



CLICK HERE FOR WALKTHROUGH VIDEO

WET LAB SPACE



CLICK HERE FOR WALKTHROUGH VIDEO

SUITES 156, 157, 172, 173, 175

LEASE BROCHURE

LAB/OFFICE SUITES | ± 944 - 17,089 SF

NORCROSS, GEORGIA

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150 TECHNOLOGY PARKWAY | NORCROSS, GA 30093

PROPERTY OVERVIEW

Bull Realty is pleased to present 150 Technology Parkway, a ± 20,580 SF, multi-tenant biotech property situated on ± 2.55 acres for lease. Located in an exclusive northeast office sub-market of Atlanta, Technology Park, the property has a 20+ year history of biotech occupancy and is currently leased by reputable, long-standing biotech tenants.

The property boasts an attractive physical appearance with well-maintained landscaping and ample parking. The property's proximity to rich amenities as well as easy highway and interstate access make 150 Technology park an appealing site for tenants.

PROPERTY HIGHLIGHTS

- ± 944 - 17,089 SF of Biolab/Office Space available for lease at a rate of \$20-\$21/SF + \$8 CAM/SF (NNN)
- 3 Available Spaces*:
 - ± 944 SF Lab Space
 - ± 2,956 SF Lab Space
 - ± 14,133 SF Lab/Office Space
- Specialized building that was expanded & renovated into a fully functional bio-medical laboratory in 1994 (including in-place lab fixtures)
- Abundant natural light provided by floor to ceiling windows
- Ample parking - 60 Off-Street, Surface Spaces
- Located in a premier blue chip commercial precinct of Atlanta known as Technology Parkway
- Located less than 6 miles south of Northside Hospital

**Spaces can be subdivided.*



PROPERTY INFORMATION

BUILDING:

ADDRESS: 150 Technology Parkway
Norcross, GA 30093

COUNTY: Gwinnett

OF BUILDINGS: 1

OF FLOORS: 1

YEAR BUILT: 1971

YEAR RENOVATED: 1994

TOTAL BUILDING SIZE: ± 20,580 SF

SITE:

SITE SIZE: ± 2.55 Acres

PARCEL ID: R6285-061

ZONING: O-I

PARKING TYPE: Surface, Off-Street

OF PARKING SPACES: 60

PARKING RATIO: 4/1,000

SIGNAGE: Monument Signage

CONSTRUCTION:

CONSTRUCTION: Steel & Block

CEILING HEIGHT: 10'

LEASE OVERVIEW:

TENANCY: Multi-Tenant

OF AVAILABLE SPACES: 3

SPACE TYPE: Lab, Office

AVAILABLE LAB/OFFICE SPACE: ± 944 - 17,089 SF

AVAILABLE LAB/OFFICE UNITS: ± 944 SF Lab Space
± 2,956 SF Lab Space
± 14,133 SF Lab/Office Space

LEASE RATE: \$20 - \$21/SF + \$8 CAM/SF

LEASE TERMS: NNN (Triple Net)

