NOW LEASING AS Low As \$450



OFFERING SUMMARY

Building Size: 66,304 SF

Available SF: 800 - 8,000 SF

Lot Size: 4.07 Acres

Year Built: 1974

Market: Atlanta MSA

APN: R6283 080

PROPERTY OVERVIEW

SVN Creviston Realty, Inc. is pleased to present for lease 3300 Holcomb Bridge Road. Recently renovated office building, move-in ready a very desirable location in Norcross/Peachtree Corners. OC-3 fiber optic cable accommodates state of the art communications. The property boast abundant parking, building improvements include new roof, chiller replacement, fire safety upgrade, common area lighting upgrade, carpet and paint.

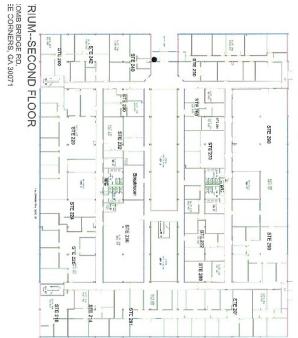
PROPERTY HIGHLIGHTS

- · Beautiful atrium setting
- Fiber optic OC3 connectivity
- Abundant Parking
- Peachtree Corners location
- Walk to shopping & restaurants

Additional Photos













LEASE RATE: \$14.50 - 14.50 SF/YR **TOTAL SPACE:** 800 - 8,000 SF

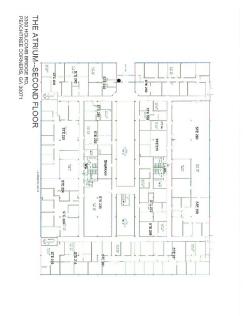
SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
3300 Holcomb Bridge Road Ste 290	Office Building	\$14.50 SF/yr	Full Service	5,814 SF	Negotiable	4 Private Offices 2 Conference Rooms Break Room Data Room



LEASE RATE: \$14.50 - 14.50 SF/YR **TOTAL SPACE:** 800 - 8,000 SF

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
3300 Holcomb Bridge Road Ste 270	Office Building	\$14.50 SF/yr	Full Service	1,200 SF	Negotiable	4 Private Offices 1 Large Open Space 4 Private Offices Reception Area 2 Entrances View to Lobby
3300 Holcomb Bridge Road Ste 224	Office Building	Negotiable	Full Service	800 SF	Negotiable	One large open space One private office Window





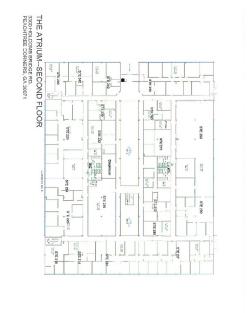
LEASE RATE: \$14.50 - 14.50 SF/YR **TOTAL SPACE:** 800 - 8,000 SF

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
3300 Holcomb Bridge Road Ste 130	Office Building	\$14.50 SF/yr	Full Service	5,042 SF	Negotiable	One Large open rooms 4 Private Offices Mechanical Room Private Entrance



LEASE RATE: \$14.50 - 14.50 SF/YR **TOTAL SPACE:** 800 - 8,000 SF

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
3300 Holcomb Bridge Road Ste 130 A	Office Building	Negotiable	Full Service	8,000 SF	Negotiable	Two Large open rooms 13 Private Offices Mechanical Room Private Entrance
3300 Holcomb Bridge Road Ste 150	Office Building	\$14.50 SF/yr	Full Service	3,625 SF	Negotiable	One Large open rooms 9 Private Offices Private Entrance



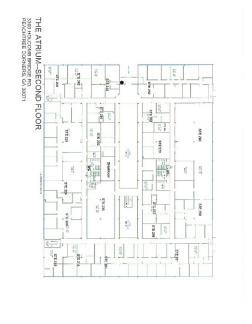
LEASE RATE: \$14.50 - 14.50 SF/YR **TOTAL SPACE:** 800 - 8,000 SF

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
3300 Holcomb Bridge Road Ste 270	Office Building	\$14.50 SF/yr	Full Service	1,433 SF	Negotiable	
3300 Holcomb Bridge Road Ste 220	Office Building	\$14.50 SF/yr	Full Service	3,000 SF	Negotiable	Office is unfurnished
3300 Holcomb Bridge Road Ste 250	Office Building	\$3,580 per month	Full Service	2,963 SF	Negotiable	
3300 Holcomb Bridge Road 110	Office Building	\$14.50 SF/yr	Full Service	5,988 SF	Negotiable	
3300 Holcomb Bridge Road 120	Office Building	\$14.50 SF/yr	Full Service	4,080 SF	Negotiable	One Large Open Room 5 Private Offices Private Entrance Mechanical Room



