

OFFICE FOR LEASE

300 WI PKWY

300 WI Pkwy, Dallas, GA 30132



OFFERING SUMMARY

NUMBER OF UNITS:	22
AVAILABLE SF:	308 SF - 2,428 SF
LEASE RATE:	Varies
LOT SIZE:	72,310 SF
BUILDING SIZE:	12,948 SF
ZONING:	C2-0
MARKET:	NW Atlanta

PROPERTY OVERVIEW

308-2,428 sqft office space available in Dallas. Multiple suites available. Conveniently located near retail and restaurants.

PROPERTY HIGHLIGHTS

- Multiple Units
- Three-story Office Building
- Conveniently located to retail and restaurants



KW COMMERCIAL
115 Perimeter Center Place,
Suite 100
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DONALD B EDWARDS JR
KW Commercial Director And Associate Broker
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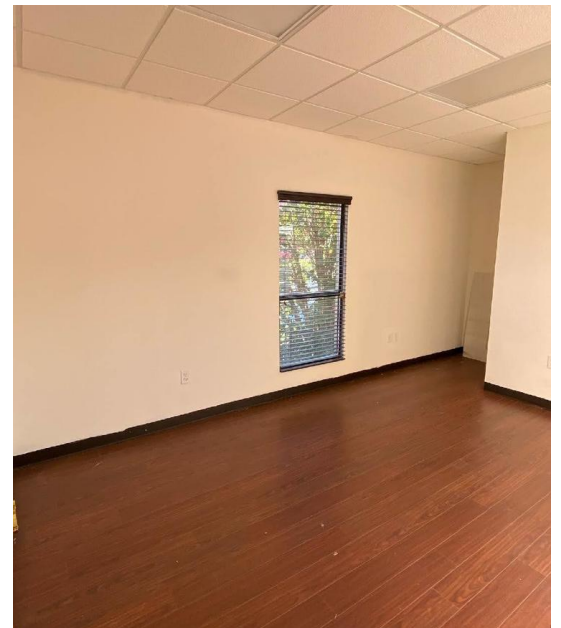
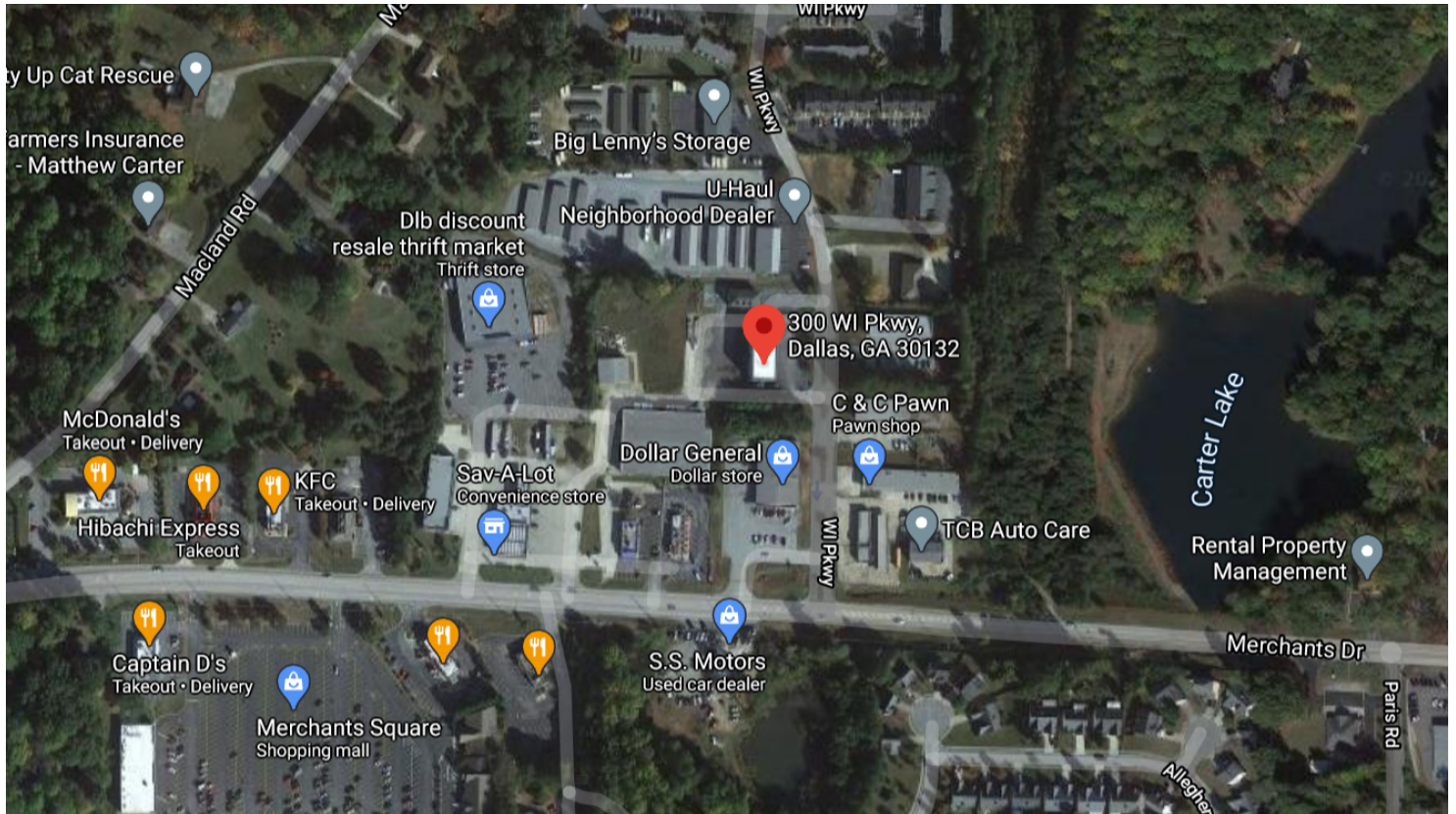
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LEASE RATE:	-	TOTAL SPACE:	FULLY LEASED
LEASE TYPE:	-	LEASE TERM:	-

