

Office Opportunity FOR SALE OR LEASE

3505 Duluth Park Lane, Building Two Hundred
Duluth, GA 30096



CLOSE TO NORTHSIDE DULUTH HOSPITAL

Bull Realty is pleased to present building two hundred at Parkside Professional Center. The building spans $\pm 5,056$ square feet across a single story, providing ample space and comfort for medical practitioners and other office uses. List price or above includes seller funding for a new roof.

\$895,000

Sale Price

**\$14/SF/YR
NNN**

Lease Rate

$\pm 5,056$ SF

Available Space

2003

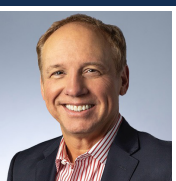
Year Built



Virtual Tour



Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.



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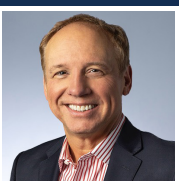
BULL REALTY, INC.
50 Glenlake Parkway, Suite 600
Atlanta, GA 30308
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Office Opportunity

In The Area



CONTACT



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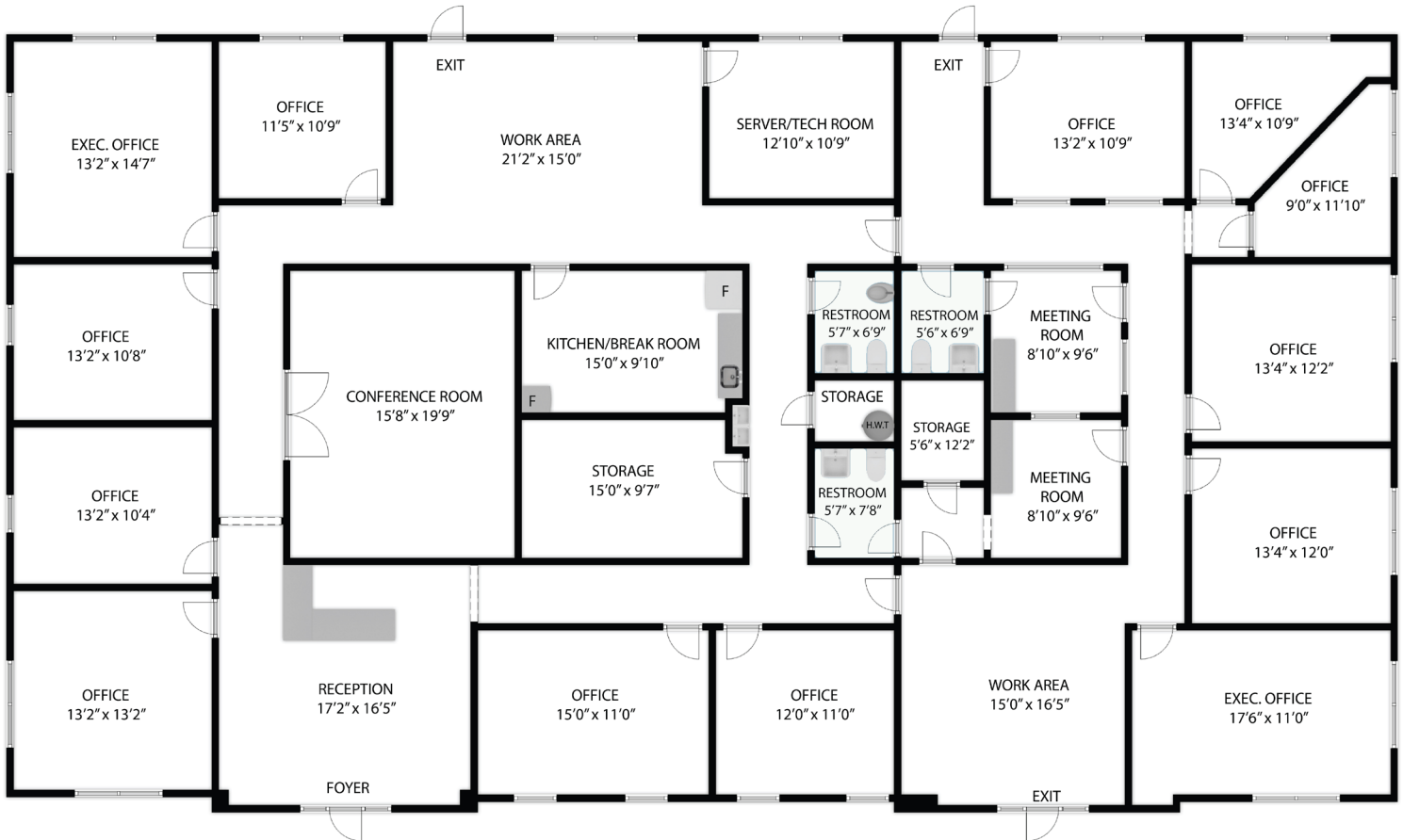
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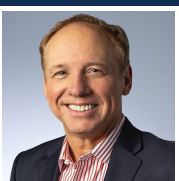
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Floor Plan



