

## OFFICE FOR LEASE

# 1215 HIGHTOWER TRL, BLDG B

Atlanta, GA 30350



### PROPERTY DESCRIPTION

Former autism treatment center.

### PROPERTY HIGHLIGHTS

- Multiple spacious offices.
- Private balconies.
- Easy access to GA-400, Sandy Springs, Roswell and
- Perimeter.
- Daylight throughout the space.
- Beautiful landscaping.
- Ample parking.

### OFFERING SUMMARY

Lease Rate:	\$16.50 SF/yr (MG)
Number of Units:	4
Available SF:	4,500 SF
Lot Size:	1,394,660,520 SF
Building Size:	9,000 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	7,205	98,504	355,635
Total Population	13,978	223,310	837,282
Average HH Income	\$74,482	\$125,608	\$125,829

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### ROCKY KAUFMANN

Broker/ Director  
O: 770.992.3356  
rockyk@kw.com  
GA #248712

**KW COMMERCIAL**  
200 Glenridge Point Pkwy NE  
Suite 100  
Atlanta, GA 30342

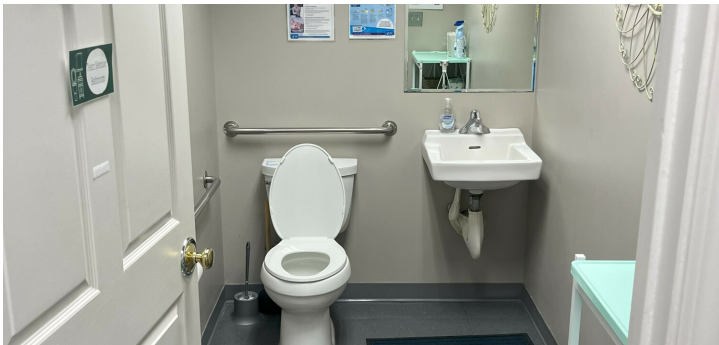
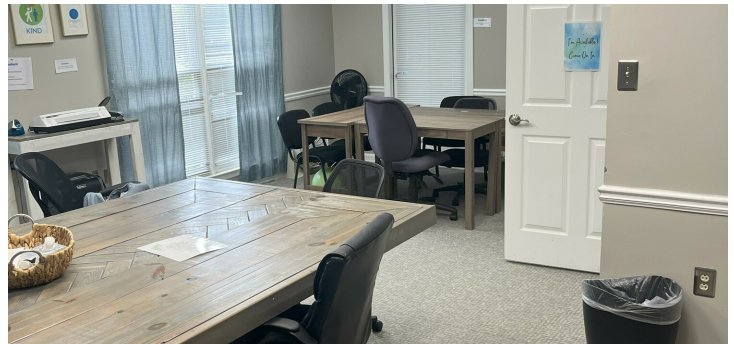
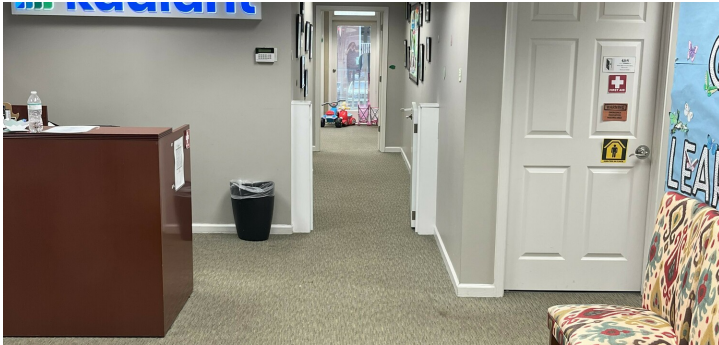
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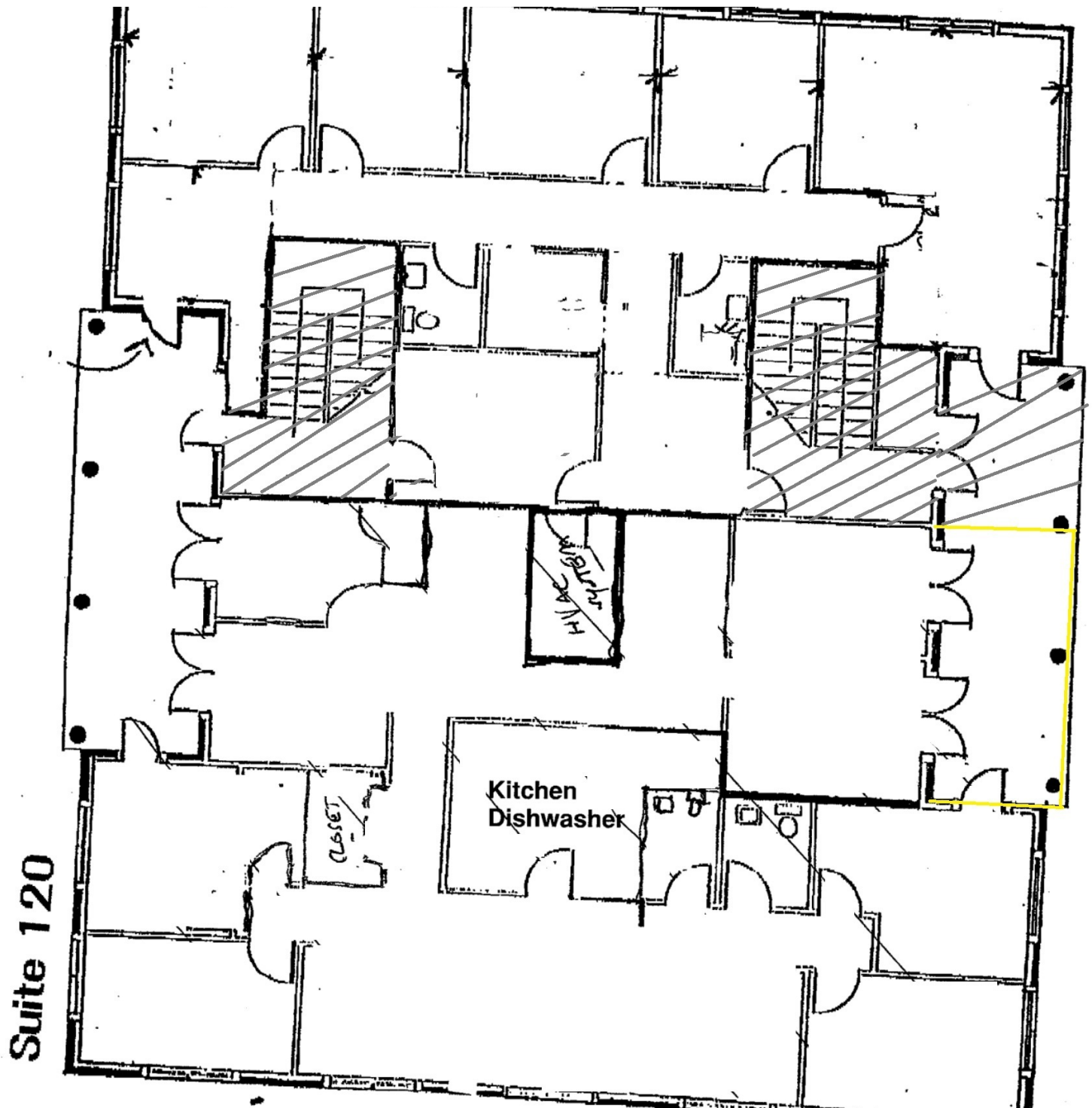
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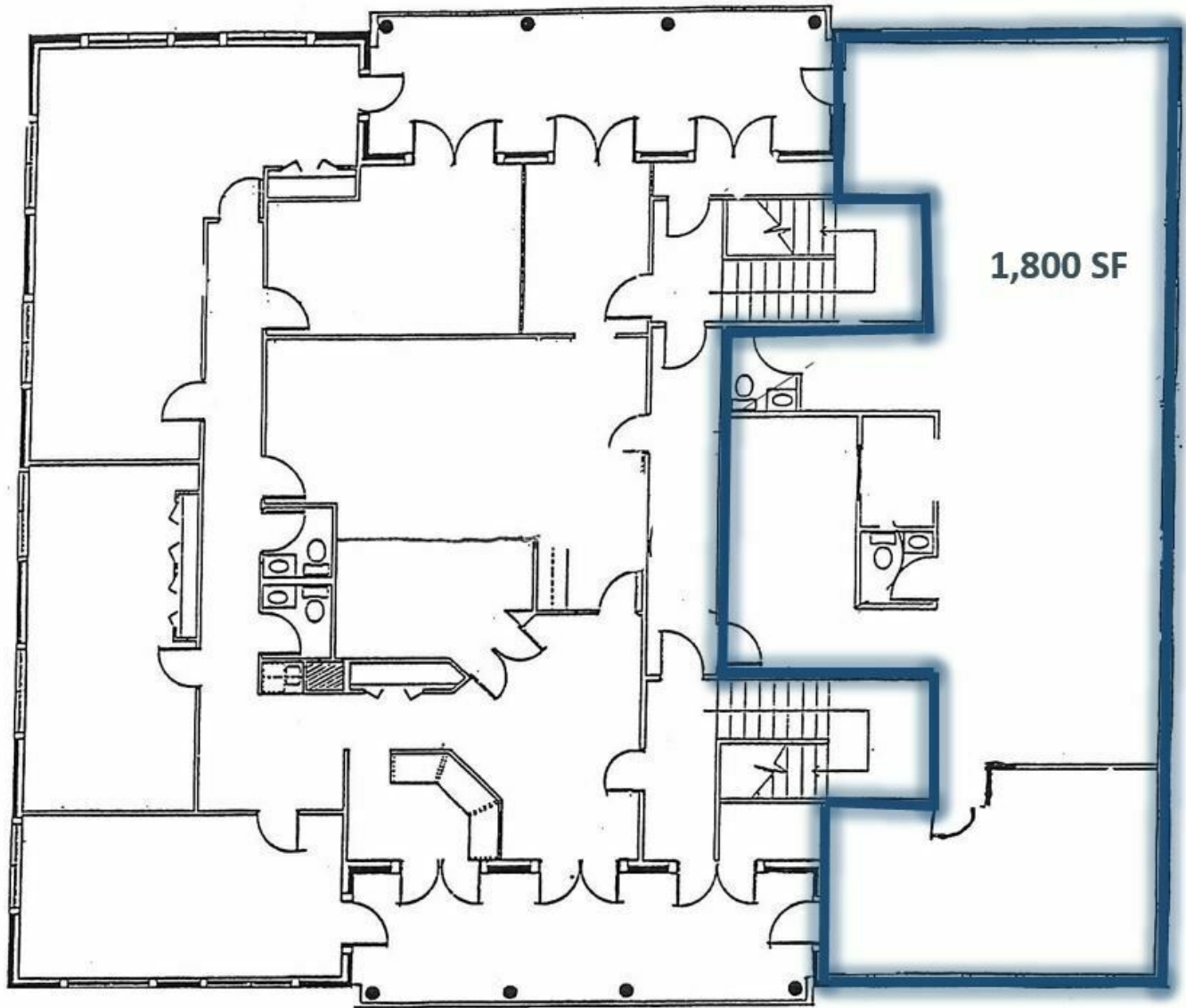
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**Second Floor**

