

INTELLICENTER

Intellicenter Office Space for Lease

Offering Memorandum

*3369 Lenox Rd NE
Lawrenceville, GA 30326*

ASKING
Unpriced

SIZE
132,480 SF

TYPE
Office

TRANSACTION
For Sale



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INFORMATION

The information contained herein has been obtained from sources believed to be reliable. However, the Advisor has not verified, and will not verify, any of the information contained herein, nor conducted any investigation regarding these matters, and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

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ACKNOWLEDGED & AGREED

Name

Company

Date

Executive Summary

GUIDANCE

Unpriced

CAP RATE

5.65%

CNET OPERATING INCOME

\$2,340,000

CNET OPERATING INCOME

150,063 SF

INFORMATION

This spacious and versatile property located at 3369 Lenox Rd NE in Lawrenceville, GA is now available for lease. Boasting a prime location, this property can easily cater to diverse commercial and industrial needs. The building type is a unique blend of retail and industrial, offering the flexibility to accommodate a wide range of operations. The interior layout is expertly designed to provide ample space and customization options to suit the needs of a variety of businesses.

Key Facts

Price Guidance	Unpriced
Cap Rate (In-Place)	5.65%
Net Operating	\$2,340,000
Price / SF	—
Total Rentable Area	Class A
Occupancy	100% Occupied
Year Built	2004
Parking Ratio	3.99 / 1,100 SF
Lot Size	85,000 SF

This Executive Summary outlines the key terms of the offering. Detailed financial, tenant, and market information follows in the sections of this Memorandum.

Investment Highlights

The property offers a compelling combination of stable in-place income, durable tenancy, and a clear path to value creation for an incoming owner.

01

Stable, diversified income

A multi-tenant roster with staggered lease expirations limits rollover risk and supports durable, predictable cash flow.

02

Irreplaceable location

A multi-tenant roster with staggered lease expirations limits rollover risk and supports durable, predictable cash flow.

03

Value-add upside

Lease-up of vacant suites and mark-to-market of in-place rents drive meaningful near-term NOI growth.

04

Ample parking

A parking ratio of 3.99 / 1,000 SF exceeds market norms and remains a key differentiator for prospective tenants.

05

Class A asset quality

Institutional construction with recent capital improvements and modern, well-maintained building systems.

06

Amenity-rich environment

On-site fitness center, high-speed connectivity, and advanced security enhance tenant retention and rents.

Rent Roll & Income

SUITE	TENANT	SF	%NRA	LEASE START	LEASE END	\$/SF	ANNUAL RENT
100	Anchor Corp	28,400	18.9%	Jan 2022	Dec 2031	\$26.50	Unpriced
210	Meridian LLP	19,200	12.8%	Jun 2021	May 2029	\$25.00	6.25%
305	Northwind Tech	15,600	10.4%	Mar 2023	Feb 2030	\$27.00	7.10%
410	Harbor Health	12,800	8.5%	Sep 2020	Aug 2028	\$24.50	—
520	Vantage Group	9,400	6.3%	Nov 2022	Oct 2027	\$25.50	6.25%
600	Cedar & Co.	8,200	5.5%	Feb 2024	Jan 2034	\$28.00	9.4%
710	Atlas Partners	6,900	4.6%	Jul 2023	Jun 2031	\$26.00	14.8%
800	Vacant	17,463	11.6%	—	—	—	—
Total/Occupied		117,963	88.4%				\$2,616,100



WEIGHTED AVG LEASE TERM

5.4 yrs

CAVG IN-PLACE RENT

\$26.10 / SF

OCCUPANCY

88.4%

TENANTS

7

Tenant Overview

A diversified, credit-conscious tenant base across complementary industries supports stable occupancy and limits concentration risk.



CRE Company

18.9% of NRA · Lease expiry Dec 2031

Regional headquarters occupying the top two floors under a long-term lease with



CRE Company

12.8% of NRA · Lease expiry May

Established professional-services firm with a 12-year tenancy history at the property.



