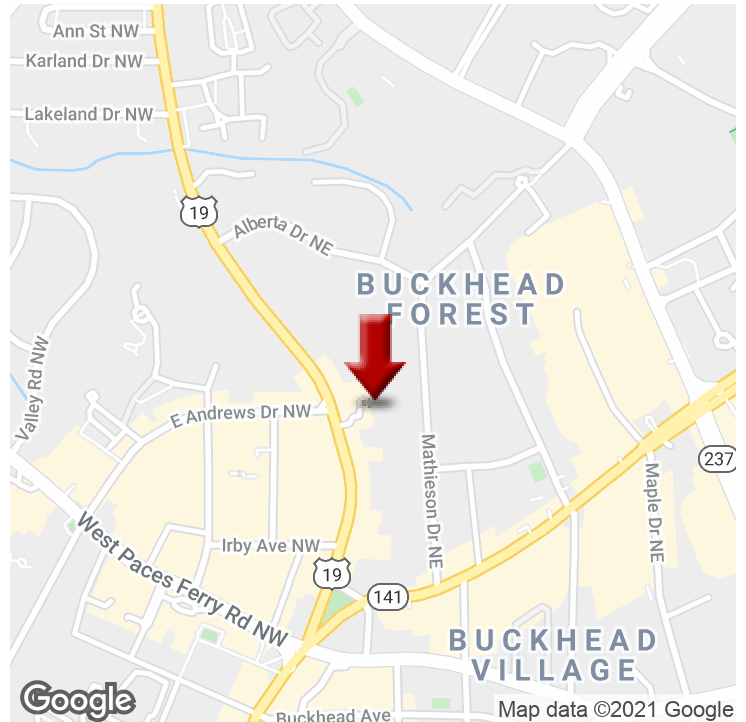


## OFFICE CONDOMINIUM FOR LEASE

# BUCKHEAD VILLAGE LOFTS

3235 Roswell Road NE, Unit 400, Atlanta, GA 30305



### OFFERING SUMMARY

<b>AVAILABLE SF:</b>	3,000 RSF
<b>LEASE RATE:</b>	\$11,250/month *Net
<b>BUILDING SIZE:</b>	100,000 SF
<b>ZONING:</b>	R-4
<b>MARKET:</b>	Buckhead

### PROPERTY OVERVIEW

+/-3,000 square foot Very Unique Office Condominium. This is the ONLY commercial unit in the Buckhead Village Lofts development. Property features loft-style office finishes, high ceilings, exposed ductworks, upgraded track lighting, ceiling fans and huge "Architectural" windows throughout; private offices (8) circle the perimeter of the space (all with windows); open spacious reception area leads to large corner Conference Room and interior central break/work area.

### PROPERTY HIGHLIGHTS

- Private, secure front door entrance off surface free visitor parking lot
- (10) Secure, covered and reserved parking and entrance for employees
- Private restrooms (2), closet storage, open workstation area
- Private exterior terrace patio space (+/- 1,200 sq. ft.)
- Access to on-site amenities (Pool, Fitness Center)
- "Walk Score" rated 80 - restaurants, entertainment, public transit, grocery
- On-site, 24/7 Concierge service. Signalized entrance off Roswell Road.
- Recently renovated to upscale "MedSpa" finishes with furniture available
- Immediate occupancy potential
- Suitable for medical office, high-tech, or professional office uses
- \*\*\*SHOWINGS BY PRIOR APPOINTMENT ONLY\*\*\*

