

OFFICE FOR LEASE

400 NORTHRIDGE OFFICE PARK

8455 Dunwoody Place, Dunwoody, GA 30350



OFFERING SUMMARY

NUMBER OF UNITS:	3
AVAILABLE SF:	1,800 SF
LEASE RATE:	\$17.00 SF/yr (MG)
BUILDING SIZE:	5,760 SF
MARKET:	Atlanta
SUBMARKET:	Central Perimeter

PROPERTY OVERVIEW

Office space available just off the Northridge Exit 6 of GA/400 in the Northridge 400 Office Park. Three-story brick with private entrance and ample parking. Mostly open floorplan great for spreading out. 4-5 private offices and a conference room.

PROPERTY HIGHLIGHTS

- Open floorplan ready for workstations.
- Natural light throughout.
- Easy access to GA/400, Roswell, East Cobb and Perimeter.
- Move-in ready paint and carpet.
- 4-5 private offices and a spacious conference room.
- Controlled access.

KW COMMERCIAL
115 Perimeter Center Place,
Suite 100
Atlanta, GA 30346

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

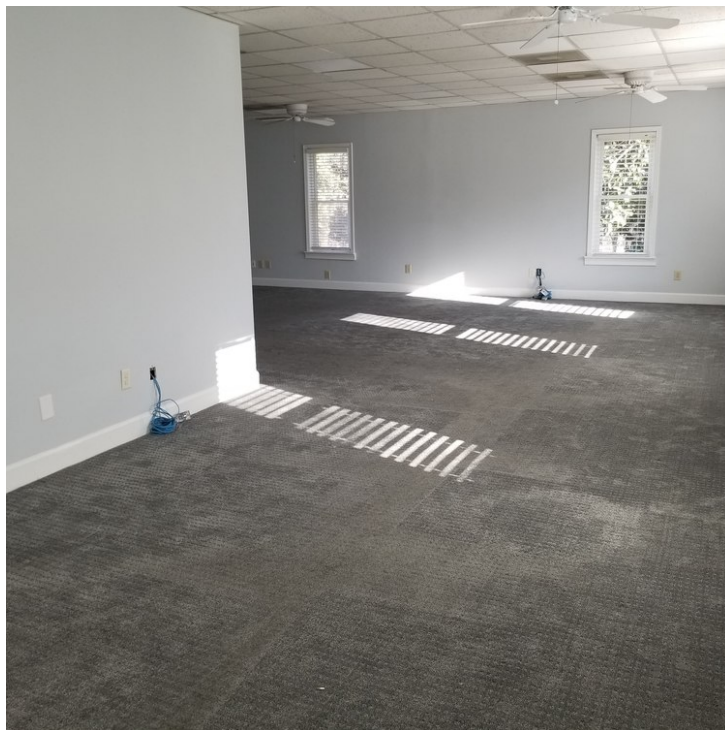
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

