

OFFICE FOR LEASE

UP TO 27,580SF AVAILABLE

5984 S Norcross Tucker Road, Norcross, GA 30093



OFFERING SUMMARY

AVAILABLE SF:	3,540 - 22,730 SF
LEASE RATE:	\$12.50 SF/yr (MG)
BUILDING SIZE:	27,580 SF

PROPERTY OVERVIEW

Well -suited for office headquarters. Functional layout of executive offices and open work areas ready for partitions. Large open space ideal for company events, conferences or training. Well designed room for board meetings, department meetings or training and research. Multiple break rooms with seating or employees can easily access the outdoor courtyard.

PROPERTY HIGHLIGHTS

- Functional layout for all types of business structures.
- Multiple break areas and private courtyard.
- Large training/conference room and extra large room for events.
- Elevator servicing all floors.
- Secured parking lots.

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 PHOTOS

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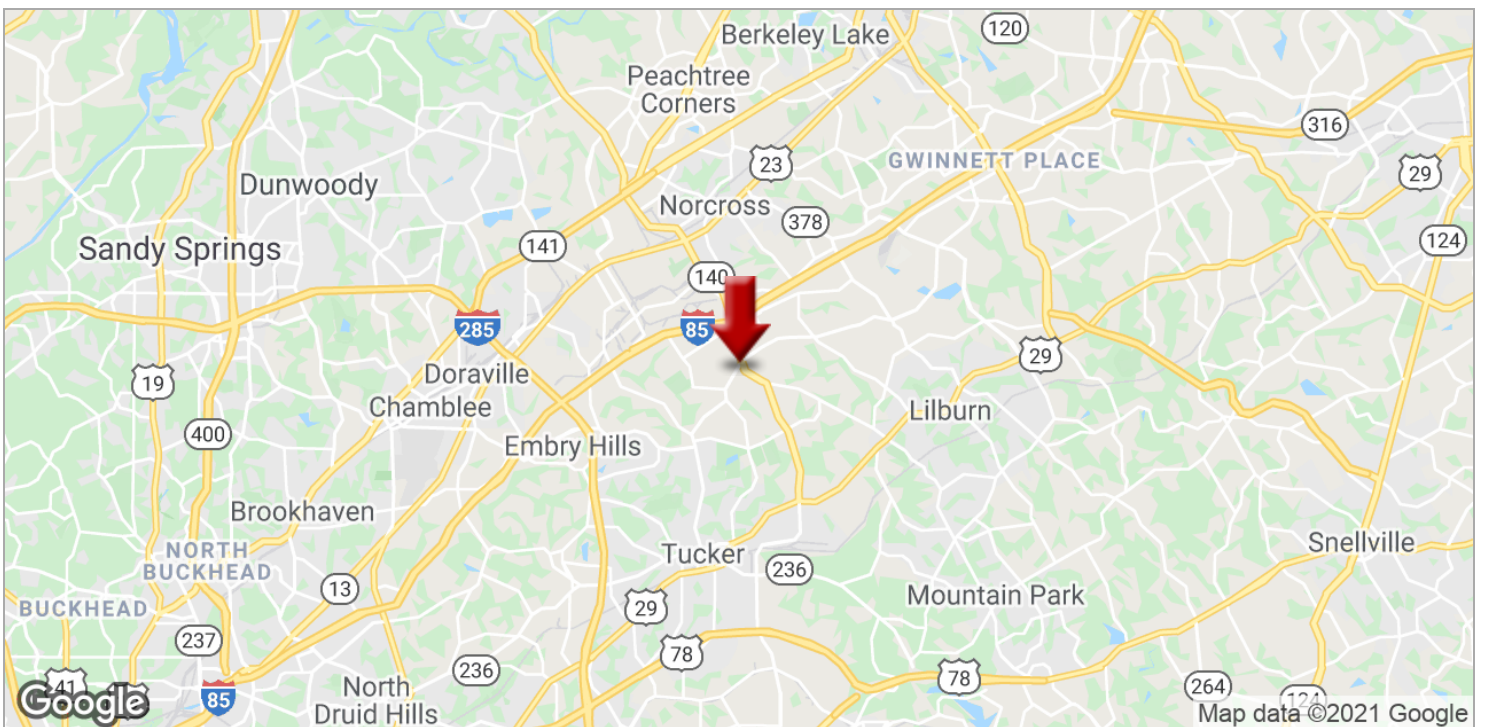
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LOCATION MAPS

