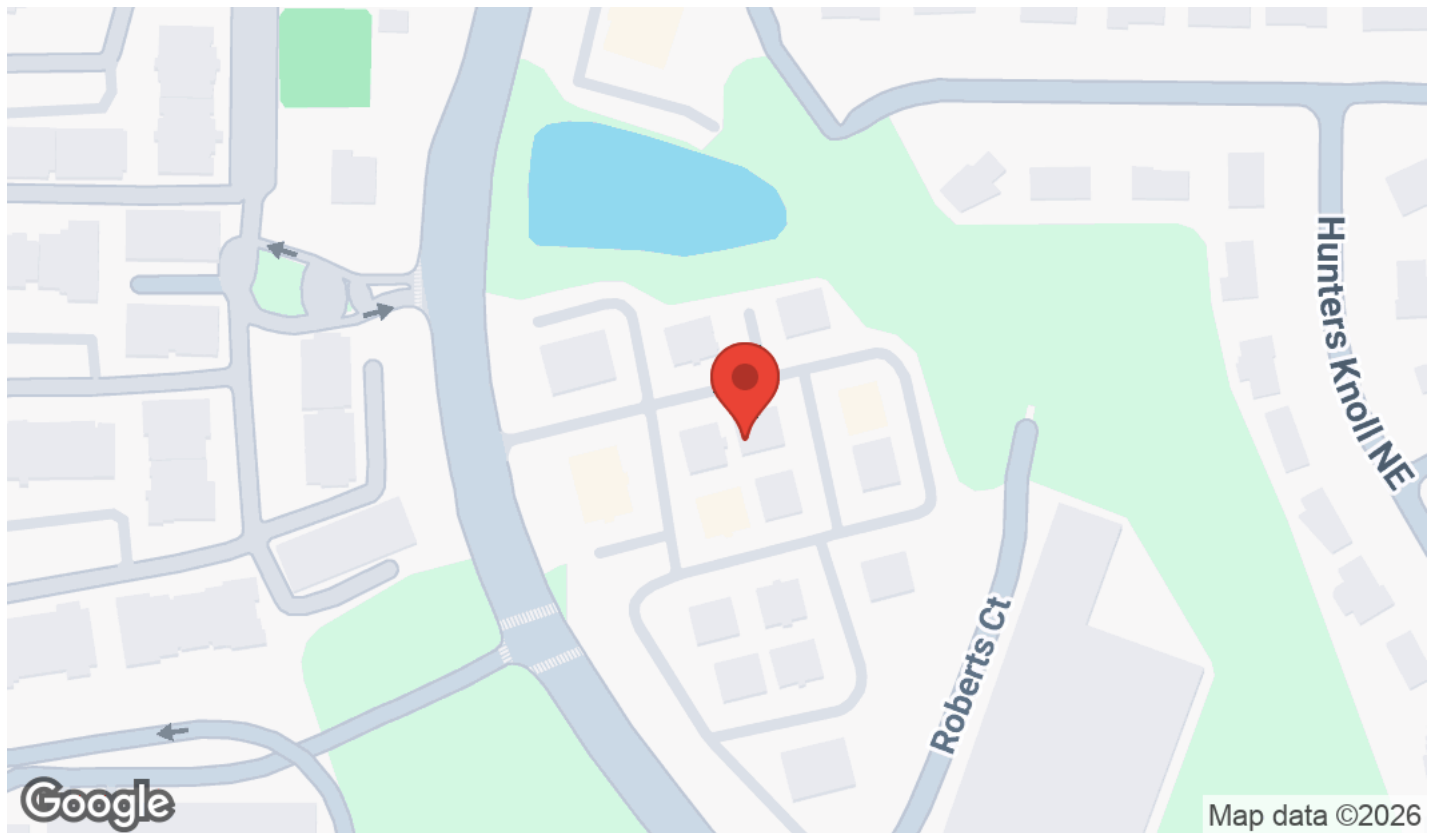
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# LOCATION MAPS

