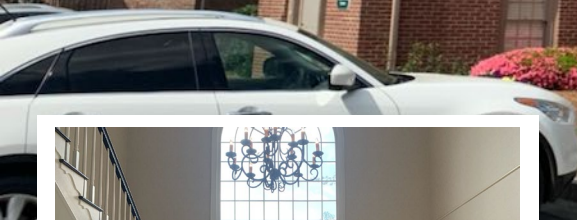


# FOR SALE

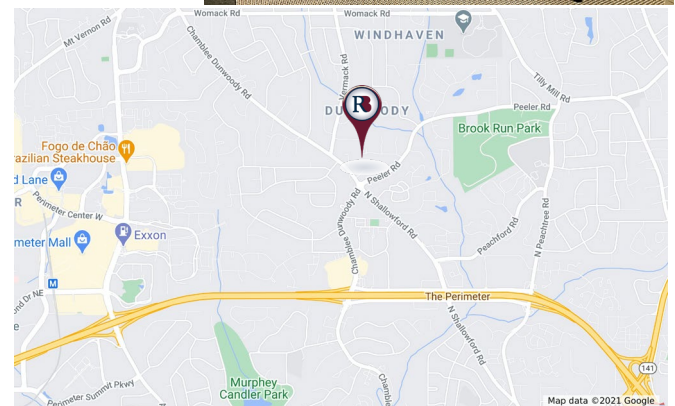
8,000 SF OFFICE Condominium  
\$1,200,000.00

1834 Independence Square  
Dunwoody, GA 30338



## PROPERTY HIGHLIGHTS:

- ✓ Dunwoody Location at the corner of Chamblee-Dunwoody Road
- ✓ Convenient to I-285, GA-400, & I-85
- ✓ Ideal for any Professional Services Firm
- ✓ Classic Williamsburg style Brick Construction
- ✓ Dozens of Nearby Restaurants, Grocery Stores, & Shopping
- ✓ Plentiful Parking



**Richard Bowers & Co.**  
260 Peachtree Street | Suite 2400  
Atlanta, GA 30303  
(404) 816-1600  
[www.richardbowers.com](http://www.richardbowers.com)



For More Information contact:

**Ash Parker**  
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[aparker@richardbowers.com](mailto:aparker@richardbowers.com)

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## 1834 Independence Square

Dunwoody, GA 30338

### ACCESS



1834 Independence Square is a well-located office building, flanked by the central Perimeter, which represents the largest office market in Atlanta. The Central Perimeter Submarket continues to dominate the suburban submarkets of Atlanta in terms of performance, and the area surrounding 1834 Independence Square is the last untapped market near the heart of the Perimeter without traffic.