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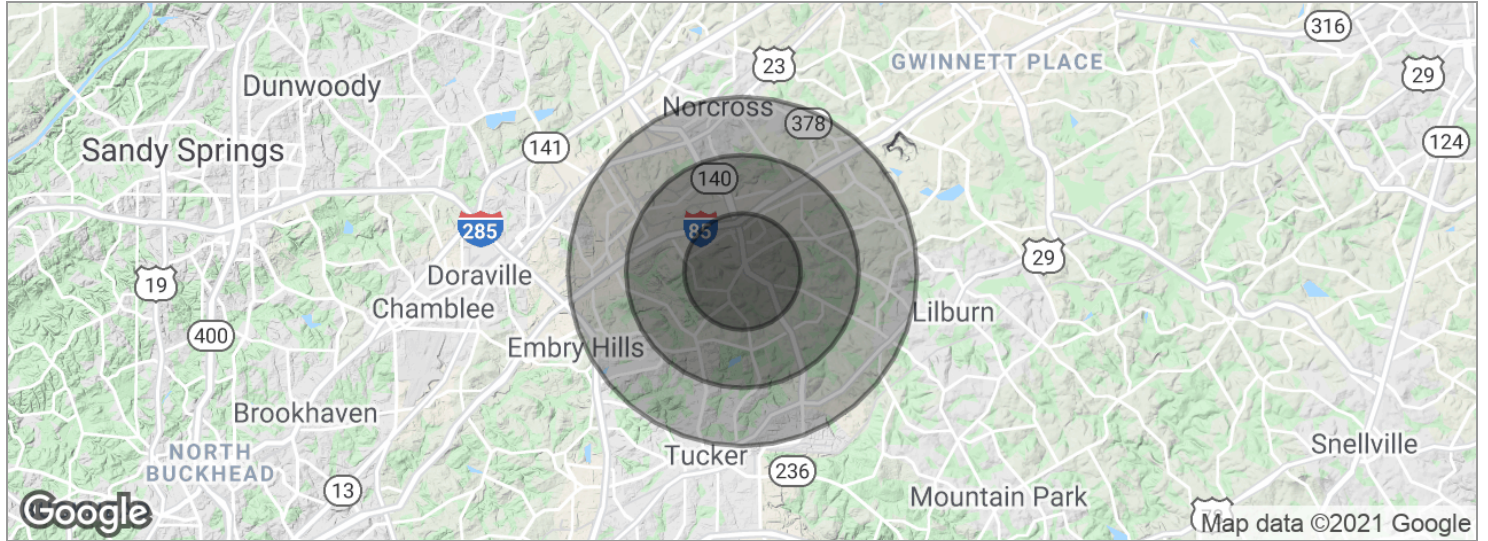
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DEMOGRAPHICS MAP AND REPORT

5984 S Norcross Tucker Road, Norcross, GA 30093



POPULATION	1 MILE	2 MILES	3 MILES
Total population	16,997	54,708	103,754
Median age	28.9	29.8	31.0
Median age (male)	28.1	28.9	30.2
Median age (Female)	29.3	30.3	31.6
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	5,349	18,075	35,338
# of persons per HH	3.2	3.0	2.9
Average HH income	\$47,185	\$50,009	\$55,209
Average house value	\$154,198	\$197,653	\$213,808