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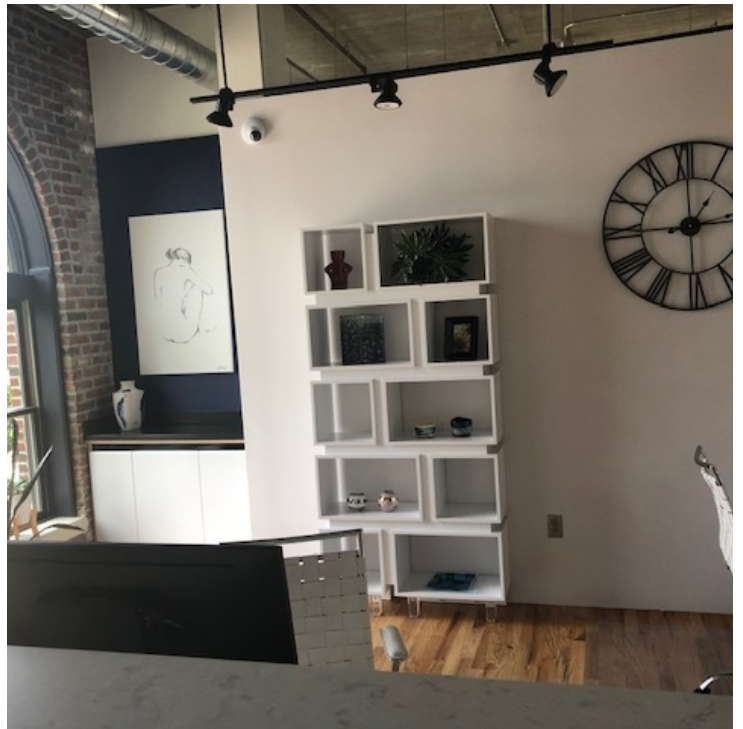
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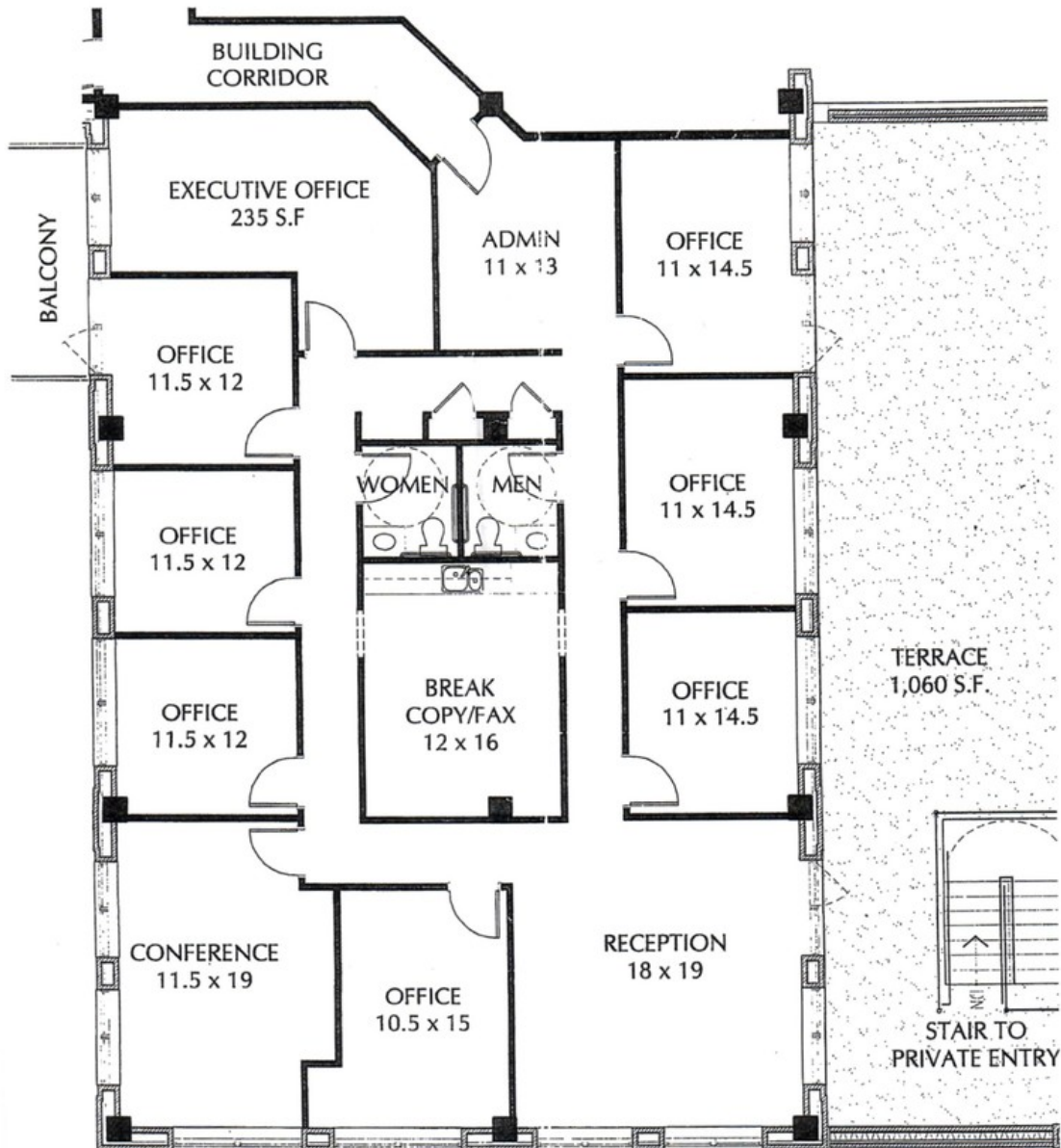
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### FLOOR PLAN