LEASE RATE: \$14.50 - 14.50 SF/YR **TOTAL SPACE:** 800 - 8,000 SF

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
3300 Holcomb Bridge Road 140	Office Building	\$14.50 SF/yr	Full Service	3,625 SF	Negotiable	One large open space 9 Private Offices Private Entrance
3300 Holcomb Bridge Road -140 A	Executive Suites	Negotiable	Full Service	100 SF	Negotiable	One Individual Private Office Access to shared restrooms and break room



LEASE RATE: \$14.50 - 14.50 SF/YR **TOTAL SPACE:** 800 - 8,000 SF

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
3300 Holcomb Bridge Road -140 B	Executive Suites	Negotiable	Full Service	100 SF	Negotiable	One Individual Private Office Access to shared restrooms and break room
3300 Holcomb Bridge Road -140C	Executive Suites	Negotiable	Full Service	100 SF	Negotiable	One Individual Private Office Access to shared restrooms and break room



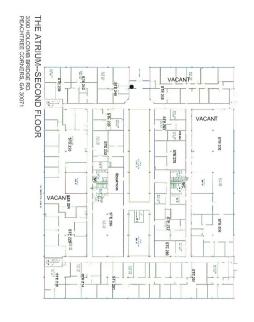
LEASE RATE: \$14.50 - 14.50 SF/YR **TOTAL SPACE:** 800 - 8,000 SF

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
3300 Holcomb Bridge Road -140D	Executive Suites	Negotiable	Full Service	100 SF	Negotiable	One Individual Private Office Access to shared restrooms and break room
3300 Holcomb Bridge Road -140E	Executive Suites	Negotiable	Full Service	100 SF	Negotiable	One Individual Private Office Access to shared restrooms and break room



LEASE RATE: \$14.50 - 14.50 SF/YR **TOTAL SPACE:** 800 - 8,000 SF

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
3300 Holcomb Bridge Road -140F	Executive Suites	Negotiable	Full Service	100 SF	Negotiable	One Individual Private Office Access to shared restrooms and break room
3300 Holcomb Bridge Road -140G	Executive Suites	Negotiable	Full Service	100 SF	Negotiable	One Individual Private Office Access to shared restrooms and break room



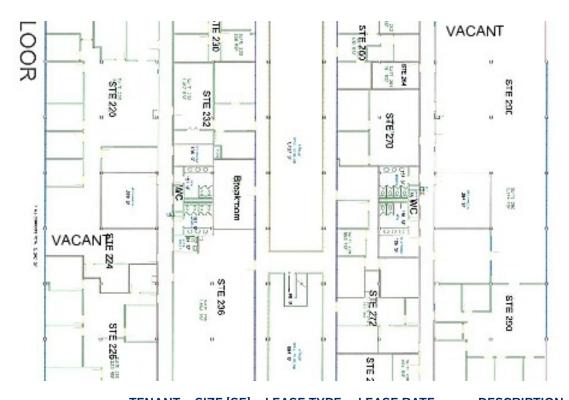
LEASE INFORMATION

Lease Type:Full ServiceLease Term:NegotiableTotal Space:800 - 8,000 SFLease Rate:\$14.50 - \$14.50 SF/yr

AVAILABLE SPACES

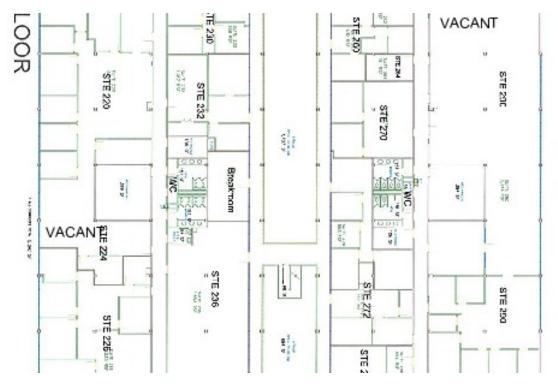
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3300 Holcomb Bridge Road Ste 290	Available	5,814 SF	Full Service	\$14.50 SF/yr	4 Private Offices 2 Conference Rooms Break Room Data Room
3300 Holcomb Bridge Road Ste 270	Available	1,200 SF	Full Service	\$14.50 SF/yr	4 Private Offices 1 Large Open Space 4 Private Offices Reception Area 2 Entrances View to Lobby
3300 Holcomb Bridge Road Ste 224	Available	800 SF	Full Service	Negotiable	One large open space One private office Window