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 309	Office Building	Negotiable	Modified Gross	361 SF	Negotiable	Accessible via exterior stairs
Suite 305	Office Building	Negotiable	Modified Gross	352 SF	Negotiable	Accessible via exterior stairs
Suite 307	Office Building	Negotiable	Modified Gross	308 SF	Negotiable	Accessible via exterior stairs
Suite 300	Office Building	Negotiable	Modified Gross	641 SF	Negotiable	Accessible via exterior stairs
Suite 101	Office Building	Negotiable	Modified Gross	1,472 SF	Negotiable	
Suite 103	Office Building	Negotiable	Modified Gross	2,428 SF	Negotiable	

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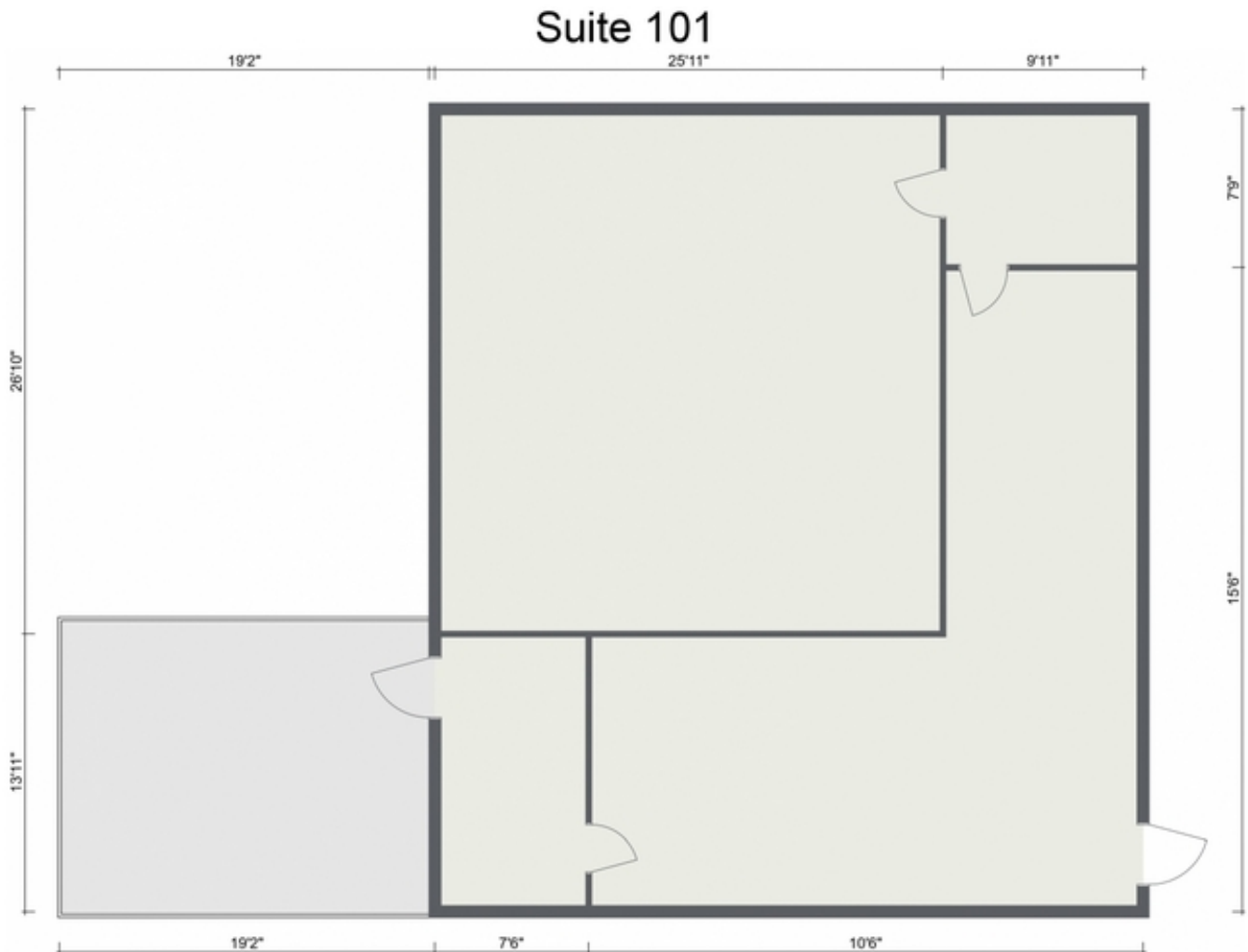
OFFICE FOR LEASE

SUITE 101

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300 WI, Suite 101



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OFFICE FOR LEASE

SUITE 103

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300 WI, Suite 103 Suite 103



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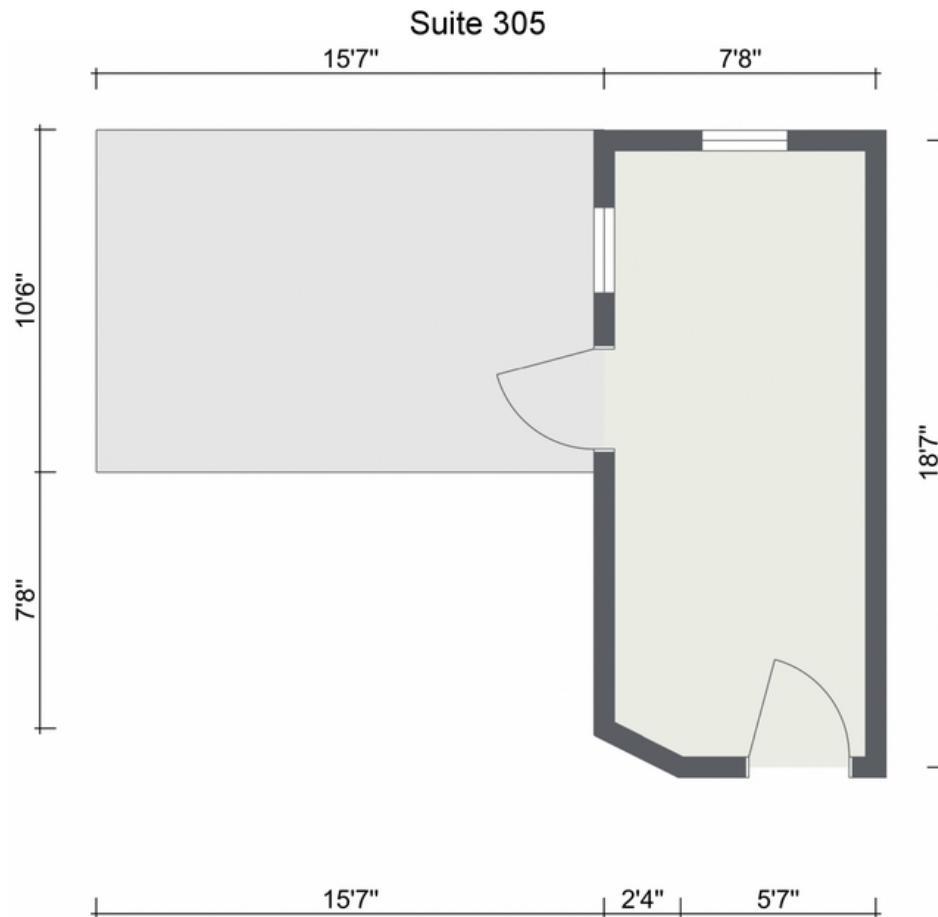
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SUITE 305