SCALE: 1/8" = 1'-0"



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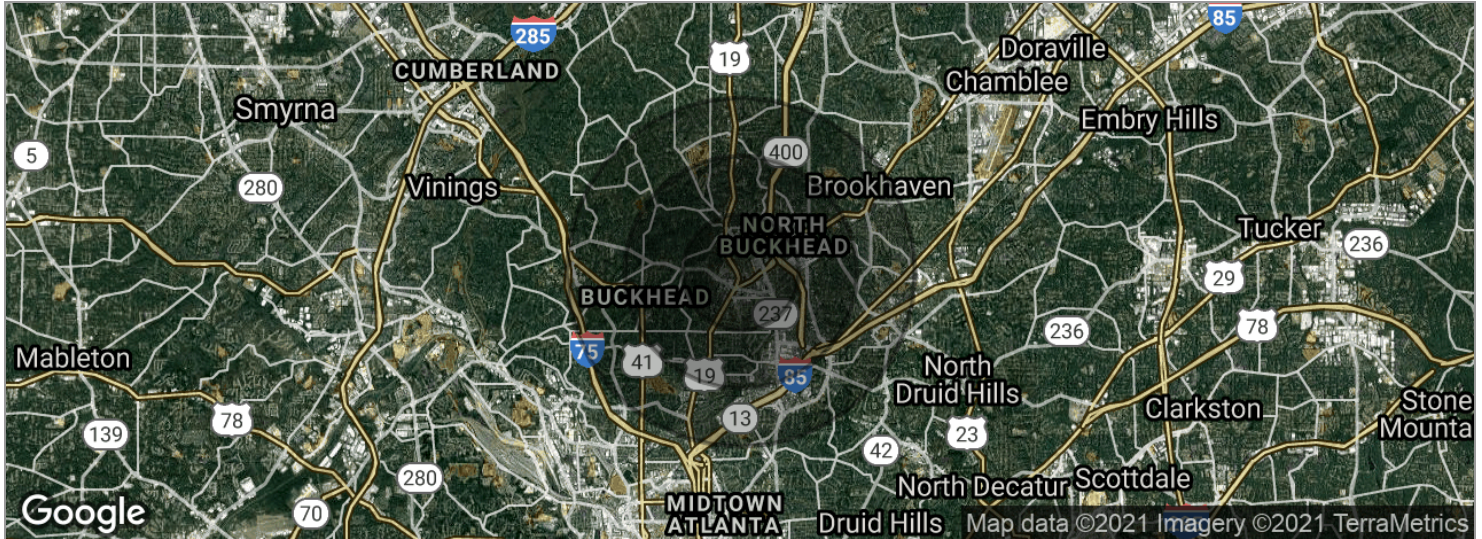
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POPULATION	1 MILE	2 MILES	3 MILES
Total population	14,101	48,648	100,537
Median age	40.1	37.6	36.4
Median age (male)	39.9	37.0	36.6
Median age (Female)	41.1	38.5	36.5
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	8,285	26,152	51,383
# of persons per HH	1.7	1.9	2.0
Average HH income	\$105,938	\$121,212	\$121,689
Average house value	\$460,570	\$449,373	\$511,683
ETHNICITY (%)	1 MILE	2 MILES	3 MILES
Hispanic	9.6%	10.5%	12.6%
RACE (%)	1 MILE	2 MILES	3 MILES
White	74.1%	76.4%	76.3%
Black	13.1%	11.2%	11.7%
Asian	4.5%	5.1%	4.3%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.5%	0.2%	0.1%
Other	6.7%	5.9%	6.3%

\* Demographic data derived from 2010 US Census

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