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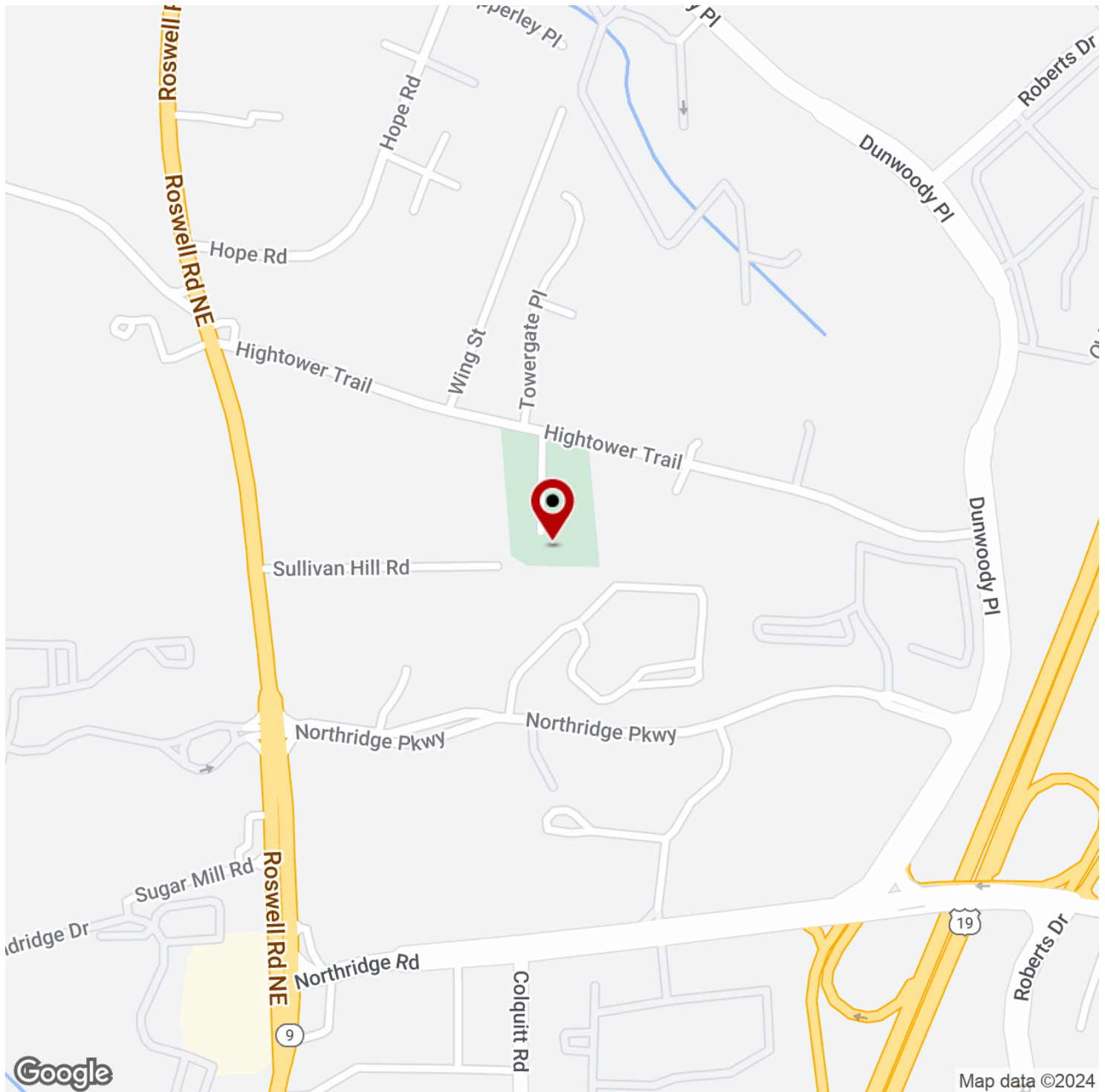
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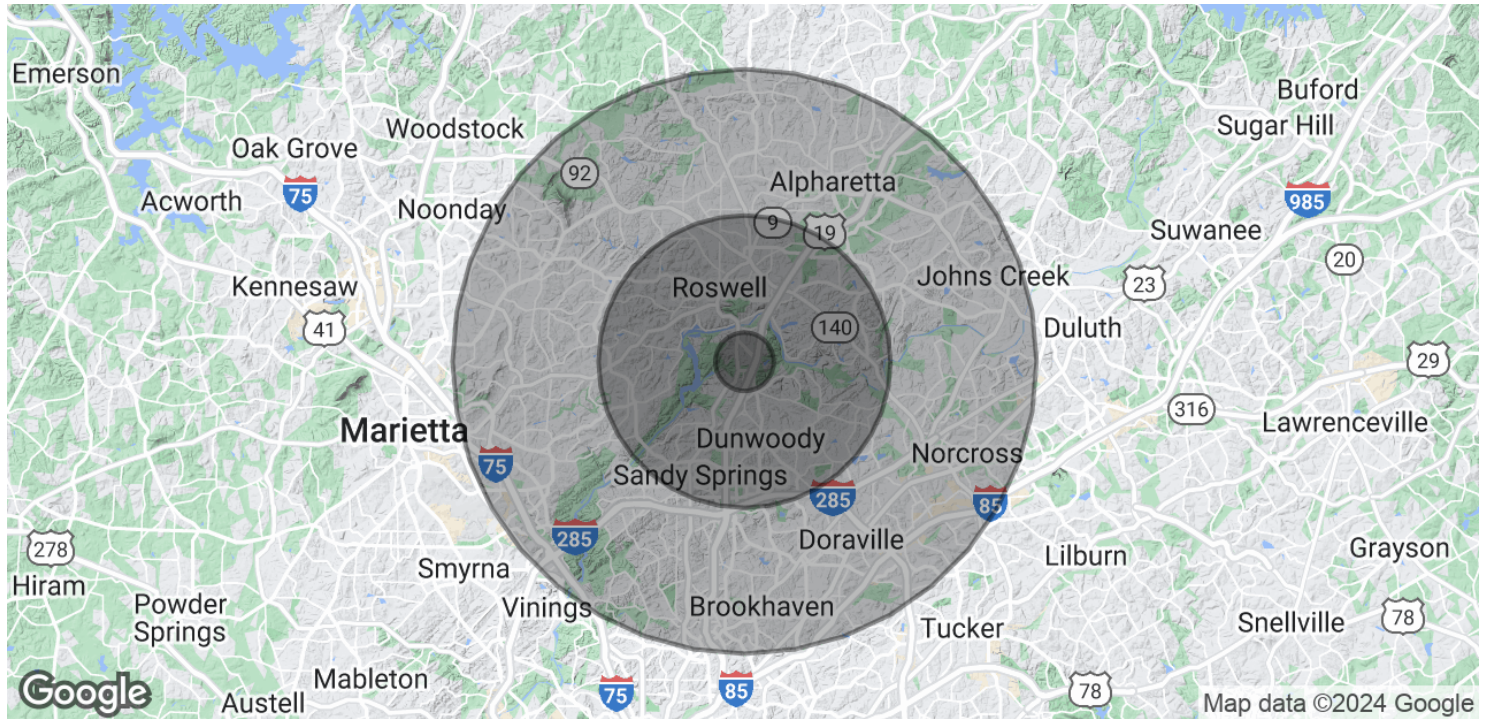
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	13,978	223,310	837,282
Average Age	33.1	40.6	39.1
Average Age (Male)	31.7	39.3	38.3
Average Age (Female)	37.2	41.6	39.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	7,205	98,504	355,635
# of Persons per HH	1.9	2.3	2.4
Average HH Income	\$74,482	\$125,608	\$125,829
Average House Value	\$177,475	\$351,157	\$364,800