**Spaces can be subdivided.*



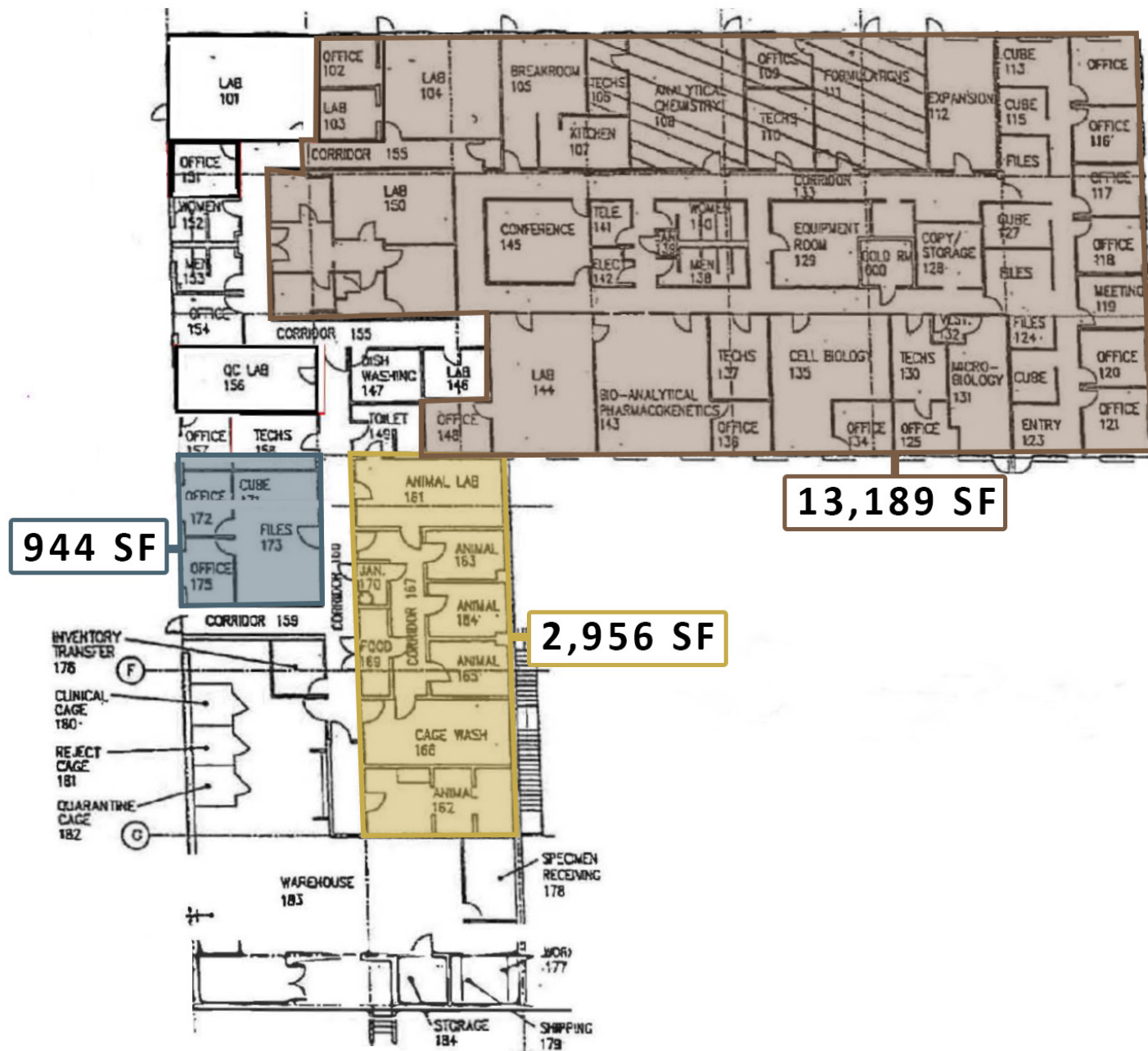
PROPERTY PHOTOS



PROPERTY PHOTOS



FLOOR PLAN



ABOUT THE AREA

NORCROSS, GEORGIA

Visit Norcross and explore the 112-acre downtown that is listed in the National Register of Historic Places. Rows of restored narrow brick buildings are illuminated by old-fashioned street lamps, and popular shops and restaurants fill the buildings with unique gifts and flavors. Stroll over to the 4-acre Lillian Webb Park to relax in the gazebo and let kids play in the splash pad on the summer.

The city was voted “Gwinnett’s Best Arts & Culture Scene” by Gwinnett Magazine, and area artists display their work throughout downtown. An ongoing calendar of activities keeps this vintage town fresh and exciting to visit with events like the outdoor summer concert series and the annual art festival, Norcross Art Splash (October), which is one of the biggest in metro Atlanta.