** Demographic data derived from 2010 US Census*

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RETAILER MAP

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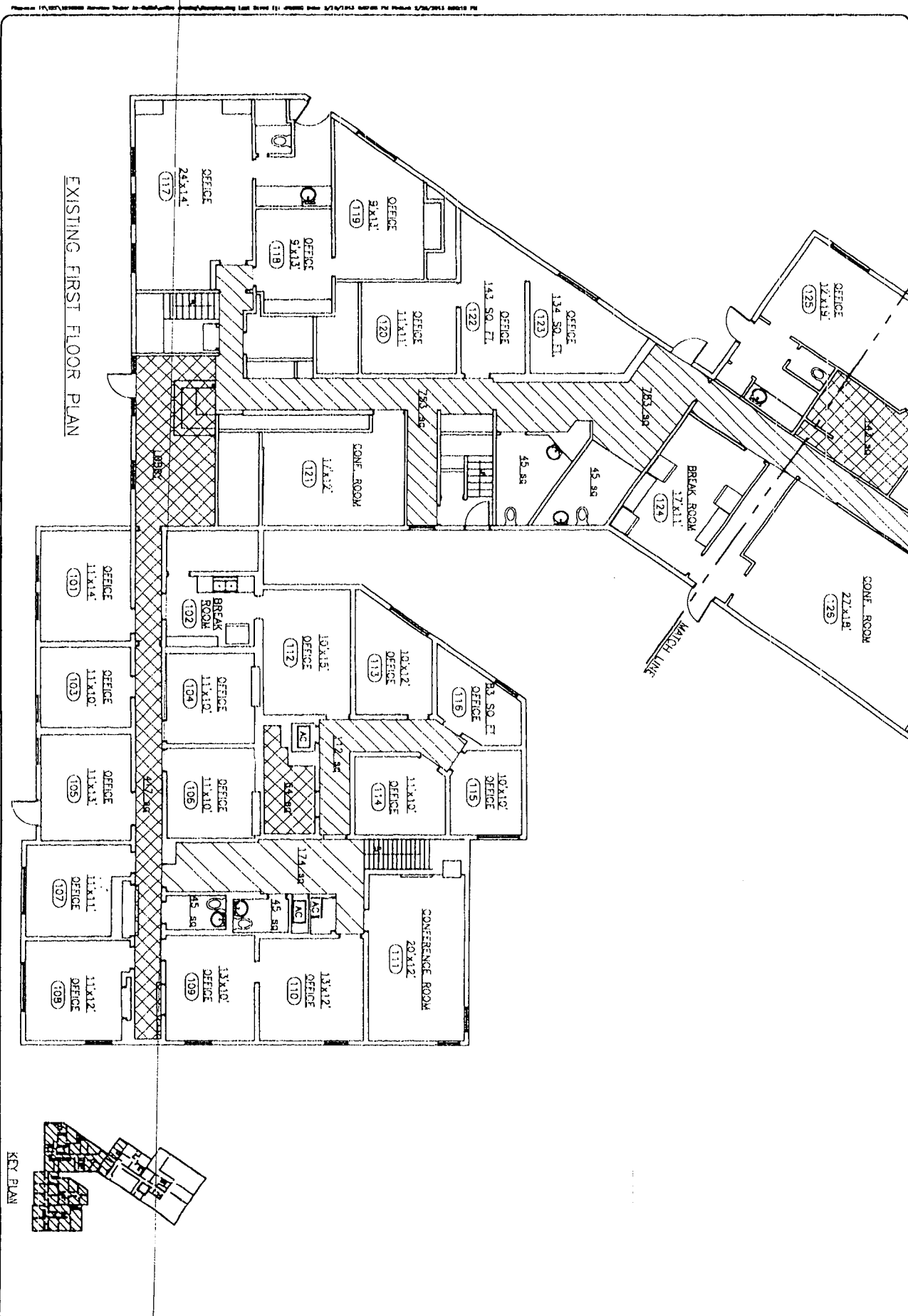
Map data ©2021