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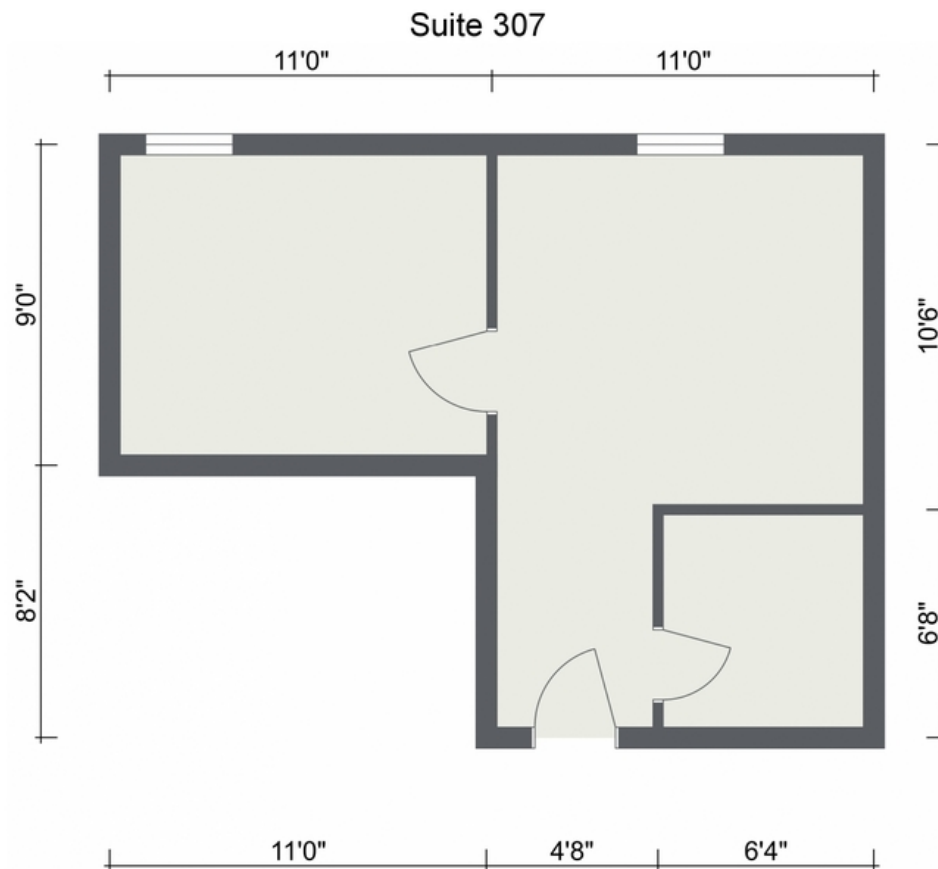
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SUITE 307