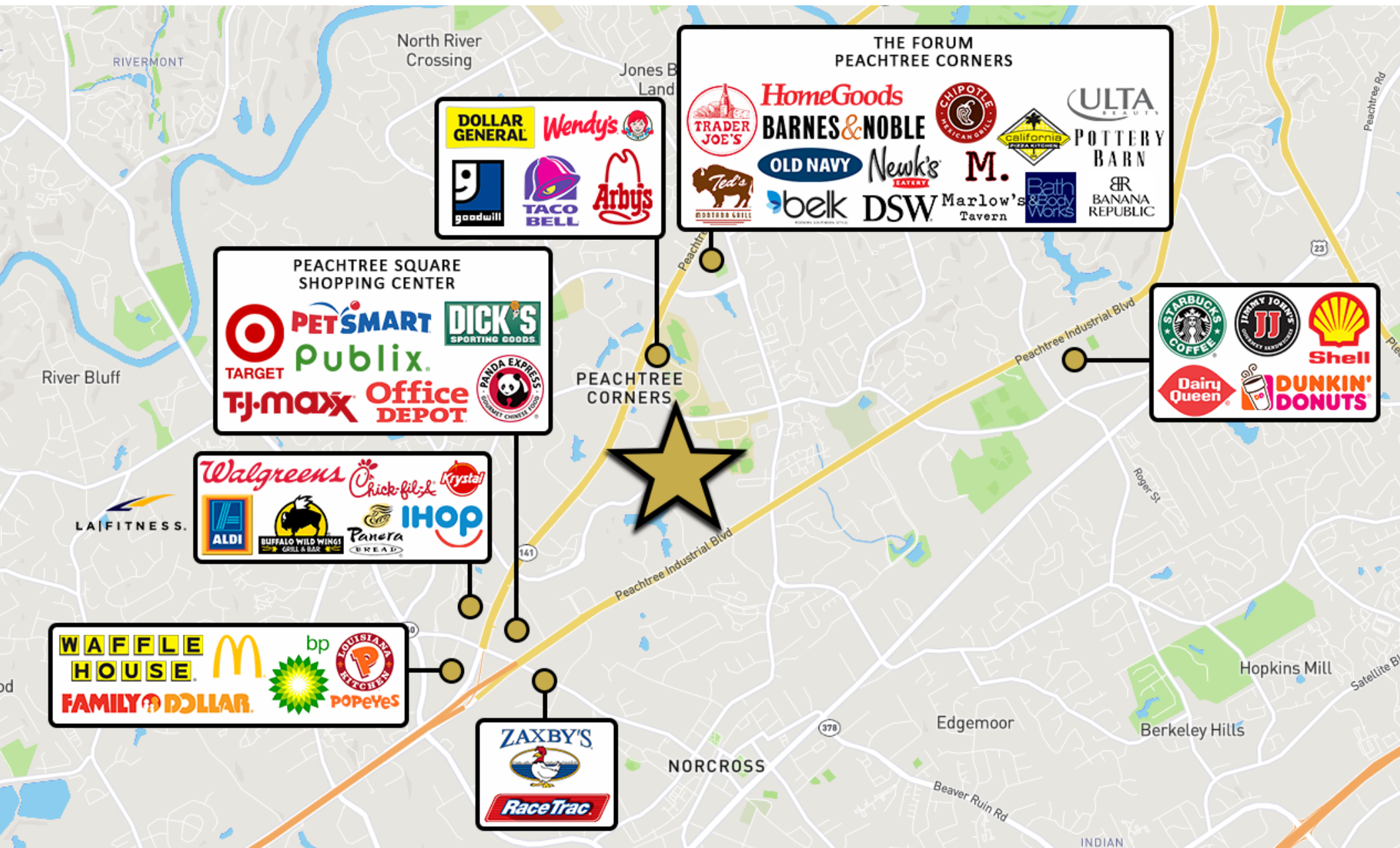
Food is always a fantastic reason to visit a place, and this city is not lacking in diverse options. Visitors looking for international flavors can head to Buford Highway to experience everything from Vietnamese to Bangladeshi meals.

