

# HISTORIC CHAMBLEE BUILDING FOR LEASE

5348-5352 Peachtree Road | Chamblee, GA 30341



ATLANTA LEASING  
& INVESTMENT

## ECONOMICS – For Lease

**Total Project Size:** 12,368 SF +/-

**Suites Currently Available:** Suite 5348 (+/- 2,000 SF)  
street level, interior  
\$17.00 /SF modified gross

*Rates include base year CAM, tax and insurance. Tenant pays utilities.*

**Parking Lot:** +/- 30 parking spaces including on-street parking and dedicated rear parking lot spaces reserved for tenants' use

**Signage:** Window signage and building marquee signage available.

*All information contained herein is believed to be accurate but is not warranted.*



**5348 - 5352 PEACHTREE ROAD, CHAMBLEE GA, 30341**

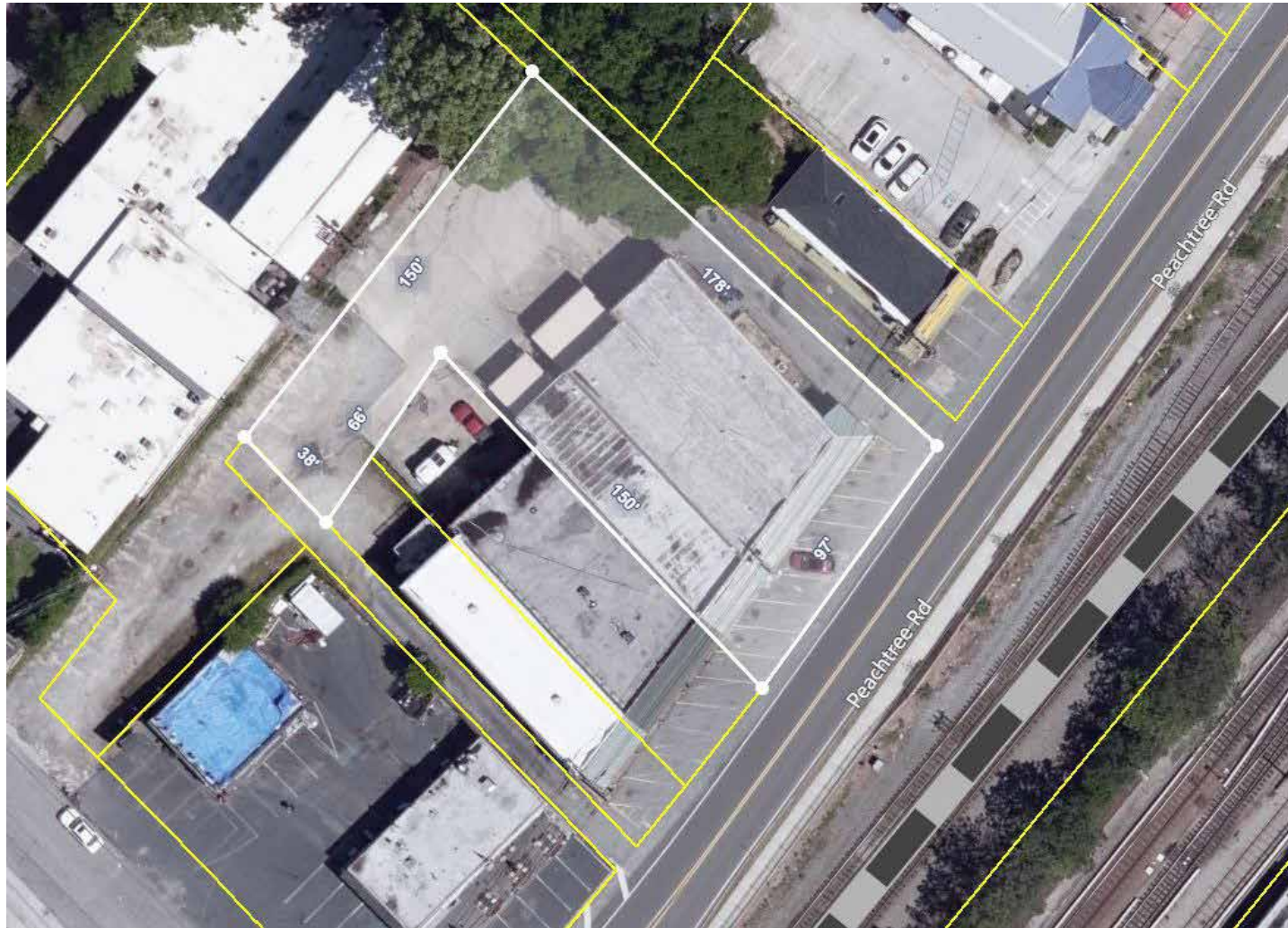
▶ 404.348.4448

▶ [AtlantaLeasing.com/5350Peachtree](http://AtlantaLeasing.com/5350Peachtree)



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## SITE PLAN



*\* Please note that this site plan was obtained from county GIS data. Actual property lines may differ substantially.*