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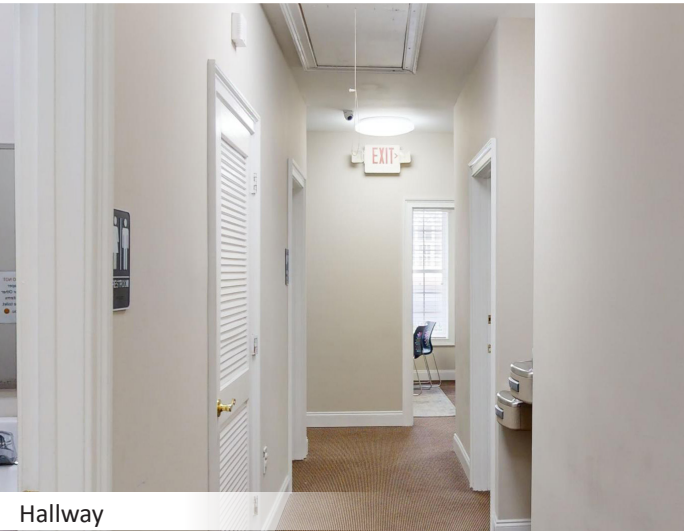
Office Opportunity



Lobby



Entry Way



Hallway



Exam Room



Waiting Room



Reception

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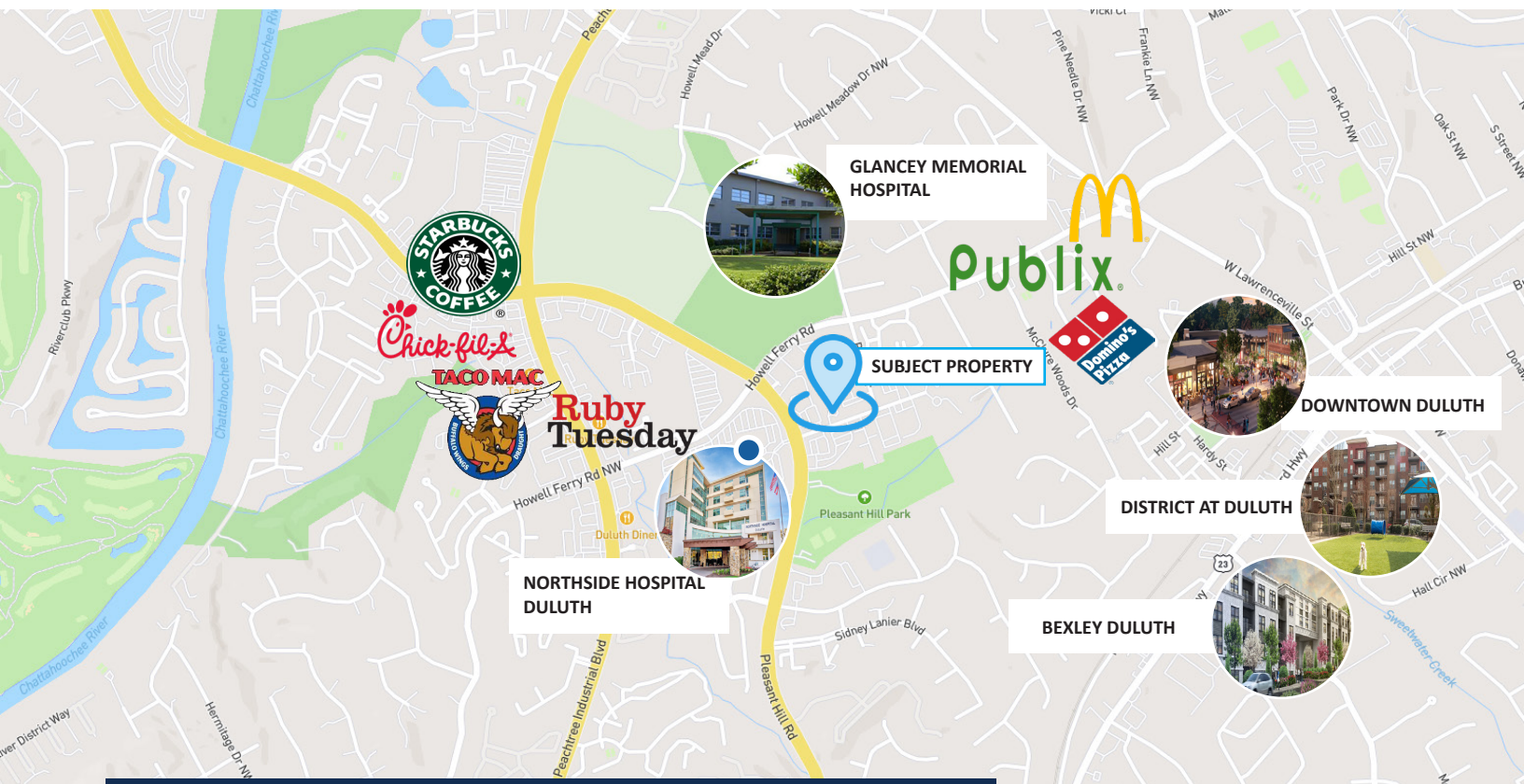
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Office Opportunity



BULL REALTY
ASSET & OCCUPANCY SOLUTIONS



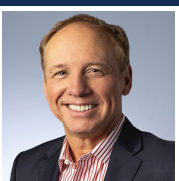
DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
 Population	12,848	69,072	208,685
 Households	5,414	25,481	76,306
 Avg. Household Income	\$106,189	\$146,443	\$145,815
 Medical Spending	\$33,181,496	\$213,963,103	\$631,011,232

Source: 2024 ESRI

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