



5256

PEACHTREE

CHAMBLEE'S ORIGINAL LOFT OFFICE ENVIRONMENT
LIMITED AVAILABILITY REMAINS

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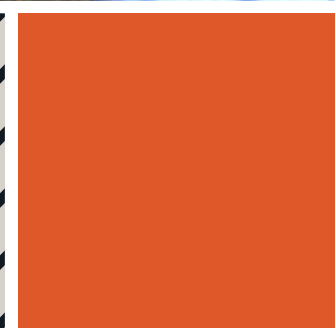
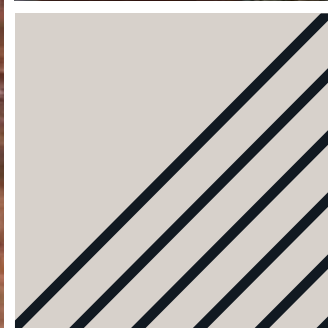
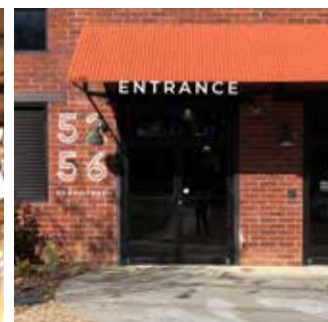




PROPERTY DETAILS

- Chamblee's original loft-office building, redeveloped in 2009
- Exposed 16 ft. ceilings, exposed brick, and impactful skylights
- 24/7 control of HVAC system
- Adjacent to Chamblee MARTA station
- After-hours secured card access
- Prominent building signage potential
- Walk to Southbound, Moonbird Coffee, Bluetop, Taqueria del Sol, Whole Foods, and more

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PARKSIDE PARTNERS

SELECT SURROUNDING AMENITIES

Chamblee's recent awakening has led to an expanding selection of high-quality culinary offerings. The city has welcomed hot new fusion restaurants, chef-driven farm-to-table restaurants, brew pubs, and new locations for fast-casual favorites local to Atlanta. More walkable and authentic than Buckhead, the area has long been a hotspot for weekend visitors perusing its many antique store. Now, the charming downtown has a thriving food scene for the City's growing resident and work force populations.



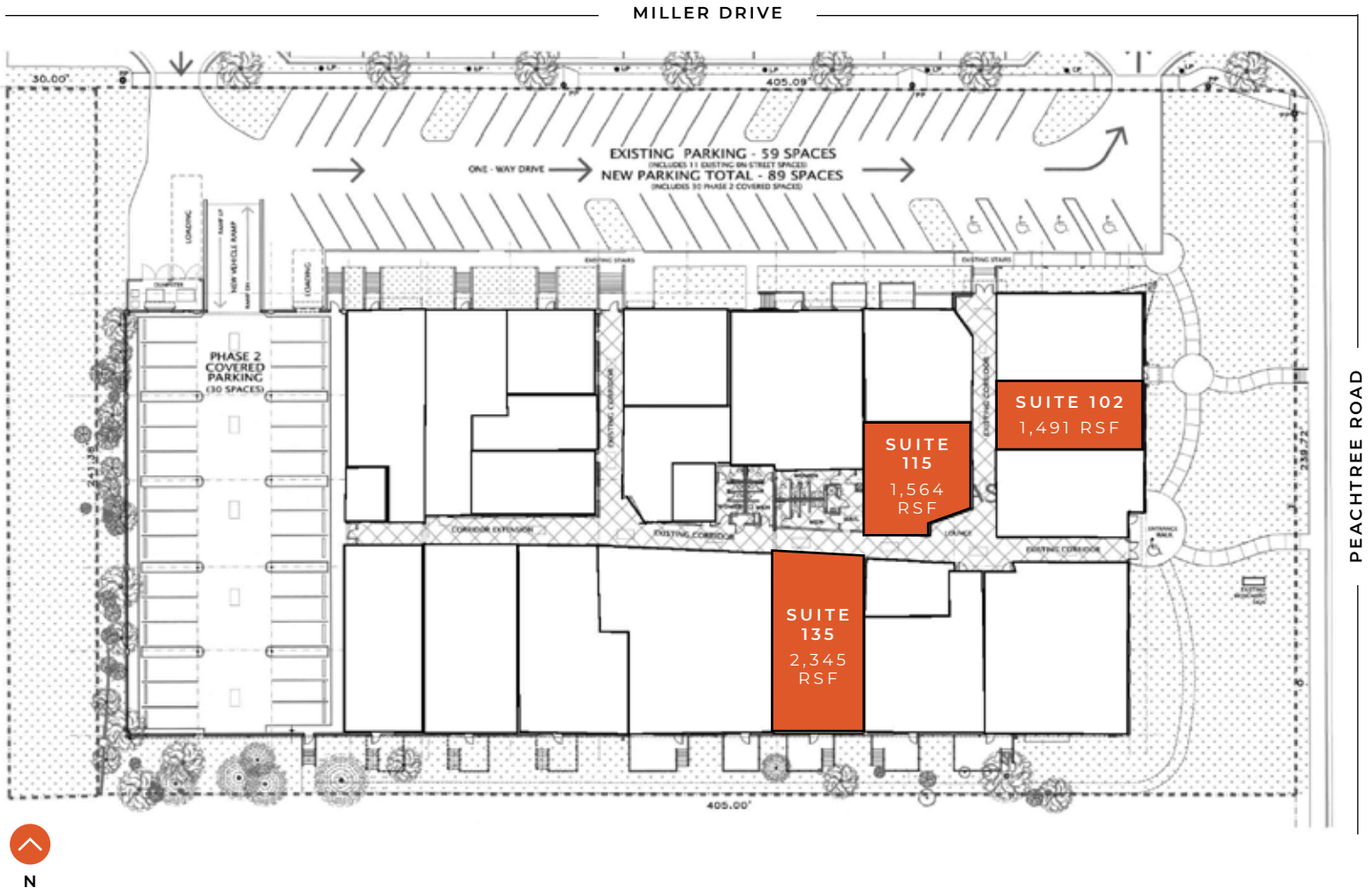
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SITE PLAN + CURRENT AVAILABILITIES



SUITE 135 | 2,345 SF

- 2 private offices
- Full size breakroom/kitchen
- Conference room for up to 10
- Open workspace for 6
- Private outdoor deck

SUITE 115 | 1,564 SF

- 2 private offices
- Conference room for up to 10
- Open workspace for 4
- Move in condition!

SUITE 102 | 1,491 SF

- Exterior building signage
- On Peachtree Road
- Potential retail space
- Custom buildout available

THE CHAMBLEE STORY

The City of Chamblee is as dynamic as it is historic. Since its' beginnings as a small railroad and dairy farm town incorporated in 1908, Chamblee has transformed into a thriving community within the heart of metropolitan Atlanta. It's unique makeup of people, historic charm, and modern development gives Chamblee a distinctive quality unlike any other.



\$400 MM

of Mixed-use developments set to deliver by year-end 2018 within <1 mile of Chamblee MARTA station

1,500+

Multi-family units within 1.2 miles of 5256 Peachtree



175%

Population growth in Chamblee between 2010-2015

6

Successful Parkside Partners-led development in Chamblee to-date



22

Craft and fast-casual restaurants within 1.4 miles of 5256 Peachtree

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For more information on exclusive leasing opportunities, contact:

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