

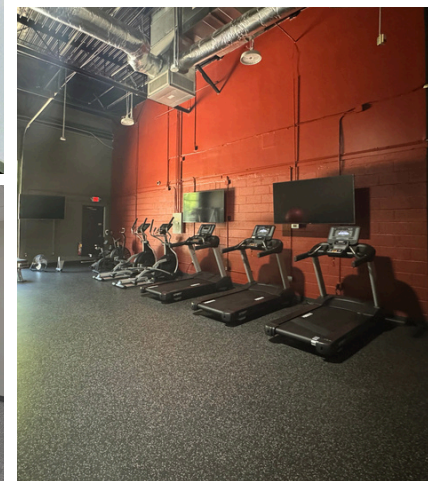
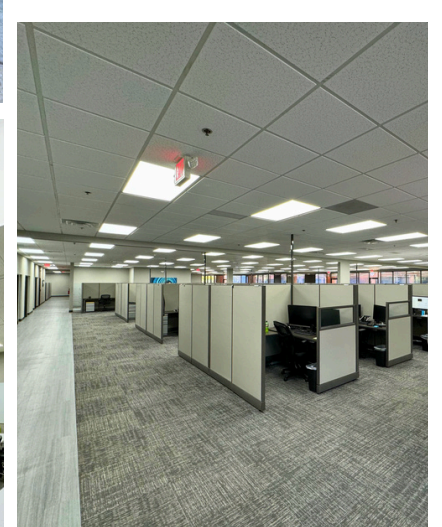
SUBLEASE

3100 MEDLOCK BRIDGE RD - BLDG 270
NORCROSS, GA



ABOUT THE PROPERTY

This well-maintained property offers excellent accessibility to GA 316 and I-85, with connections via Jimmy Carter, Indian Trail interchanges, and Peachtree Industrial Boulevard. Featuring a brick veneer exterior and full-height insulated windows, the building combines energy efficiency with aesthetic appeal. The space highlights high-end workspaces, state-of-the-art workstations, designated parking, and proximity to a hotel, shopping mall, and regional airport adds to its business appeal. The building is currently being used primarily as an office but could be converted back to flex space.



