

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

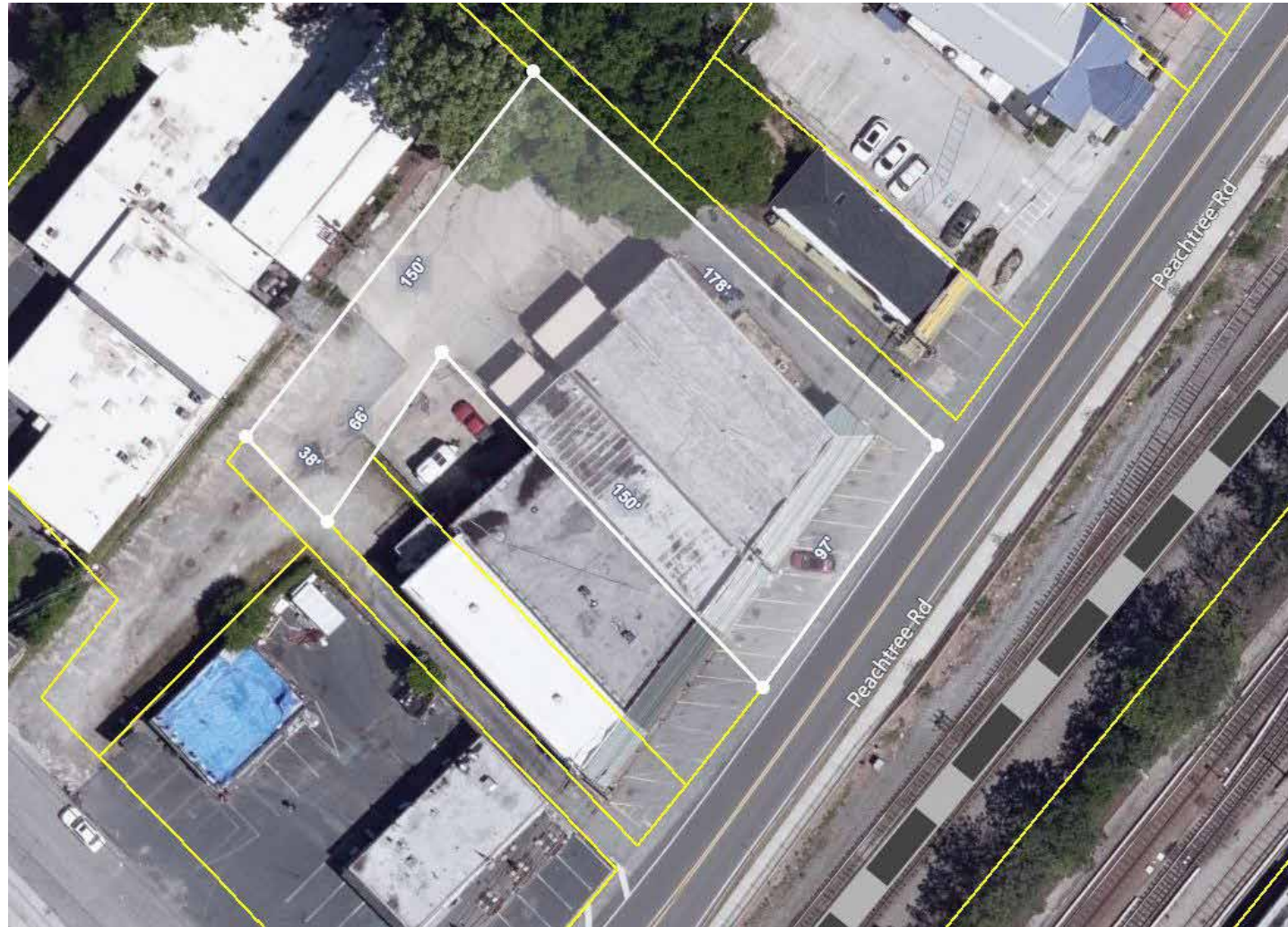
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SITE PLAN