OFFICE FOR LEASE

INTERIOR

8455 Dunwoody Place, Dunwoody, GA 30350



KW COMMERCIAL
115 Perimeter Center Place,
Suite 100
Atlanta, GA 30346

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

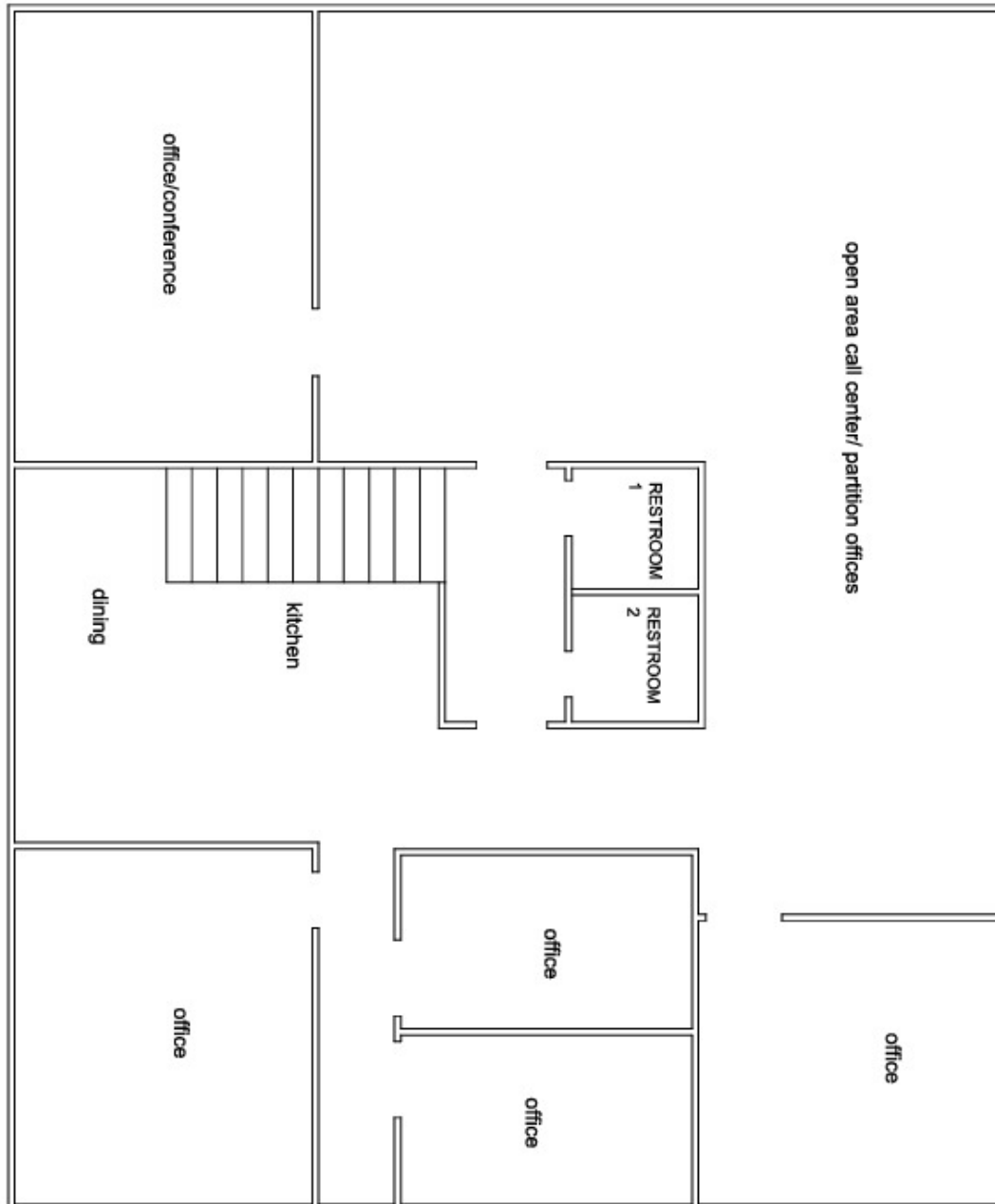
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