WILDMOR ADVISORS
Your Business In The Right Place

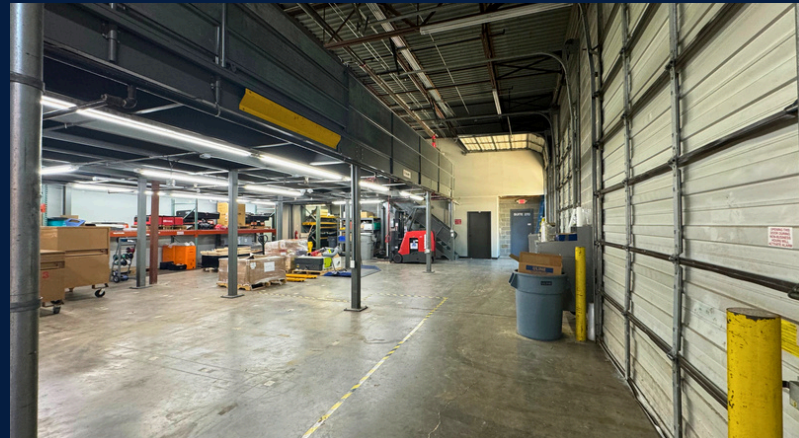


(404) 467-2121



info@wildmoradvisors.com

EASILY CONVERTED INTO FLEX SPACE



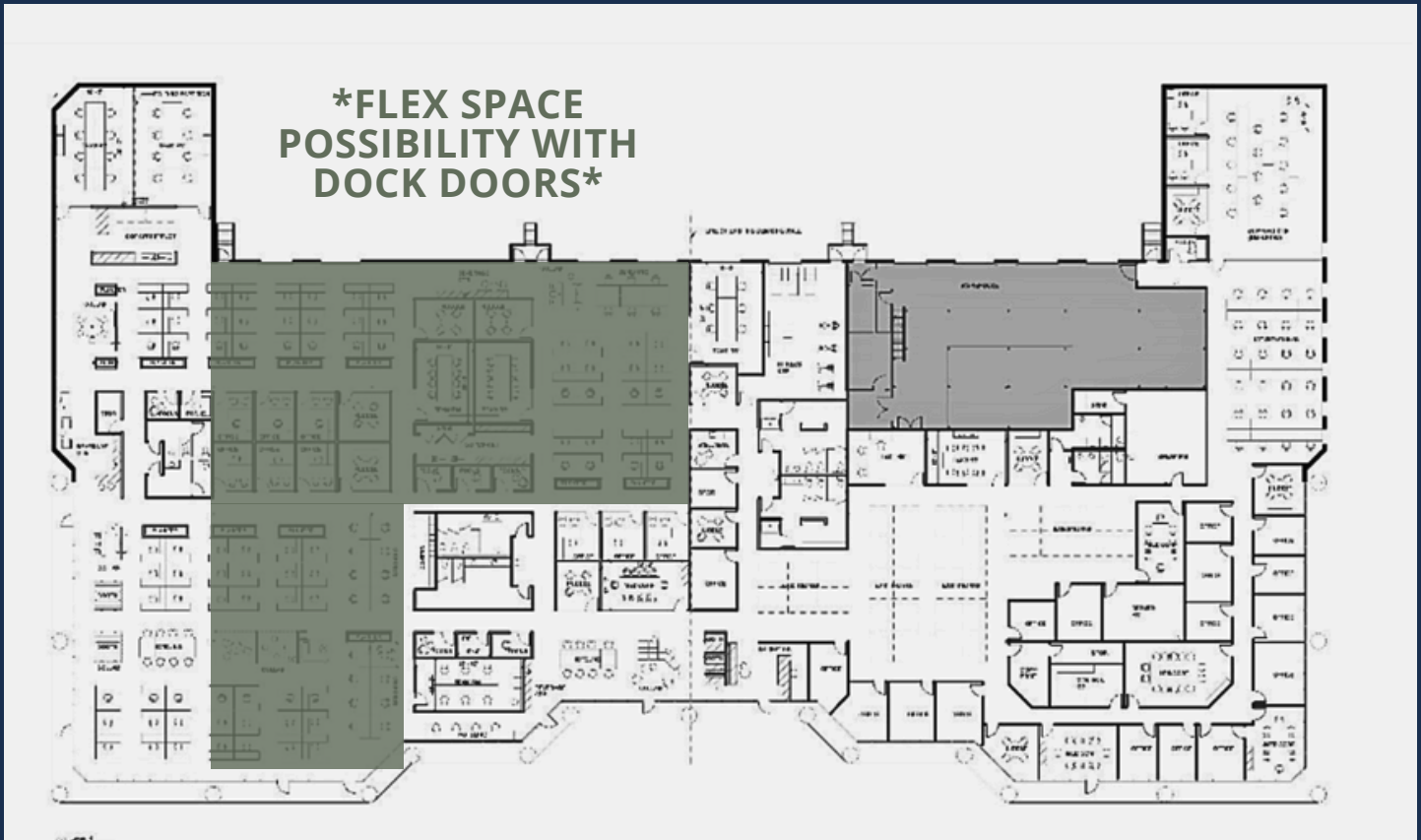
OFFICE SPACE / FLEX

Clean space with a **large training room** and **large breakrooms**

- 96 PARKING SPACES
- 10 DOCK DOORS CAN BE CONVERTED BACK FOR FLEX SPACE USERS
- SPACE IS DEMISABLE

UP TO 45,350 SQFT AVAILABLE!

SUITE SPECS: AS-BUILT TO FLEX



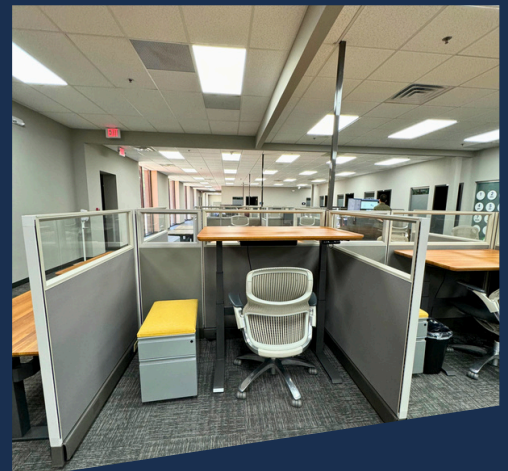
CURRENT SUITE SPECIFICATIONS

- 190 OFFICE CUBES
- 36 PRIVATE OFFICES
- 1 TRAINING ROOM
- 1 WELLNESS ROOM
- 4 BREAKROOMS
- UP TO 10 POTENTIAL DOCK DOORS
- **\$15.00 PER SQFT**
- **TERM FLEXIBLE UP TO 3/31/2029**