CRE Company

10.4% of NRA · Lease expiry Feb 2030

High-growth software tenant; recently expanded into additional space on the third



CRE Company

8.5% of NRA · Lease expiry Aug 2028

Outpatient medical group serving the surrounding submarket; stable, essential-use

Building Overview

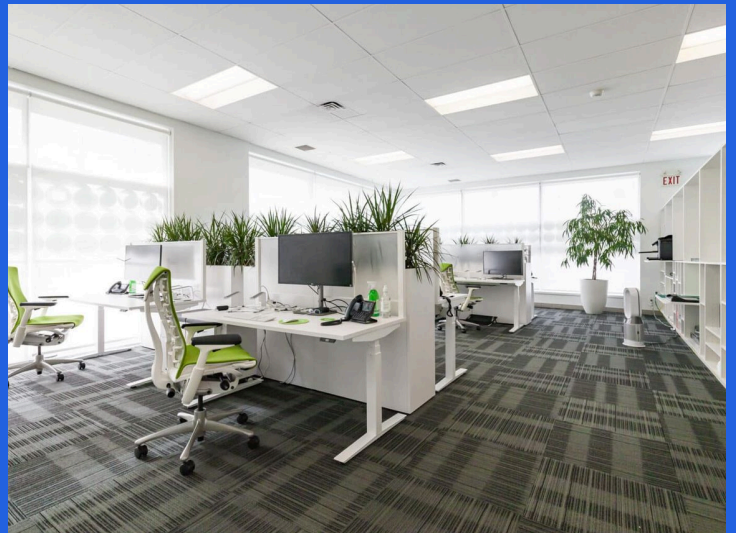
This spacious and versatile property located at 3369 Lenox Rd NE in Lawrenceville, GA is now available for lease. Boasting a prime location, this property can easily cater to diverse commercial and industrial needs. The building type is a unique blend of retail and industrial, offering the flexibility to accommodate a wide range of operations. The interior layout is expertly designed to provide ample space and customization options to suit the needs of a variety of businesses.

The location of the property adds to its value, situated in a high-traffic area with excellent visibility and accessibility, making it an ideal spot for businesses that seek to maximize their visibility and reach. Additionally, the property is located near prominent commercial centers and residential communities, making it a perfect location for attracting clients and customers.

Key Facts

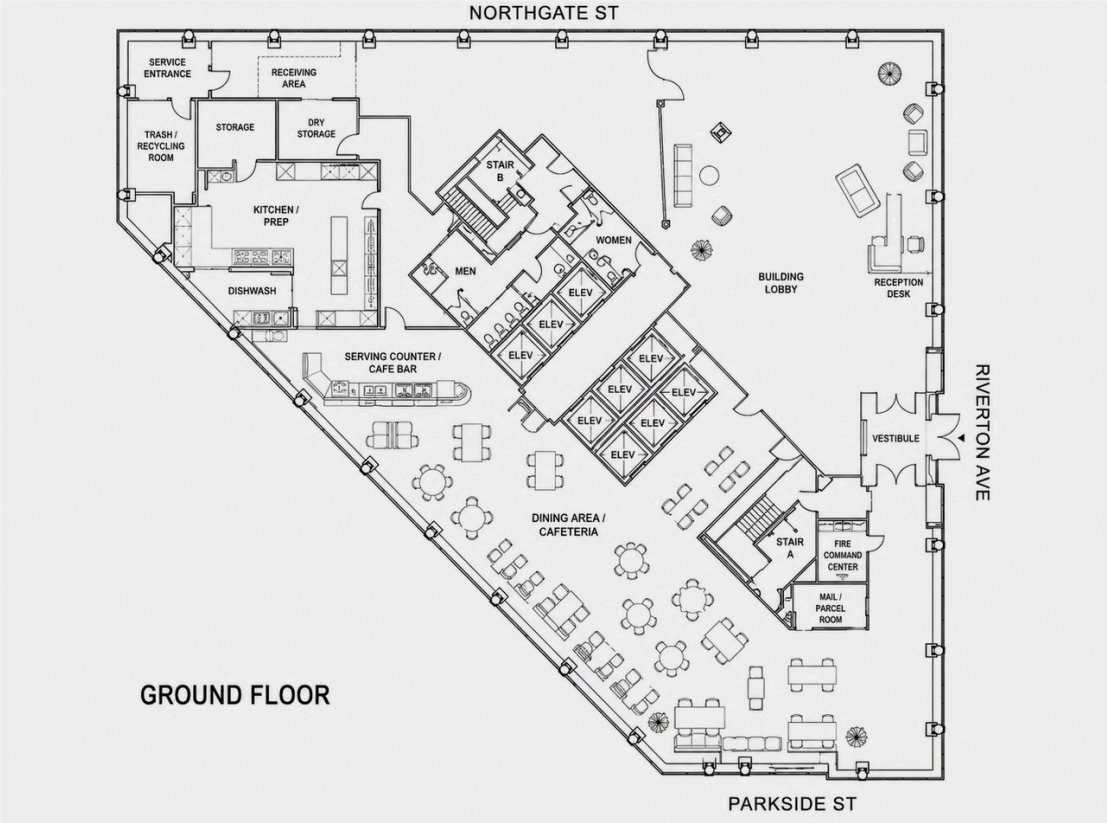
Building Class	Class A
Property Size	132,480 SF
Lot Size	2.17 Acre
Property Type	Office
Market	Atlanta
Parking Ratio	3.99 / 1,100 SF