OFFICE FOR LEASE

FLOORPLAN

8455 Dunwoody Place, Dunwoody, GA 30350



KW COMMERCIAL
115 Perimeter Center Place,
Suite 100
Atlanta, GA 30346

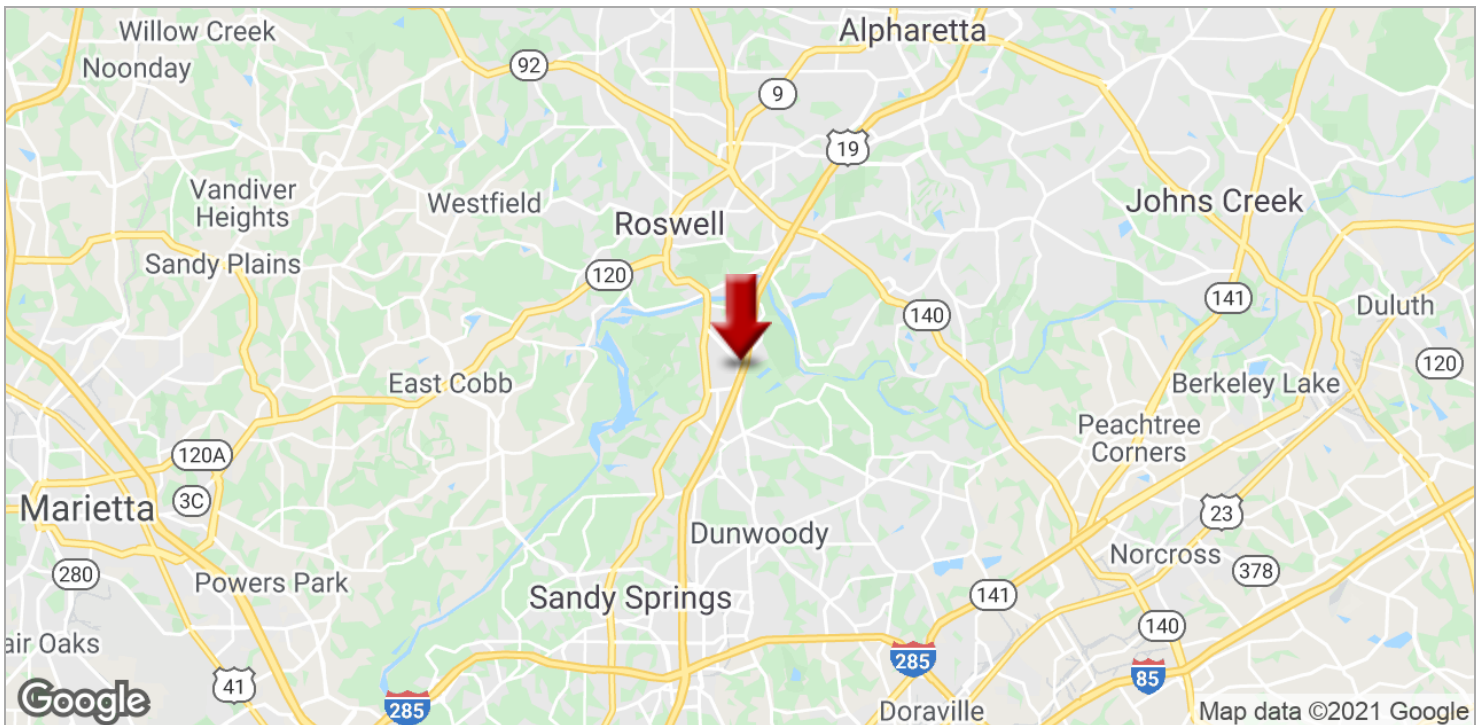
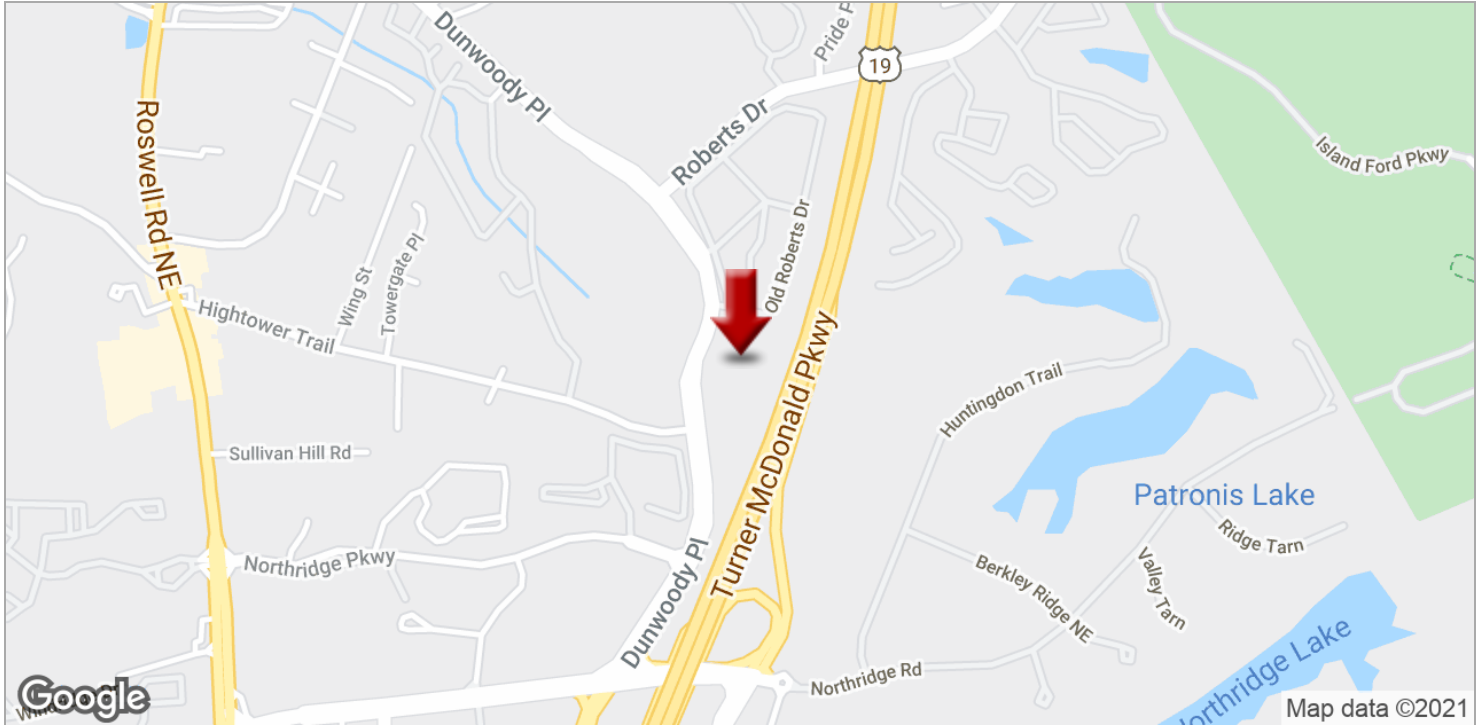
ROCKY KAUFMANN
Broker/ Director
O: 770.992.3356
rockyk@kw.com
GA #248712