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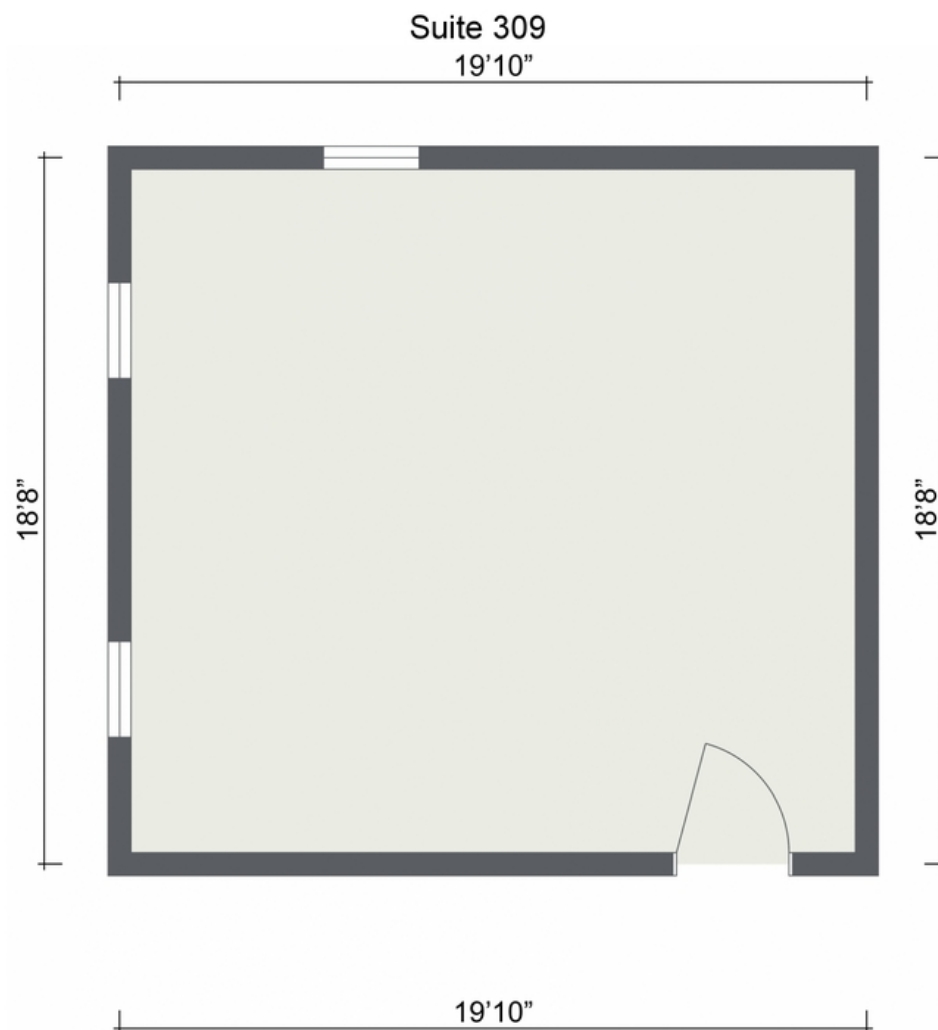
OFFICE FOR LEASE