SOUND MASKING DESIGN

OPEN CONCEPT FLOORPLAN

PROMOTES COLLABORATION



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OPTIONS TO THE DEMISE SPACE

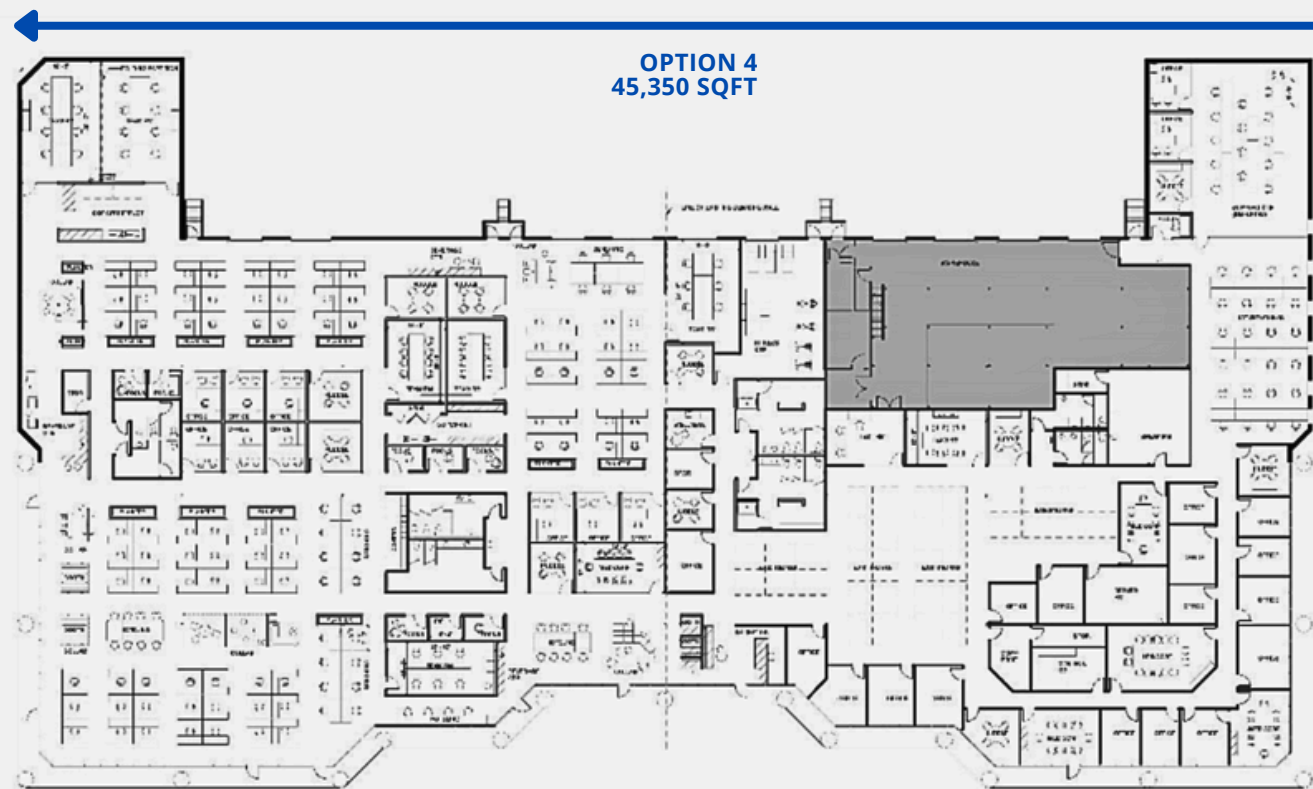
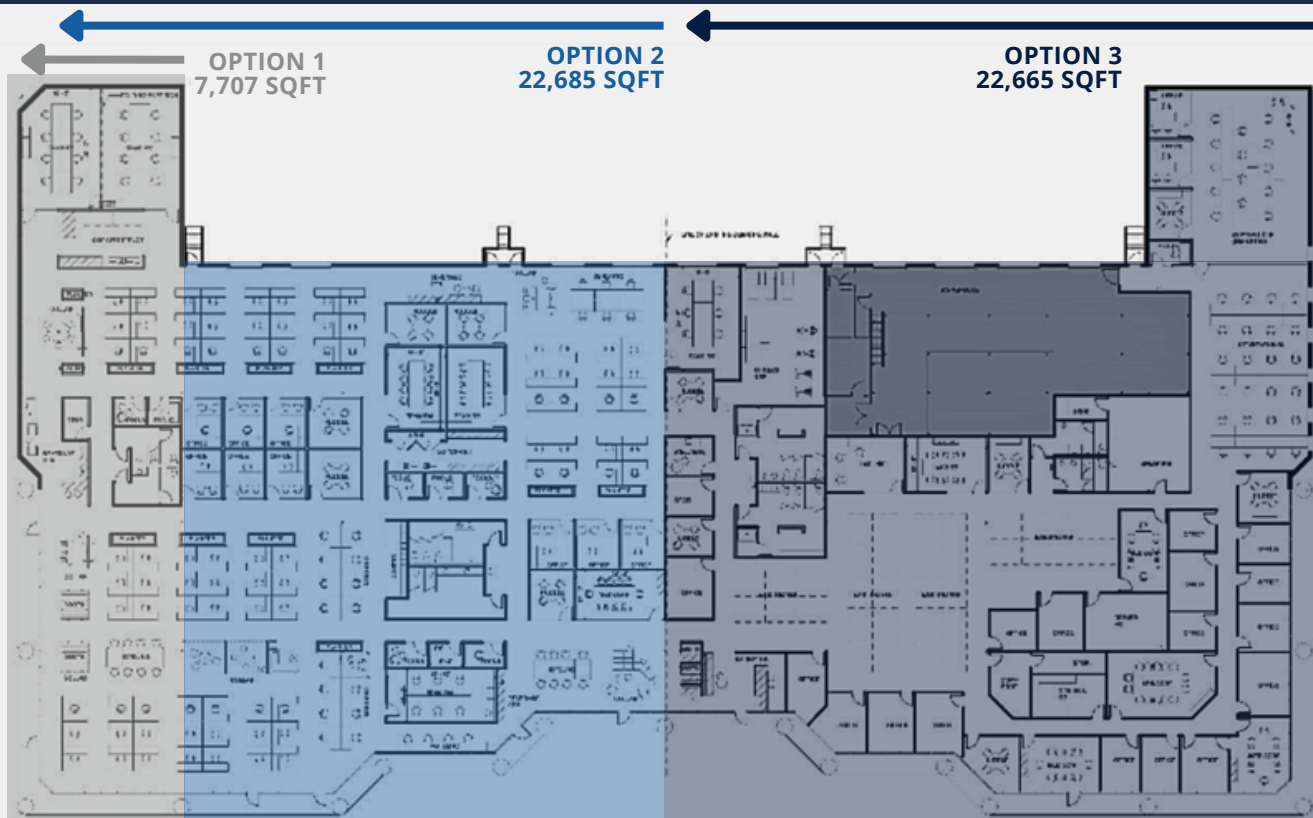