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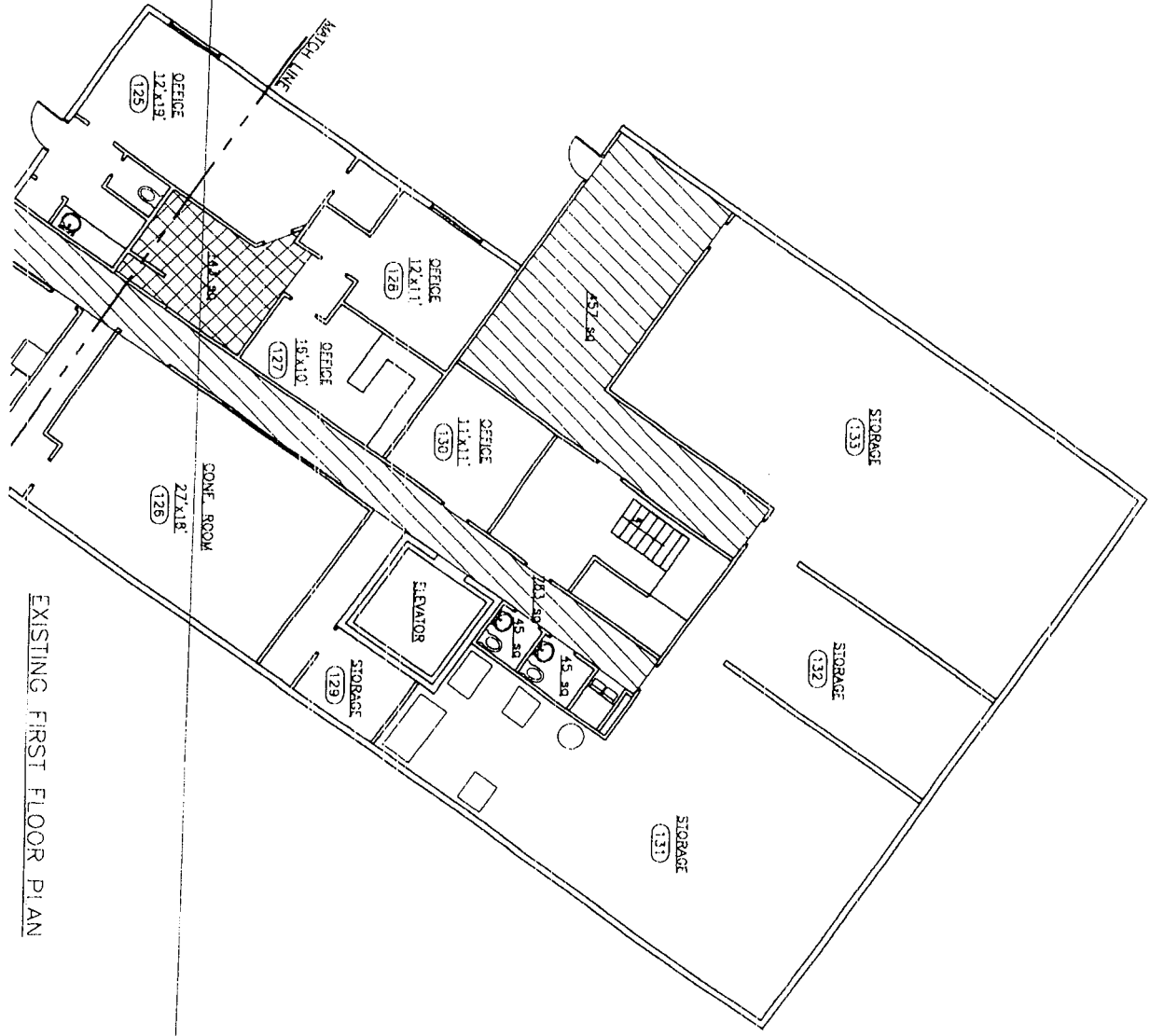
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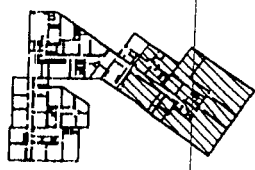
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<p>FP-1</p> <p>12/10/08</p> <p>AD</p> <p>DT</p>	<p>EXISTING FIRST FLOOR PLAN</p>	<p>MING AND TRILLION, LLC</p>	<p>ENGQUEST</p> <p>10000 100th Ave NE, Suite 1000, Redmond, WA 98073</p> <p>TEL: 509-881-8888</p>
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EXISTING FIRST FLOOR PLAN