SUITE 309

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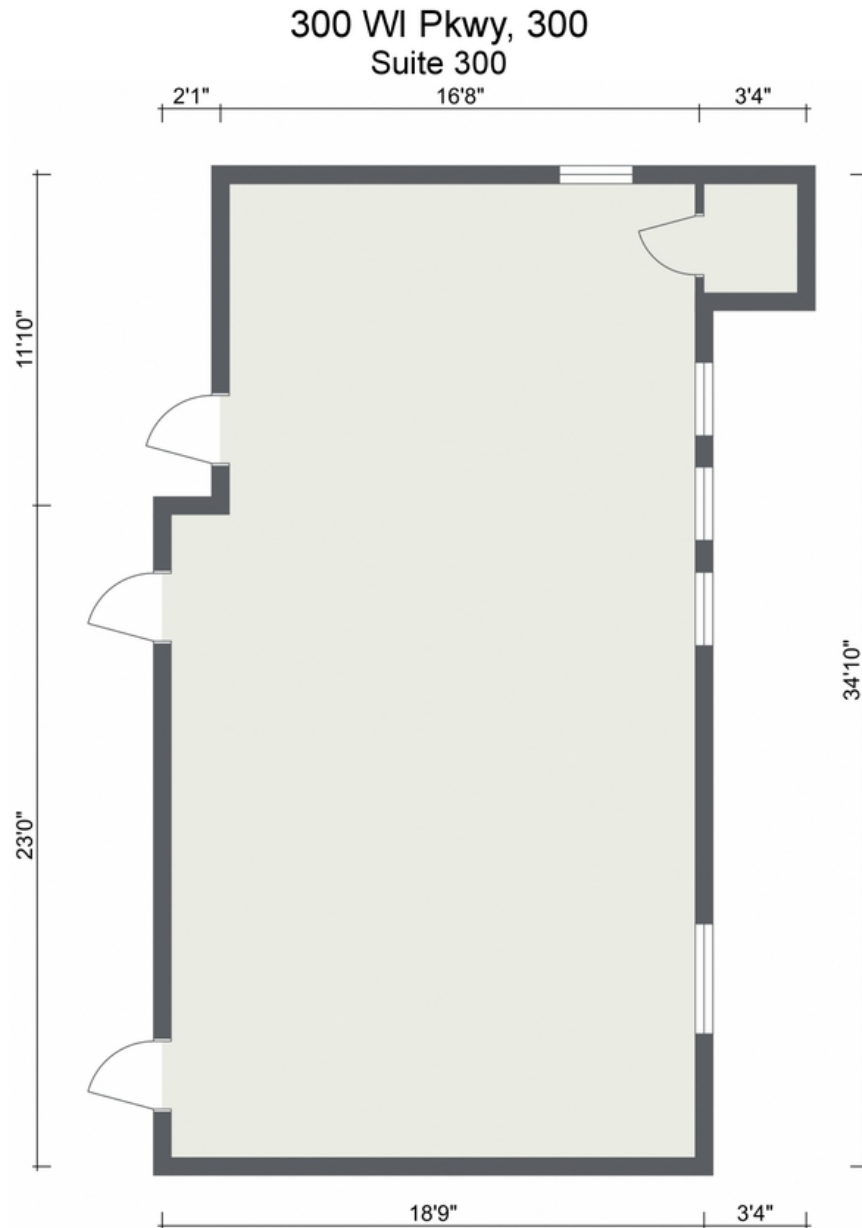
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OFFICE FOR LEASE