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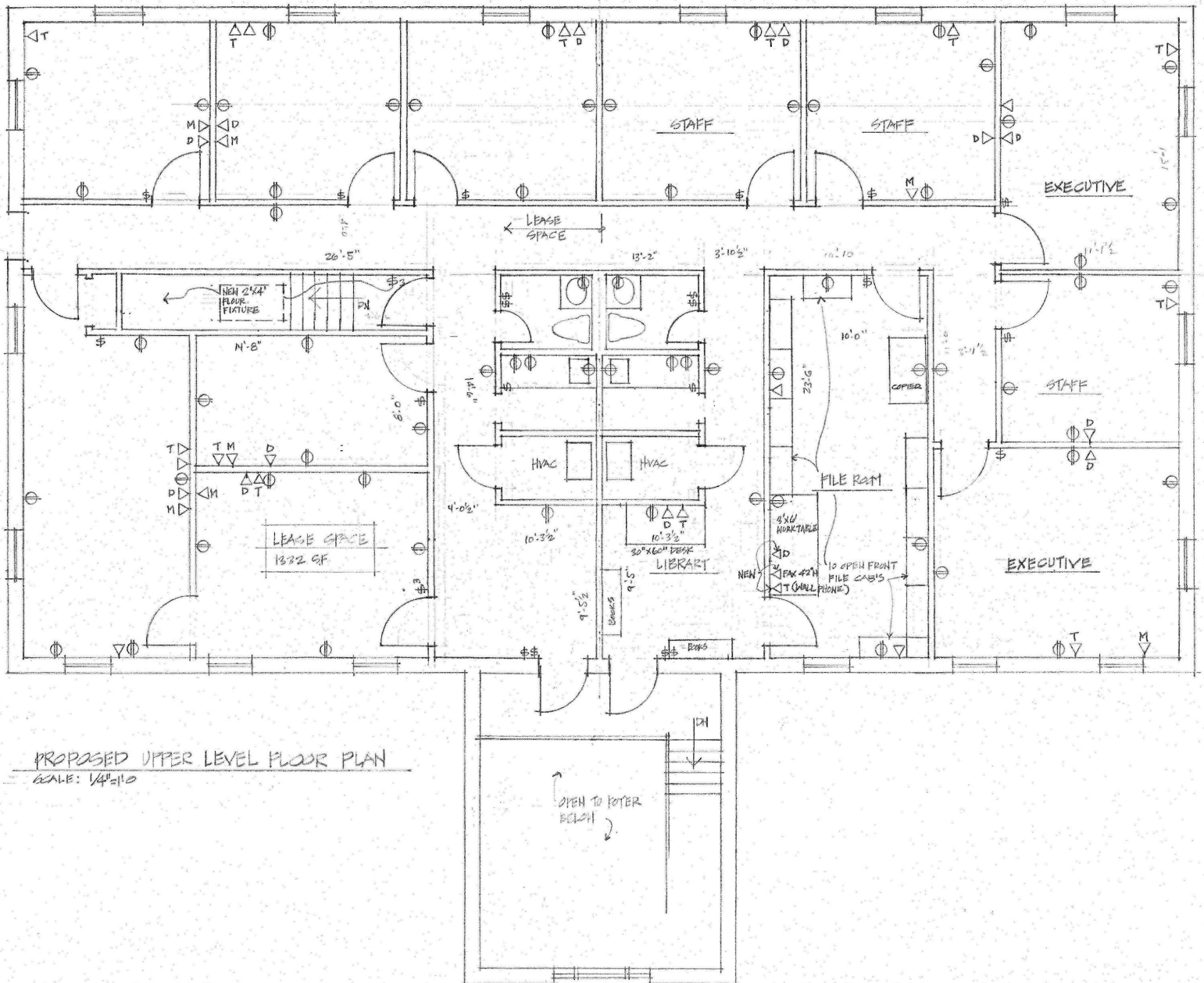
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## SPACE FLOOR PLAN Upper Level