Site & Floor Plans

01



FLOOR 12

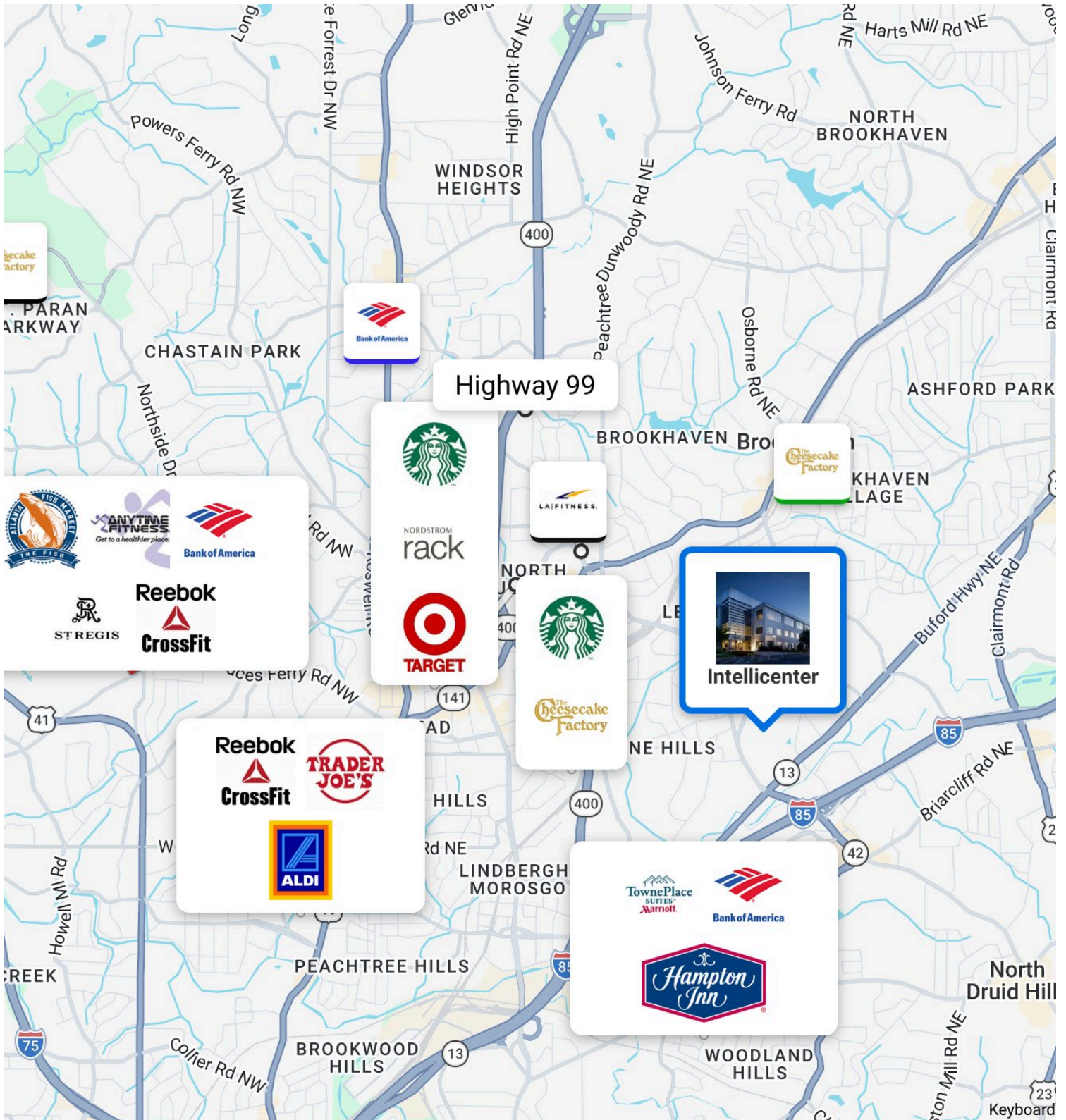


FLOOR 12



All information deemed reliable but not guaranteed. Buyer/tenant to verify all dimensions, zoning and pricing.