SUITE 300

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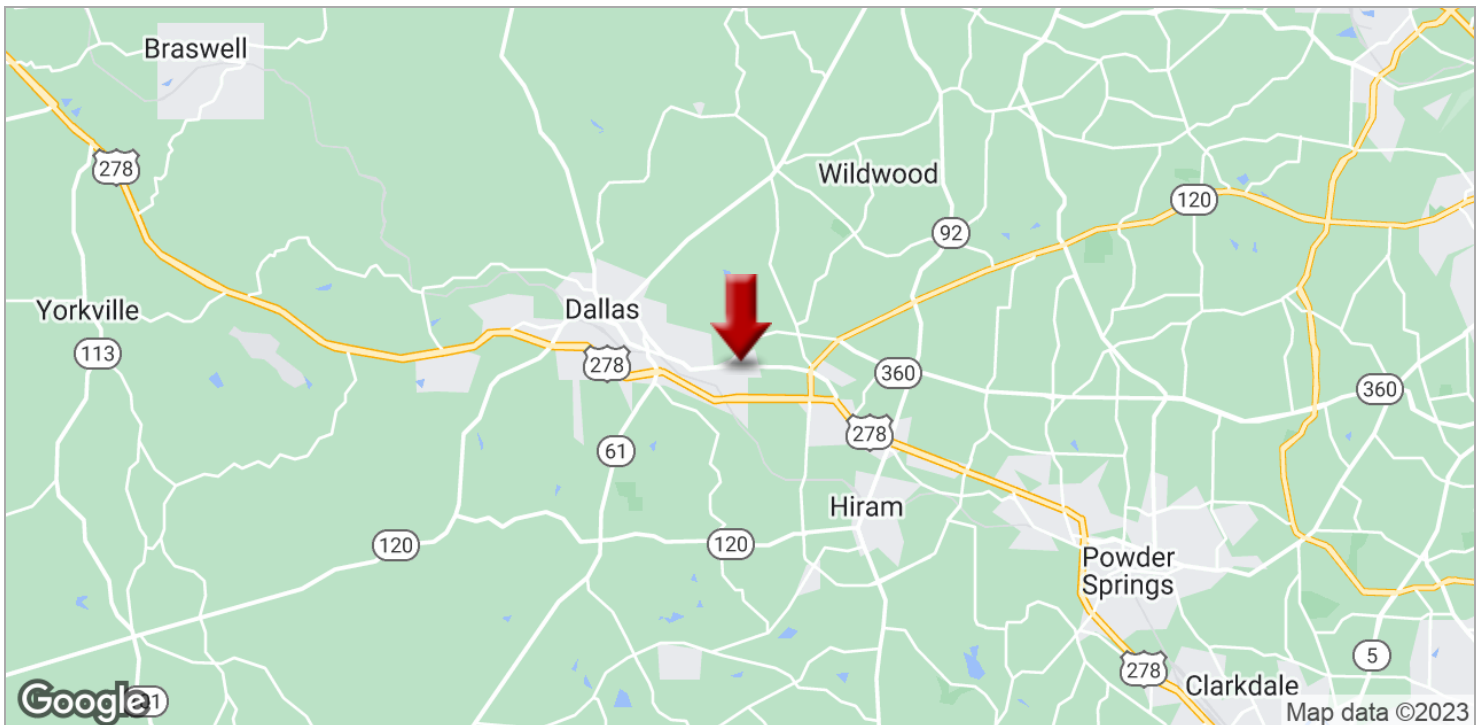
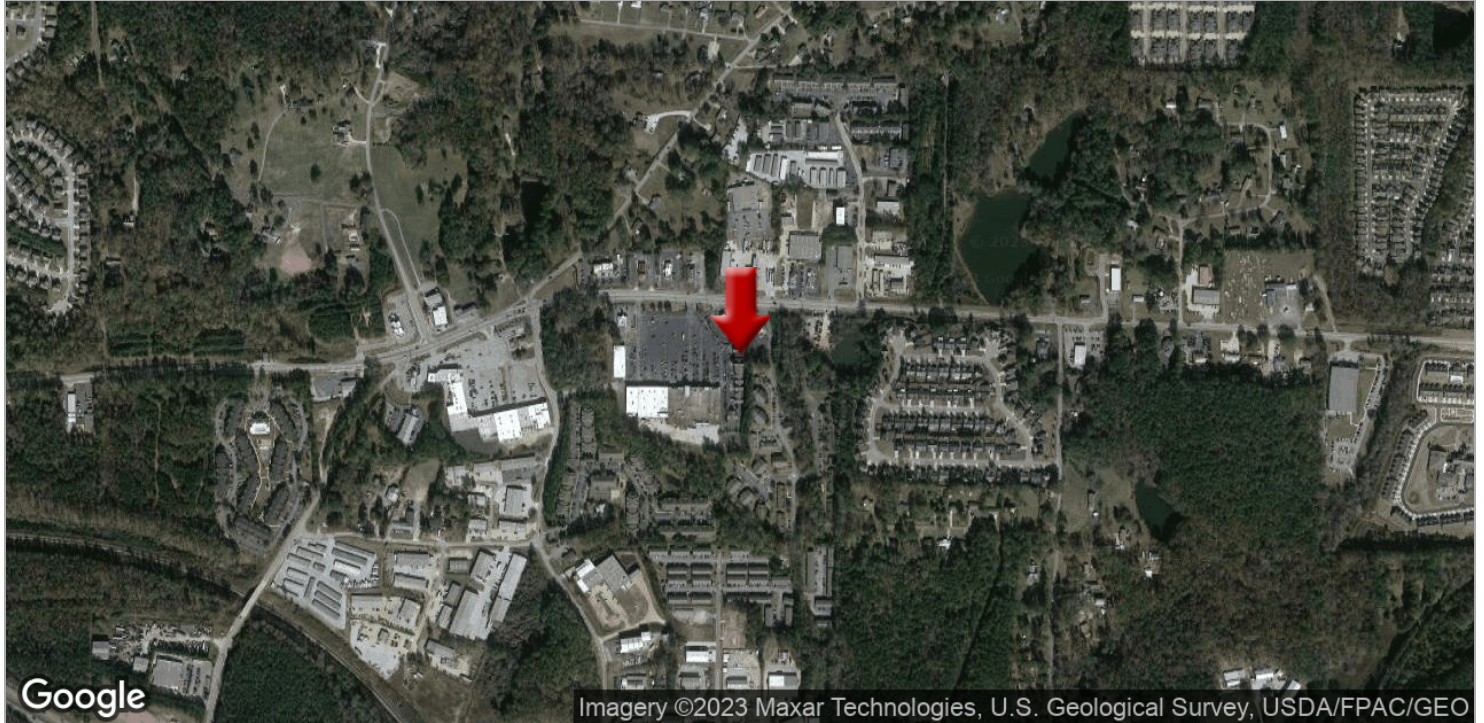
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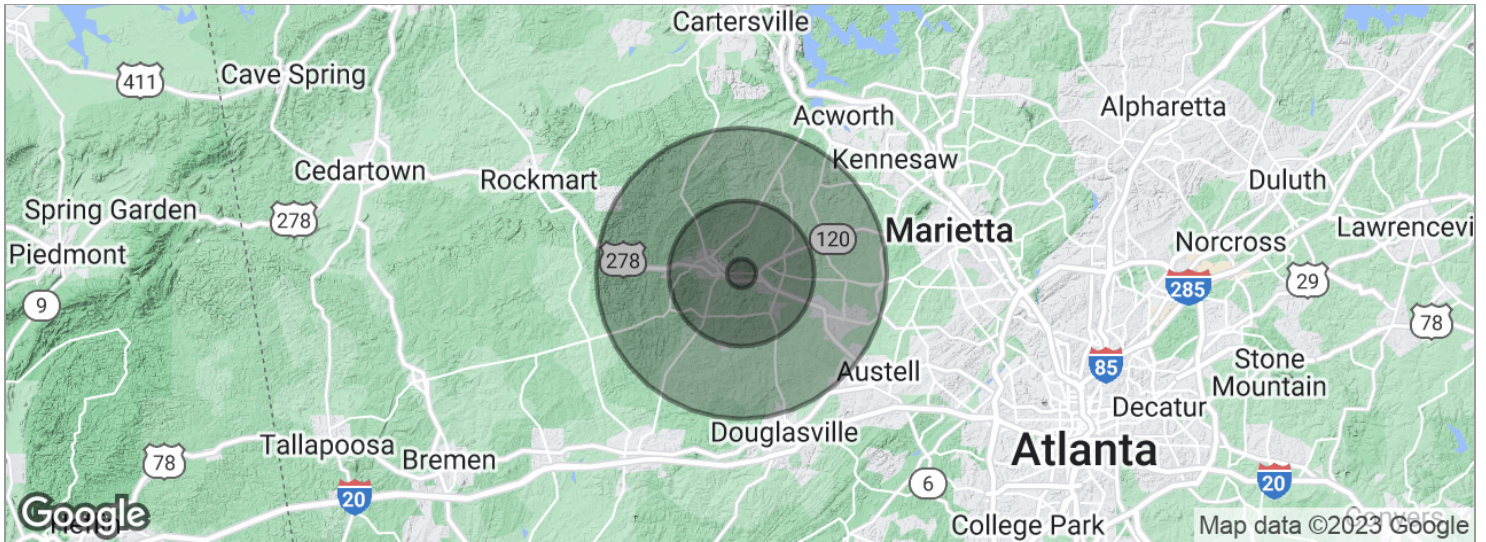
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,114	58,321	223,010
Median age	32.4	33.1	34.9
Median age (male)	32.2	32.6	34.2
Median age (Female)	32.2	33.2	35.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	770	20,591	75,461
# of persons per HH	2.7	2.8	3.0
Average HH income	\$55,032	\$62,482	\$78,532
Average house value	\$183,866	\$169,175	\$215,273

* Demographic data derived from 2020 ACS - US Census

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PROFESSIONAL BACKGROUND

Raised in Atlanta Georgia and licensed in 1984, my first transaction was an industrial lease for a Canadian firm seeking space in the Atlanta area. Since then I have done industrial, retail, office, multifamily, land and residential sales, as well as landlord and tenant rep, property management and site selection for national franchises. As head of the trust real estate, department for all the South Trust Banks, I was responsible for a staff and a \$750M portfolio of diverse assets including retail, office, land, mining, timber, farms, leases, mortgages, property inspections and asset management from coast to coast. In addition, I have over 18 years of commercial and residential construction experience. My land deals have included assemblages, out parcels, mini warehouse and zoning. As a past president of the Association of Georgia Real Estate Exchangers, I have experience in 1031 exchanges. In addition, I have passed all the CCIM course work

MEMBERSHIPS

Atlanta Commercial Board of Realtors

AGREE - Association of Georgia Real Estate Exchangers

Atlanta - Perimeter North

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