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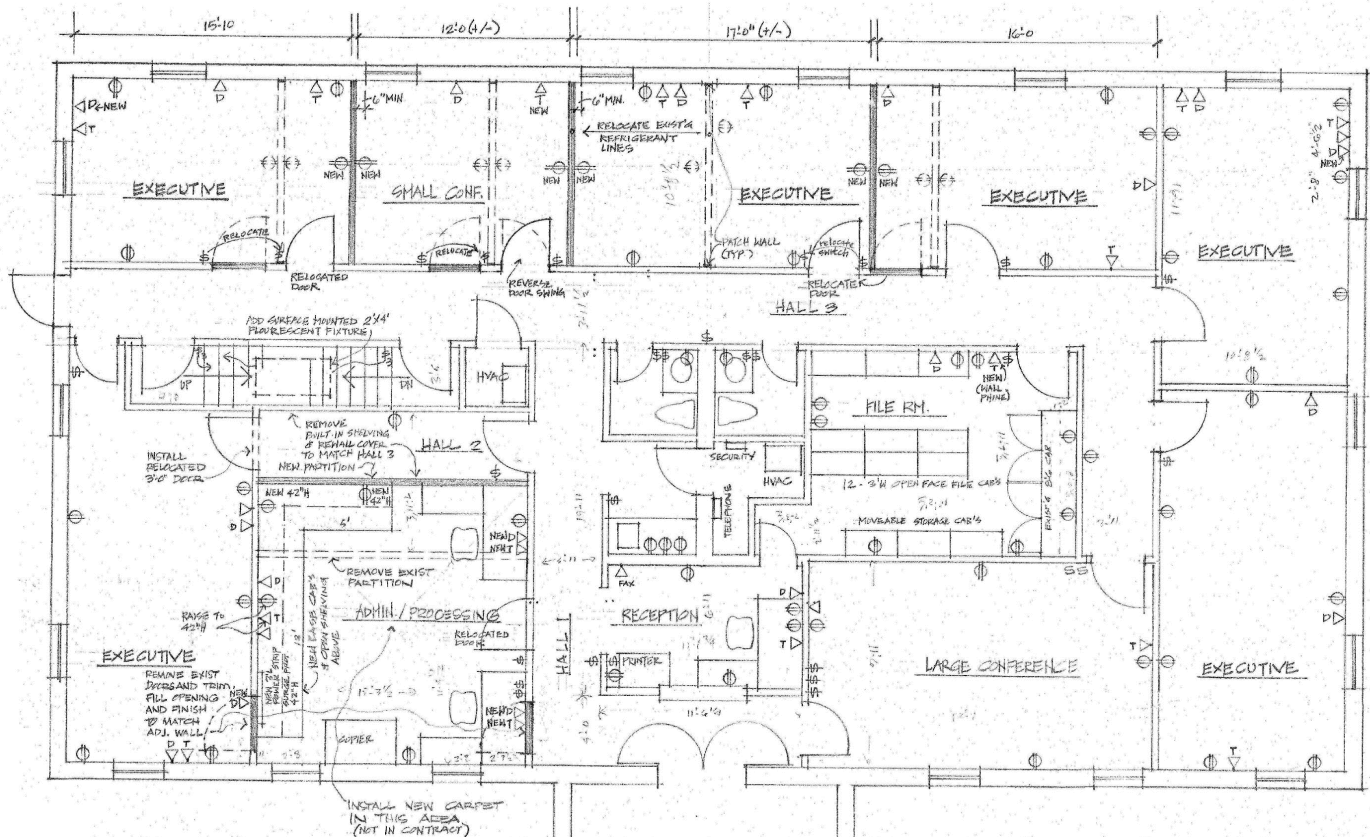
## 8,000 SF OFFICE Condominium \$1,200,000.00

### 1834 Independence Square

### Dunwoody, GA 30338

## SPACE FLOOR PLAN

### Main Level



PROPOSED MAIN LEVEL FLOOR PLAN  
SCALE: 1/4" = 1'-0"

**LEGEND: (TYPICAL FOR ALL PLANS)**

- EXISTING PARTITION TO REMAIN
- EXIST. PARTITION TO BE REMOVED
- NEW PARTITION. 3/8" x 25 GA MET STUD @ 16" O.C. WITH 1/2" GYPSUM WALLBOARD EACH SIDE. SHN TO MATCH EXISTING WALL SURFACES WHERE REQUIRED.
- EXISTING DUPLEX RECEPTACLE
- EXISTING TELEPHONE OUTLET
- EXISTING DATA DROP
- NEW CABINETWORK TO BE FURNISHED AND INSTALLED BY OWNER'S CABINET CONTRACTOR.
- EQUIPMENT FURNISHED AND INSTALLED BY THE OWNER.