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## PHOTOS - Exterior



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## PHOTOS - 5350 & 5352



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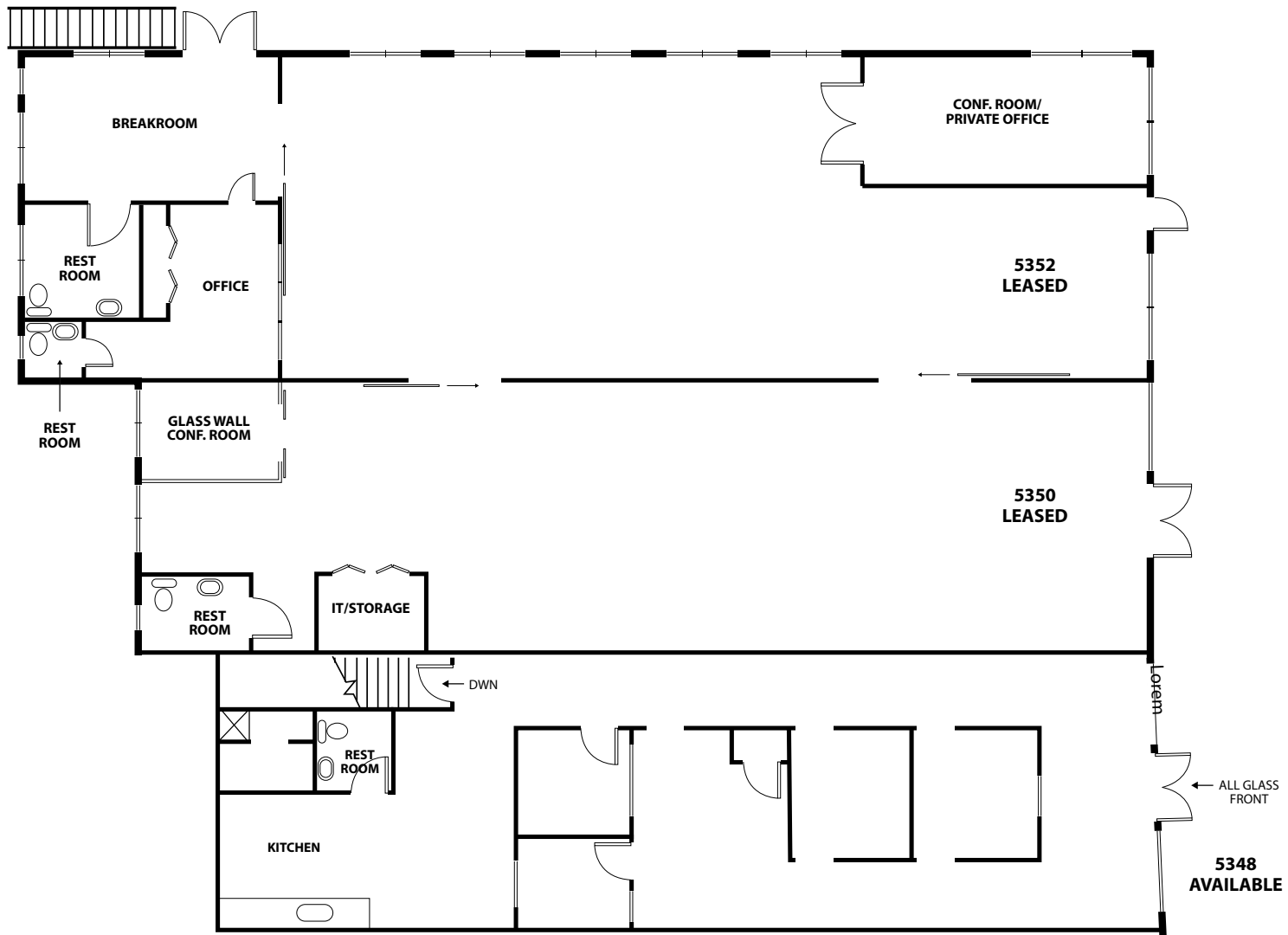
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# FLOOR PLAN



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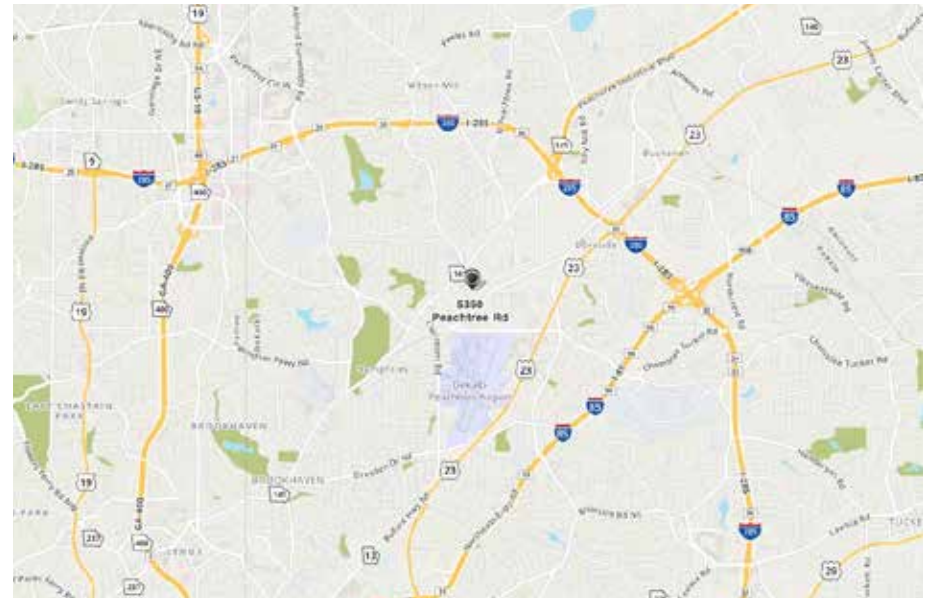
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## PROPERTY DETAILS

- 15 minute walk from Chamblee MARTA rail station
- 5 minute walk from City Hall and Antique row
- Historic row type building; 75 Walk Score
- Fully built out as professional services office
- Mixture of private offices and open space
- Large built-in kitchenette
- High ceilings
- Great office environment in booming area
- 10' finished ceilings
- Central air conditioning



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