\* Demographic data derived from 2020 ACS - US Census

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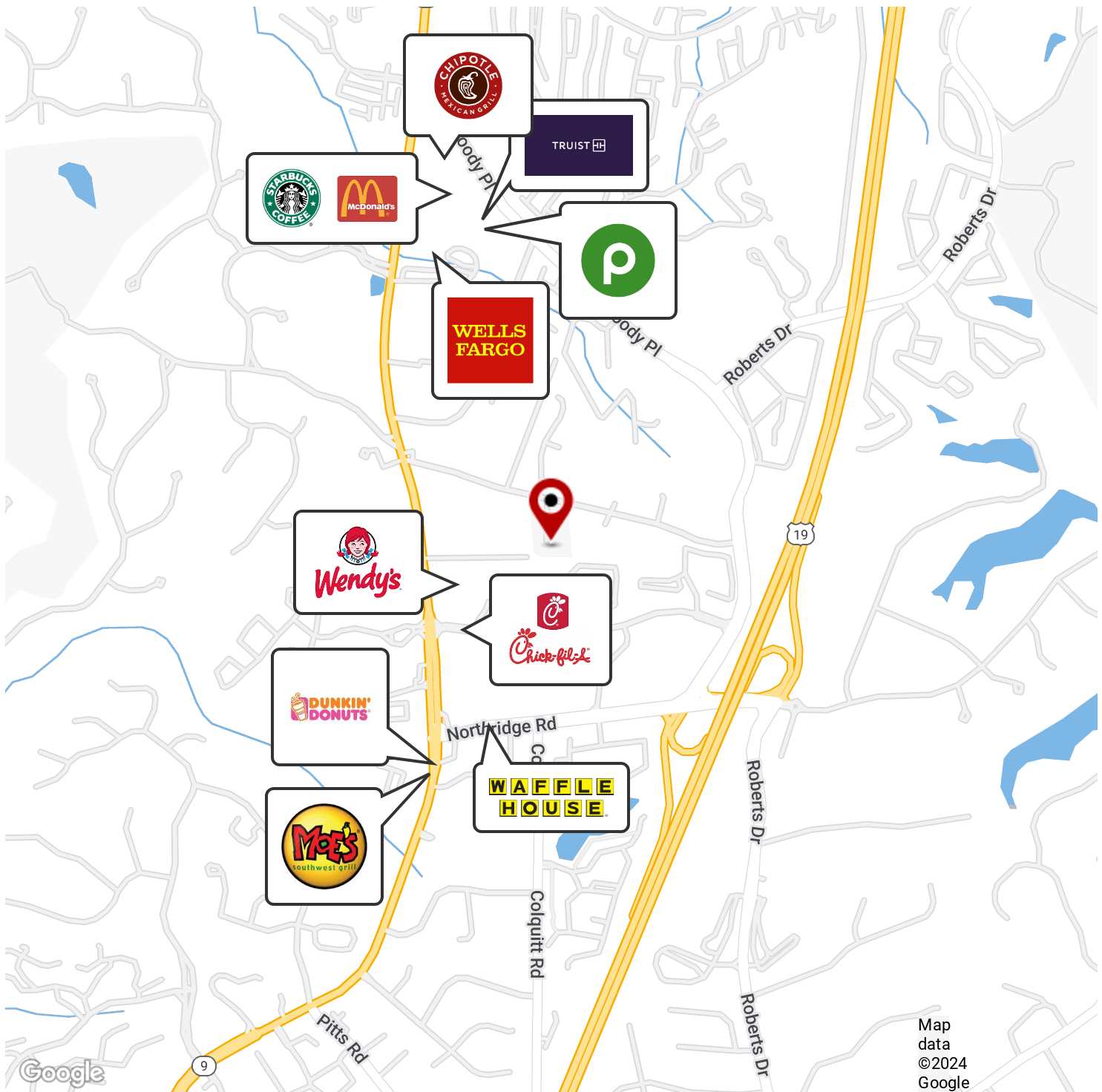
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