PHOTO TOUR



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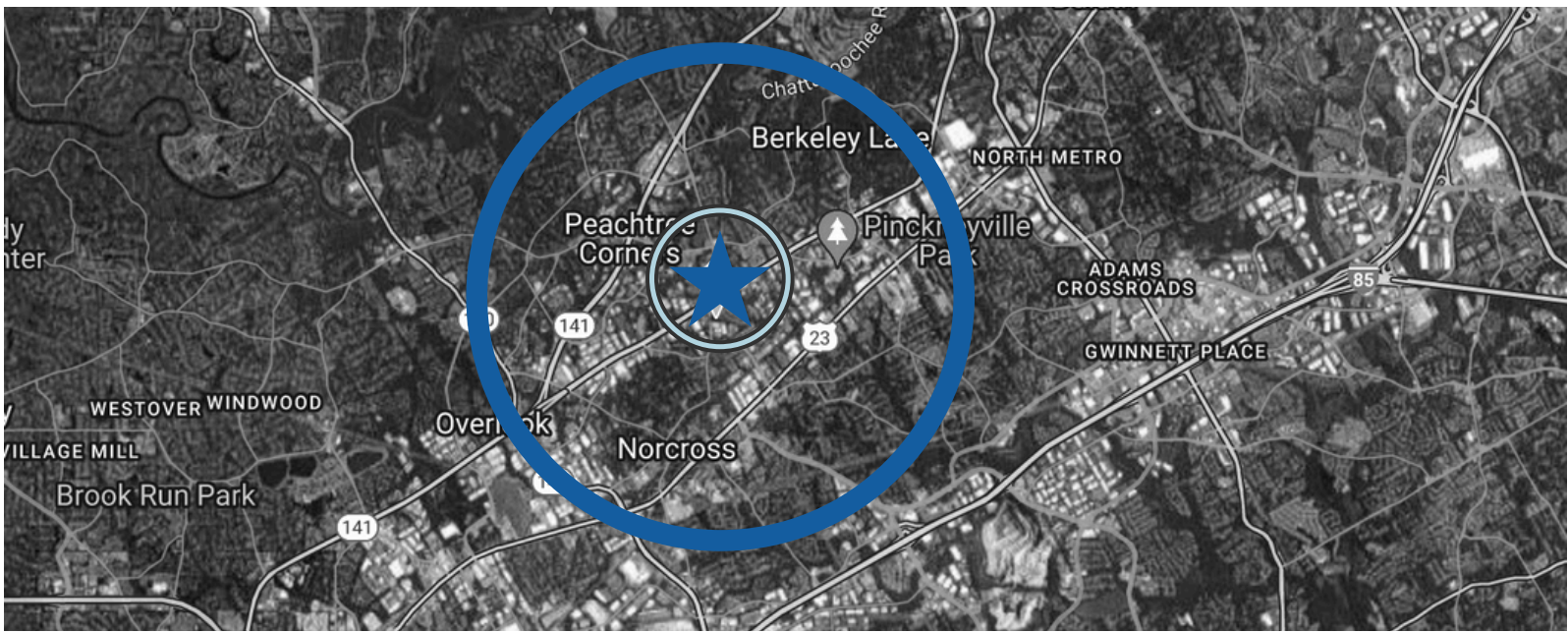
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PHOTO TOUR



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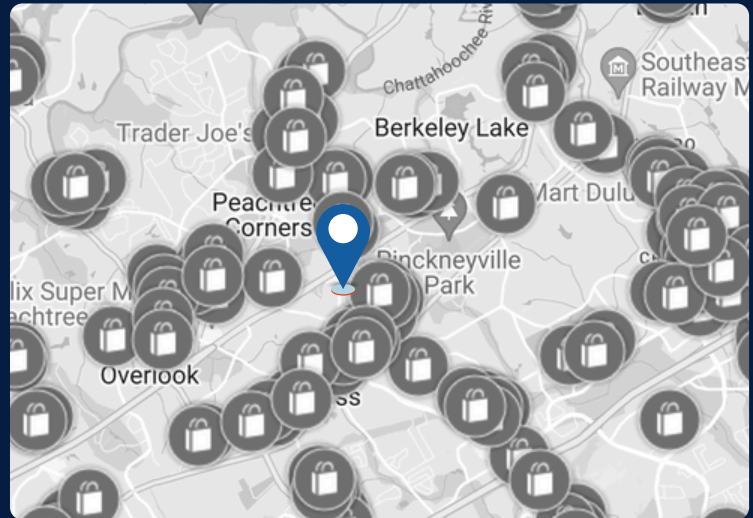
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DEMOGRAPHICS

	<u>1 MILE</u>	<u>5 MILE</u>
2023 Total Population	31,116	243,006
Median Household Inc	\$80,902	\$60,327
Higher Education	54%	70%

- 100+ restaurants, retail, and banks within 5 miles
- 31 miles from Jackson Hartsfield International Airport
- 4 miles from I-285



CONTACT US TO SCHEDULE A TOUR




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