KEY PLAN

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1	1/26/2024	ISSUED FOR PERMIT
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EXISTING FIRST FLOOR PLAN

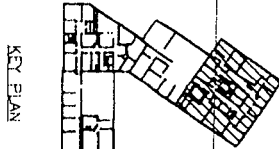
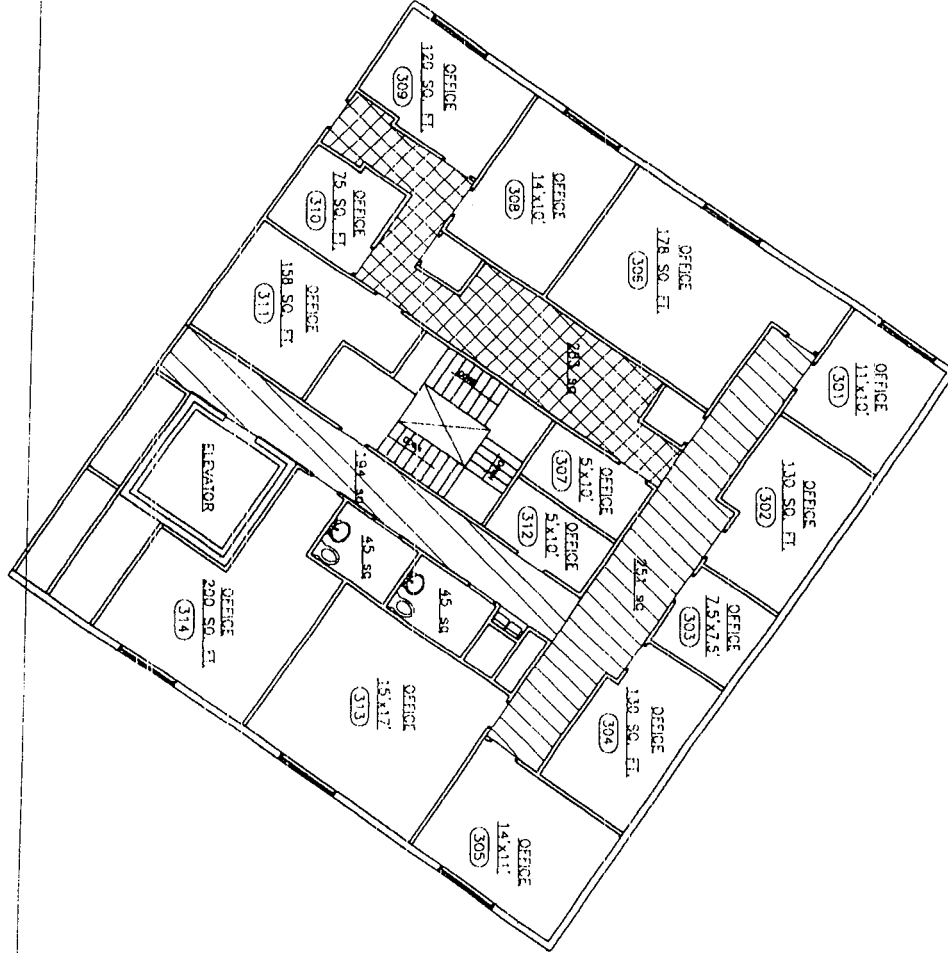
MING AND TRILLION LLC

ENGQUEST

1800 10TH AVENUE, SUITE 200
DENVER, CO 80202-1000
TEL: (303) 733-8888

FP-2

EXISTING THIRD FLOOR PLAN



FP-5

NO.	DATE	DESCRIPTION
1	1/16/15	ISSUED FOR PERMIT
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EXISTING SECOND FLOOR PLAN

MING AND TRILLION, LLC

ENGQUEST
 2000 WILSON DRIVE SUITE 100
 WILSON, NJ 07097-1704
 TEL: 908 687-6888