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

LOCATION MAPS

8455 Dunwoody Place, Dunwoody, GA 30350



KW COMMERCIAL
115 Perimeter Center Place,
Suite 100
Atlanta, GA 30346

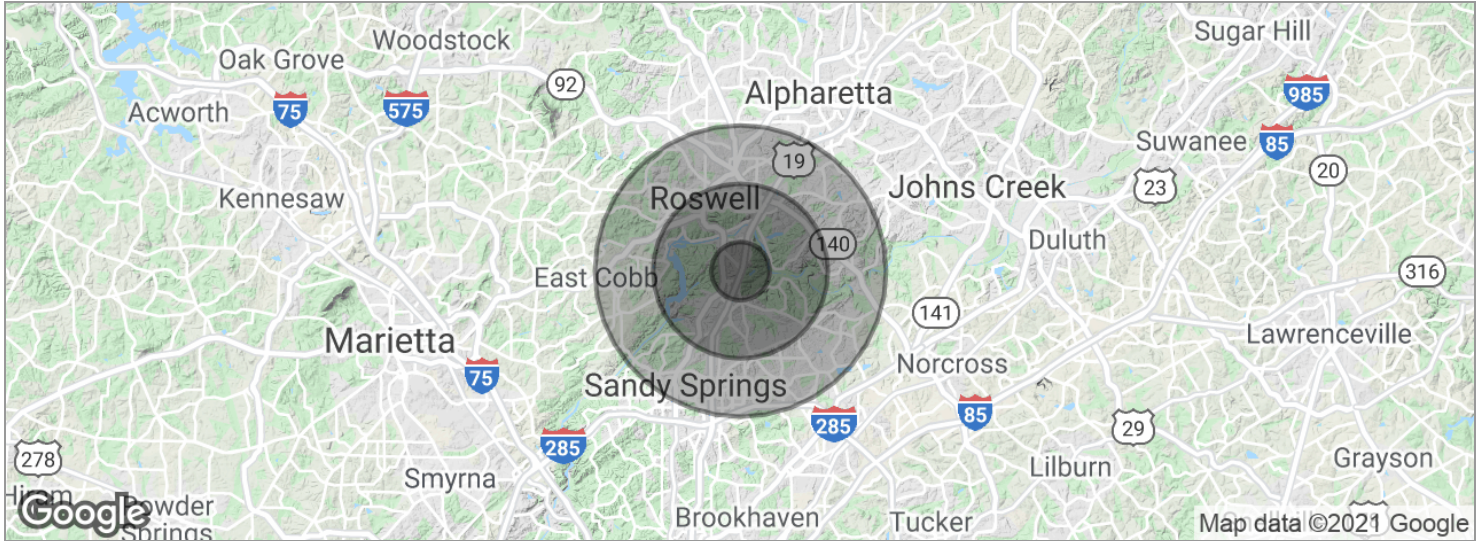
ROCKY KAUFMANN
Broker/ Director
O: 770.992.3356
rockyk@kw.com
GA #248712

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

DEMOGRAPHICS MAP

8455 Dunwoody Place, Dunwoody, GA 30350



POPULATION	1 MILE	3 MILES	5 MILES
Total population	11,318	75,950	199,751
Median age	31.5	35.9	37.0
Median age (male)	30.9	35.4	36.2
Median age (Female)	31.4	36.3	37.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,619	32,254	83,661
# of persons per HH	2.5	2.4	2.4
Average HH income	\$76,687	\$95,599	\$102,635
Average house value	\$240,416	\$351,113	\$378,988

** Demographic data derived from 2010 US Census*

KW COMMERCIAL
115 Perimeter Center Place,
Suite 100
Atlanta, GA 30346

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

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

RETAILERS NEARBY

8455 Dunwoody Place, Dunwoody, GA 30350



KW COMMERCIAL
115 Perimeter Center Place,
Suite 100
Atlanta, GA 30346

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

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com