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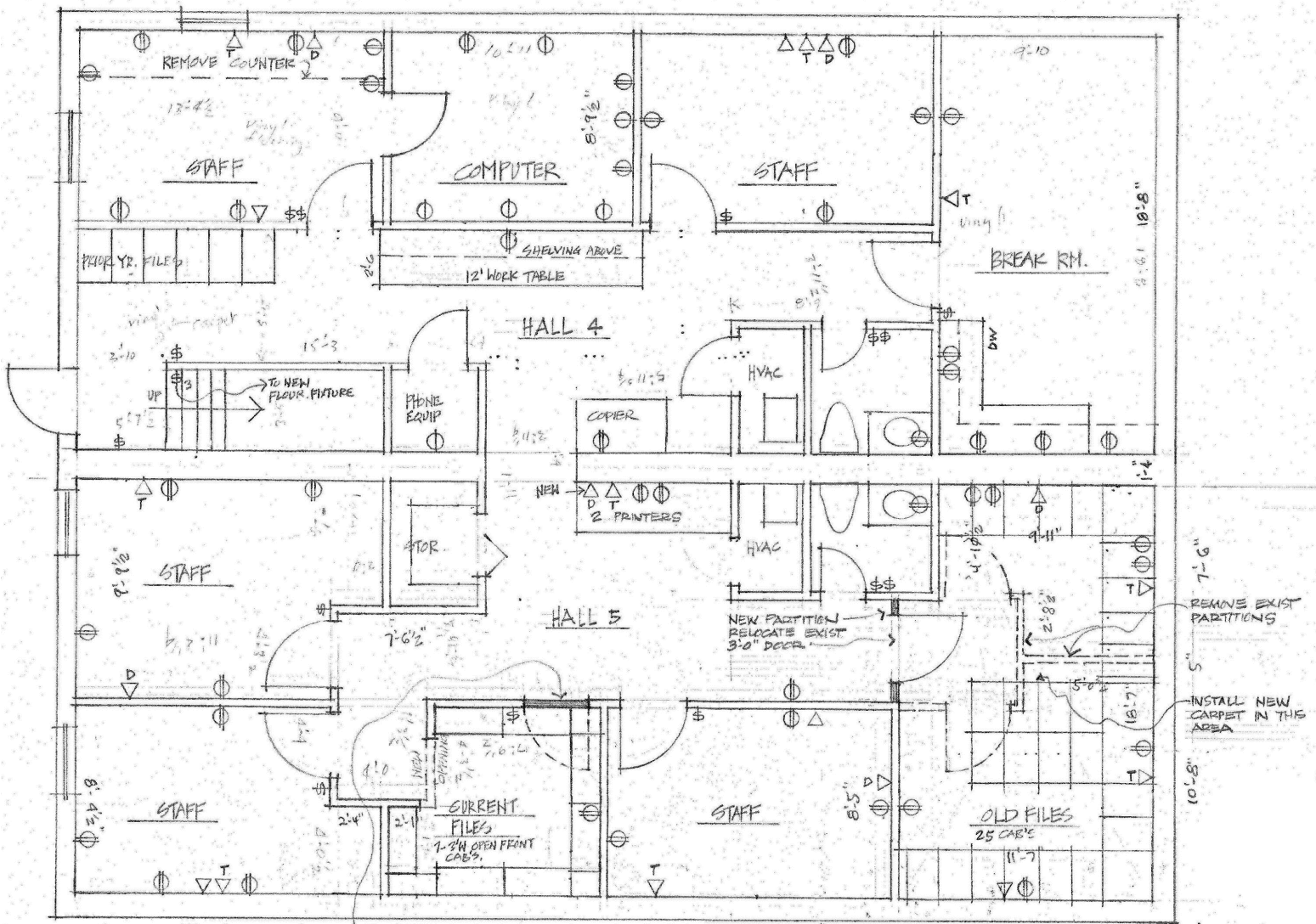
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### 1834 Independence Square

### Dunwoody, GA 30338

## SPACE FLOOR PLAN Lower Level



REMOVE EXISTING DOOR AND TRIM  
FILL OPENING AND FINISH TO MATCH  
EXIST WALL.

PROPOSED LOWER LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"



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## Interior Pictures



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