** 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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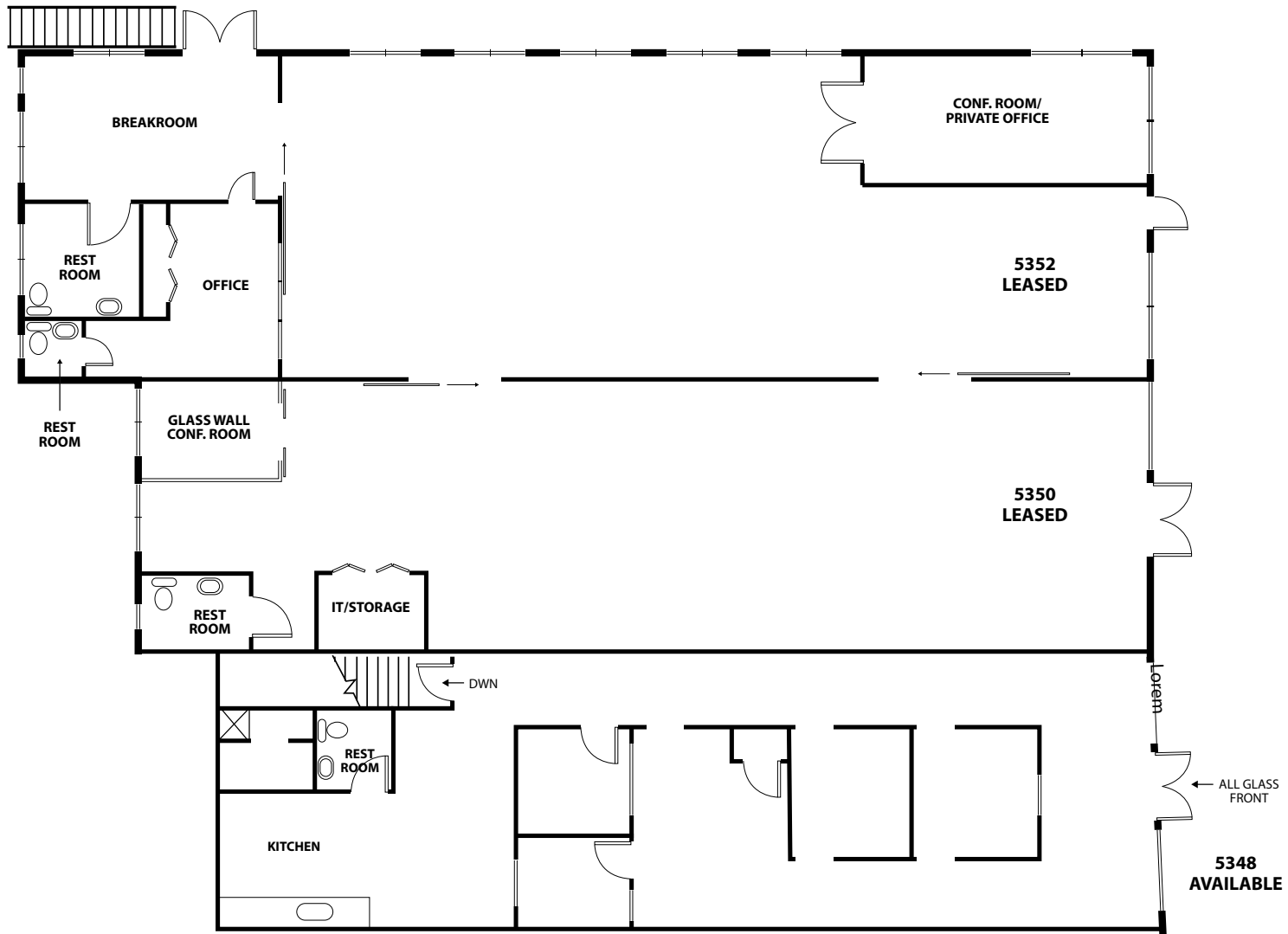
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FLOOR PLAN



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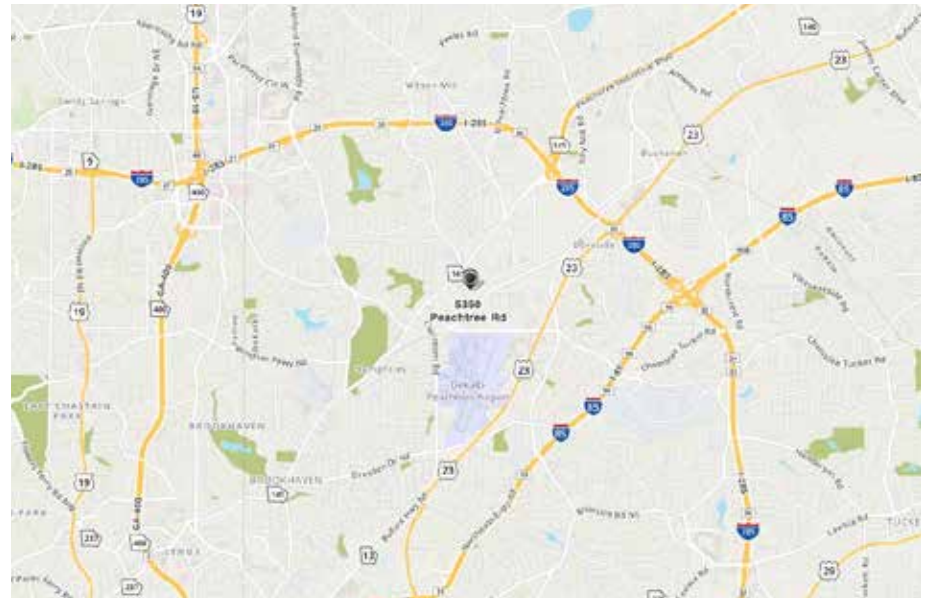
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PROPERTY DETAILS

- 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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