Lease Spaces



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3300 Holcomb Bridge Road Ste 130					One Large open rooms 4 Private Offices Mechanical Room Private Entrance
3300 Holcomb Bridge Road Ste 130 A	Available	8,000 SF	Full Service	Negotiable	Two Large open rooms 13 Private Offices Mechanical Room Private Entrance
3300 Holcomb Bridge Road Ste 150					One Large open rooms 9 Private Offices Private Entrance
3300 Holcomb Bridge Road Ste 270	Available	1,433 SF	Full Service	\$14.50 SF/yr	-
3300 Holcomb Bridge Road Ste 220	Available	3,000 SF	Full Service	\$14.50 SF/yr	Office is unfurnished
3300 Holcomb Bridge Road Ste 250	Available	2,963 SF	Full Service	\$3,580 per month	-
3300 Holcomb Bridge Road 110	Available	5,988 SF	Full Service	\$14.50 SF/yr	-
3300 Holcomb Bridge Road 120	Available	4,080 SF	Full Service	\$14.50 SF/yr	One Large Open Room 5 Private Offices Private Entrance Mechanical Room

Lease Spaces

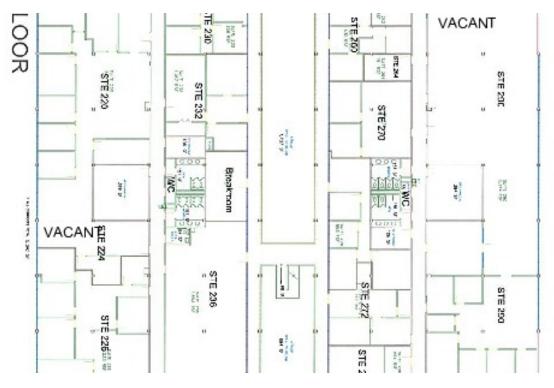


SUITE

TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

3300 Holcomb Bridge Road 140 -	3,625 SF	Full Service	\$14.50 SF/yr	One large open space 9 Private Offices Private Entrance
3300 Holcomb Bridge Road -140 A -				One Individual Private Office Access to shared restrooms and break room
3300 Holcomb Bridge Road -140 B -				One Individual Private Office Access to shared restrooms and break room
3300 Holcomb Bridge Road -140C -				One Individual Private Office Access to shared restrooms and break room
3300 Holcomb Bridge Road -140D -				One Individual Private Office Access to shared restrooms and break room
3300 Holcomb Bridge Road -140E -				One Individual Private Office Access to shared restrooms and break room
3300 Holcomb Bridge Road -140F -				One Individual Private Office Access to shared restrooms and break room

Lease Spaces



SUITE

TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

3300 Holcomb Bridge Road -140G

100 SE

Full Service

Negotiahl

One Individual Private Office Access to shared restrooms and break room

SVN Real Estate Team

MEET THE TEAM



JAKE CREVISTON Associate Advisor

j.creviston@svn.com 770.557.5206 GA #365989



DEL CREVISTON, CCIMManaging Director

del.creviston@svn.com 678.230.8541 GA #161898 Jake Creviston serves as advisor for SVN/Creviston Realty, Inc., specializing in the sale and lease of retail, industrial, office, and multi-family properties in the Metro Atlanta area. With over 5 years of experience in the real estate and property management industry, Creviston has worked on a variety of projects, including commercial, industrial, retail, and office design. Jake is currently providing brokerage services for Verizon.

Jake has an ownership interest in SVN/Creviston Realty and started with the company completing management and maintenance of all types of commercial assets.

Prior to joining SVN/Creviston Realty full time, Creviston served as an officer of code enforcement at The City of Sandy Springs. GA and holds a

Del Creviston, CCIM Broker / R.E. Trainer serves as a senior advisor for SVN/Creviston Realty, Inc., specializing in the sale of industrial, office, retail, multi- family in the Metro Atlanta area. With over 25 years of experience in the real estate and design/build industry, Creviston has worked on a variety of projects, including commercial, industrial, medical, judicial, and mixed-used design.

Prior to joining SVN, Creviston served as the director of real estate services for the Atlanta office of a national real estate developer. Creviston has provided real estate brokerage services for such notable companies as Cingular Wireless, SBC Telecom and Verizon.

Creviston holds the prestigious Certified Commercial Investment Member