Source: <https://www.exploregeorgia.org/city/norcross>



IN THE AREA

NORCROSS, GEORGIA



NORCROSS, GEORGIA

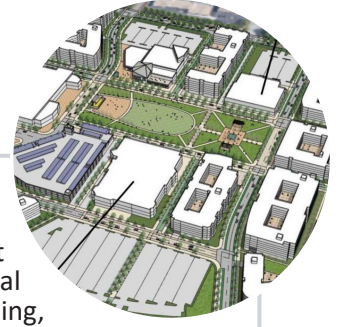
DOWNTOWN NORCROSS REDEVELOPMENT PLAN

Working with city staff, a total of five redevelopment projects have been identified within the proposed Norcross TAD (Tax Allocation District). All projects are in various stages of consideration, planning or execution and could be started or completed within the next 5 to 7 years.



REDEVELOPMENT NEAR GWINNETT PLACE

There are several proposals in the works to facilitate a dense urban development and encourage residential and commercial development. Concepts include a 25-story building, a 7-story hotel, green space, mixed-use buildings, a parking deck and amenities like multi-use paths and pedestrian boulevards.



CRAWFORD & COMPANY

Crawford & Company (the world's largest publicly listed independent provider of claims management solutions to insurance companies and self-insured entities) and Partnership Gwinnett announced the relocation of Crawford's global 9 headquarters to Gwinnett County, in March of 2017.



THE FORUM ON PEACHTREE PARKWAY

The Forum on Peachtree Parkway in Norcross, Georgia offers an elite collection of merchants, gathered in a beautifully unique, European influenced outdoor mall. Visitors stroll The Forum's Main Street, while enjoying the best selection of shopping and dining that this Atlanta area has to offer.



PEACHTREE CORNERS TOWN CENTER

This premier mixed-use development, located at the corner of Peachtree Parkway and Medlock Bridge Road, will include 51,000 SF of restaurants and 18,560 SF of retail. It will also include a theatre, municipal parks, an integrated pedestrian trail system and a highend townhome community with over 70 units.