Location & Access



Market Overview

SUBMARKET VACANCY

9.8%

AVG ASKING RENT

\$28.50/SF

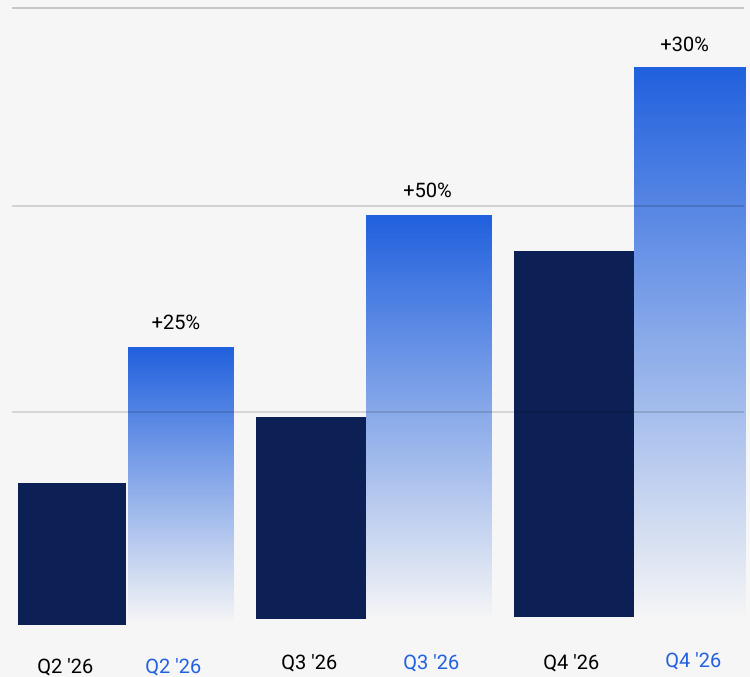
YTD NET ABSORPTION

+210,000 SF

UNDER CONSTRUCTION

1.2M SF

Rent and Vacancy Trend



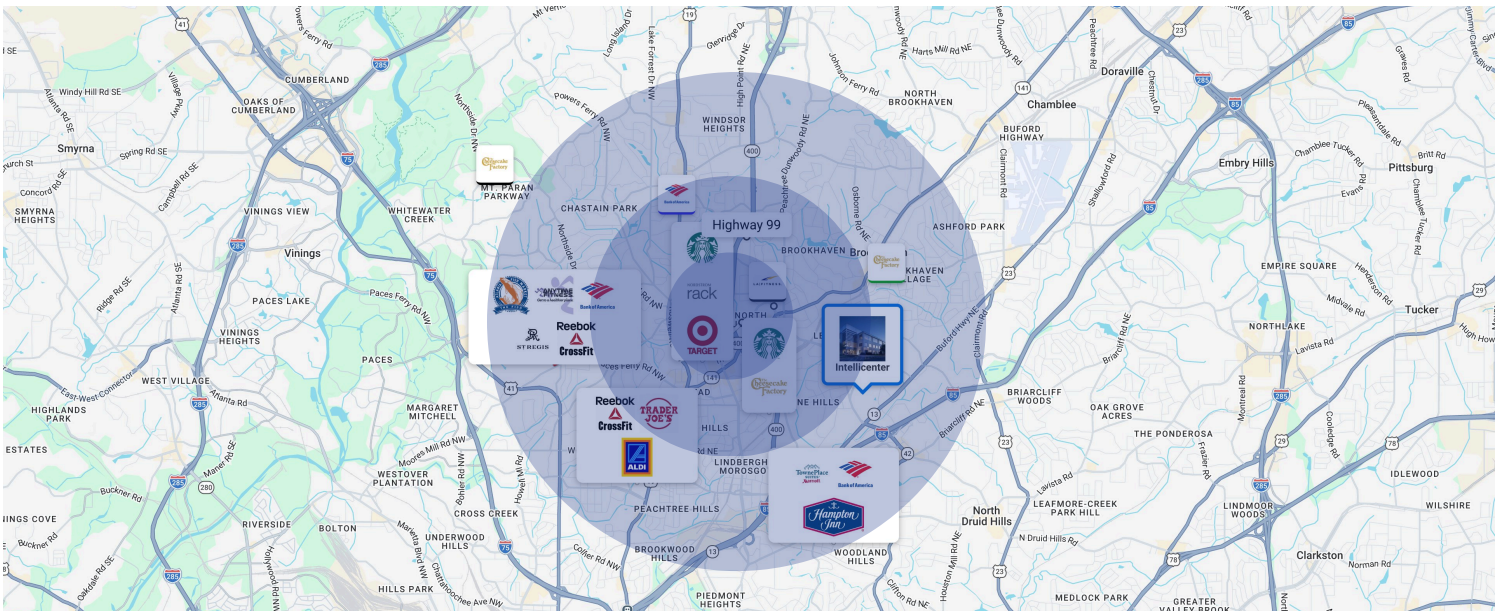
The submarket continues to benefit from sustained office demand driven by population growth, corporate relocations, and a deep, well-educated labor pool. Class A product remains in favor as tenants prioritize quality space and amenities.