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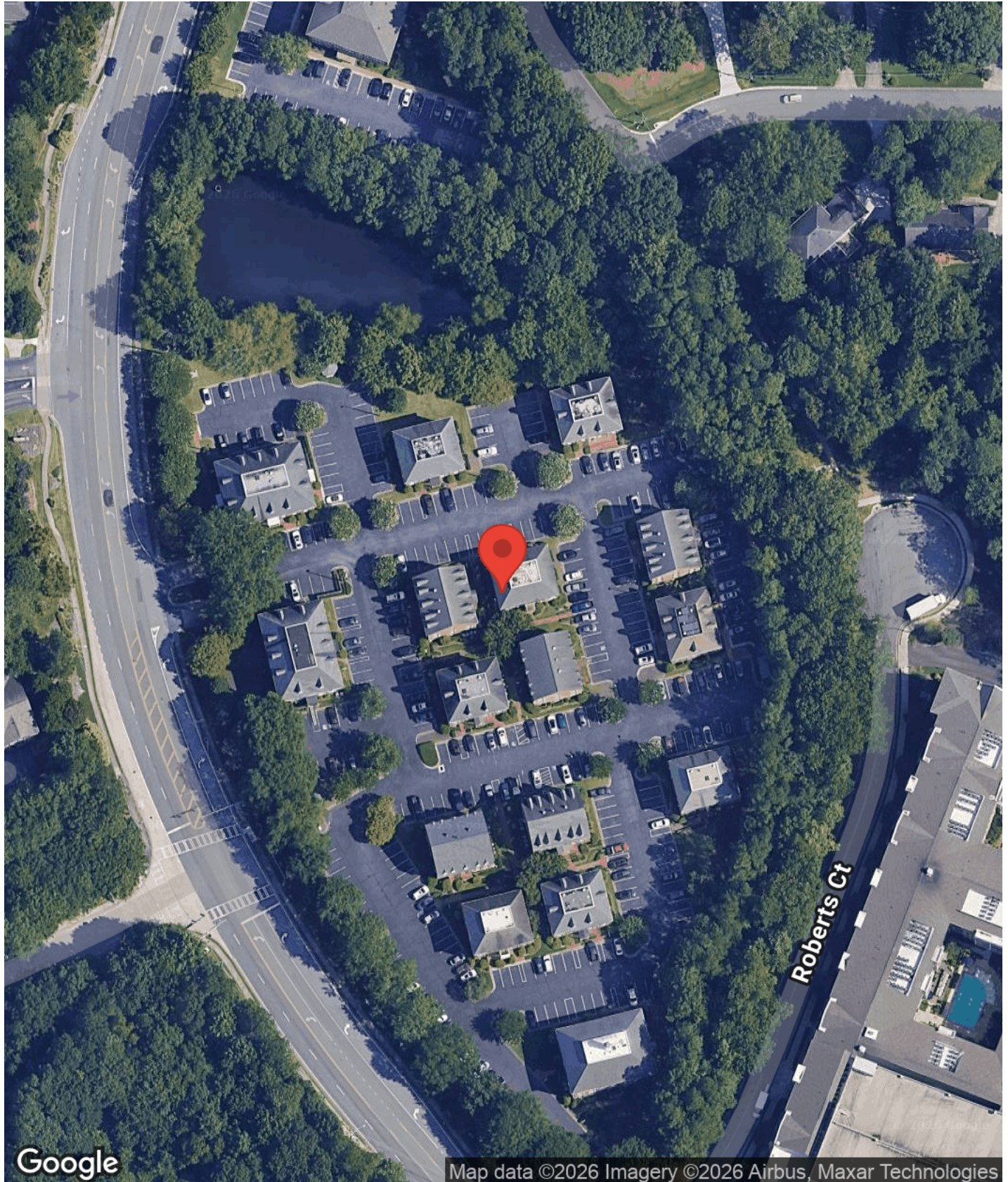
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# AERIAL MAP

7000 PEACHTREE DUNWOODY ROAD



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