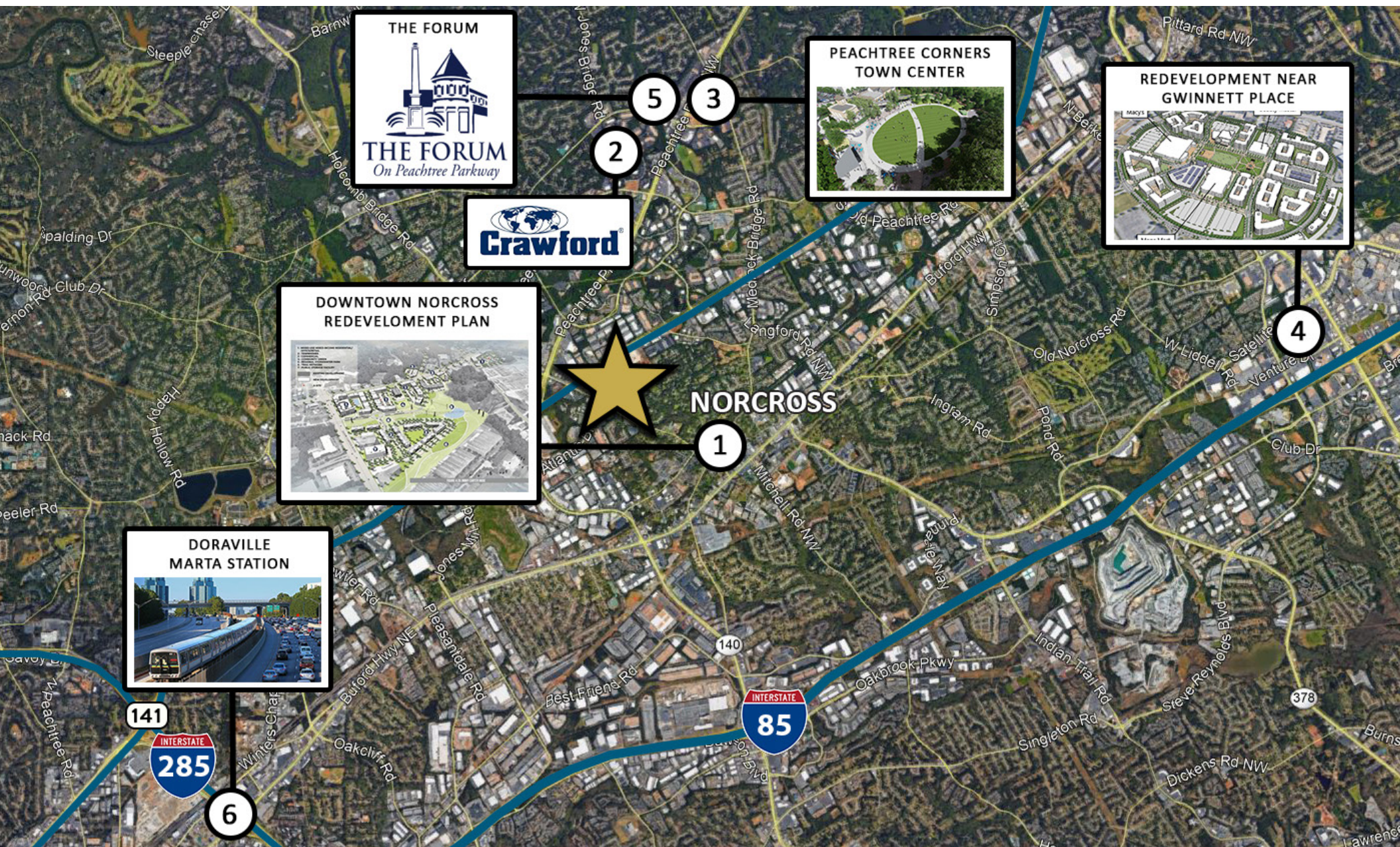
MARTA

For over a quarter of a century, MARTA (Metropolitan Atlanta Rapid Transit Authority) has moved over 3.5 billion people throughout Atlanta and the surrounding cities. With 48 miles of rail (38 stations) and 740 bus stop, MARTA has been a staple to the community and a great economic driver for the city.



IN THE AREA

NORCROSS, GEORGIA





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A real estate enthusiast, Shoumic has a passion for serving his clients with the highest standards of care, concern, and quality. Shoumic began his career in boutique commercial real estate, developing particular interests in the industrial, land, and retail sectors. His approach is to ensure that his clients can expect integrity, honesty, and communication.

Shoumic has more than five years of experience in sales, marketing, and negotiations. He has built a strong profile in commercial transactions and has a proven track record of identifying market opportunities to increase revenue, profitability, and market share.

Shoumic is a proud Bulldog, holding a B.B.A in Real Estate from the University of Georgia. With a deep commitment to continuing education, he is working towards the ultimate designation as a Certified Commercial Investment Member (CCIM) and is a member of the Atlanta Commercial Board of Realtors and the National Association of Realtors.

Outside of his professional endeavors, Shoumic enjoys spending time with family & friends, the great outdoors, sports, and mentoring local youth in his community.



Bull Realty is a commercial real estate sales, leasing, and advisory firm headquartered in Atlanta. The firm was founded in 1998 by Michael Bull on two primary missions: to provide a company of advisors known for integrity and to provide the best disposition marketing in the nation. Still guided by these philosophies, the firm's services have expanded to include disposition, acquisition, project leasing, tenant representation and consulting services. To add additional value and efficiency for clients, advisors focus on specific sectors and services in the government office, medical office, private sector office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease sectors.

Bull Realty has become known as an innovative leader in the industry, providing a powerful platform of services. The firm utilizes a productive team approach of well trained and well supported brokers, working together to provide unprecedented value for clients.

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants including Bull Realty's founder Michael Bull share market intelligence, forecasts and strategies. The weekly show started as a radio show on one station in Atlanta in 2010 and grew to 60 stations around the country. The show is now available on-demand wherever you get your podcasts or on the show website www.CREshow.com.