Asking rents have grown steadily over the trailing five years, while new supply remains disciplined relative to historical norms. Limited near-term deliveries support a constructive outlook for occupancy and rent growth across the competitive set.



	1 MILE	3 MILES	5 MILES
Population	18,420	142,300	318,900
Households	8,910	64,100	142,700
Avg. HH Income	\$96,400	\$88,200	\$82,500
Median Age	34.2	35.8	36.4
Daytime Population	41,200	210,500	402,000
Bachelor's Degree +	62%	55%	49%

Source: U.S. Census and third-party data providers. Figures are estimates and should be independently verified.



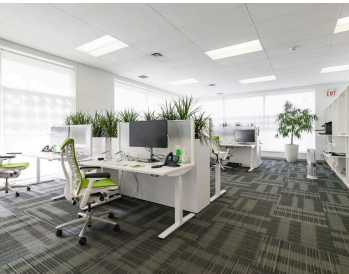
Availabilities

	Lease Price	SF	Type
Suite 317	Ask for Pricing	13,658 SF	Office
Suite 615	Ask for Pricing	12,818 SF	Office
Restaurant Space	Ask for Pricing	11,382 SF	Retail
Suite 453	Ask for Pricing	3,400 SF	Office
Ground Floor	Ask for Pricing	30,000 SF	Office
Suite 567	Ask for Pricing	31,322 SF	Office
Total		117,963 SF	

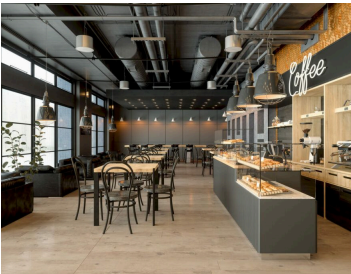
SUITE 317



SUITE 615



Restaurant Space



SUITE 453



Ground Floor



SUITE 567



CONTACT

Advisory Team

PRESENTED BY

Advisor Real Estate Partners vacant suites
and mark-to-market of below-market rents.



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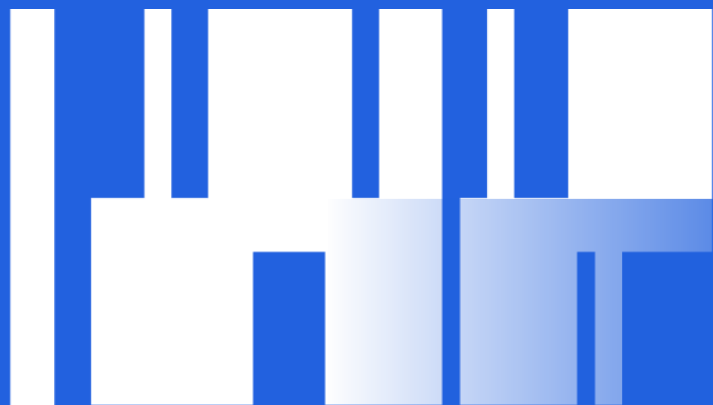
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