

# OFFICE FOR LEASE

4,000 SF +/- (2<sup>nd</sup> Floor)

*Excellent Smyrna Location!*

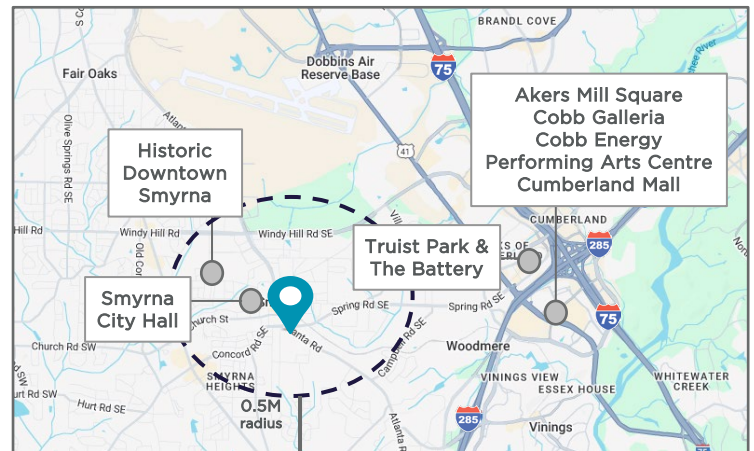


3016 ATLANTA ROAD, SMYRNA, GA



## Features & Highlights

- Approximately 4,000 SF - 2<sup>nd</sup> Floor
- Asking Rate is \$24.50/SF Modified Gross
- High traffic visibility at the intersection of Atlanta Rd. and Spring Rd./Concord Rd.
- Walkable to nearby restaurants and retail
- 100+ Free surface parking spots available
- 7-minute drive to Truist Park/The Battery;  
6-minute drive to I-285
- Furniture available upon request
- Below market load factor



### Notable Nearby Retail & Amenities



### CONTACT:

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[boris.garbuz@cushwake.com](mailto:boris.garbuz@cushwake.com)  
License #348429

**CUSHMAN &  
WAKEFIELD**

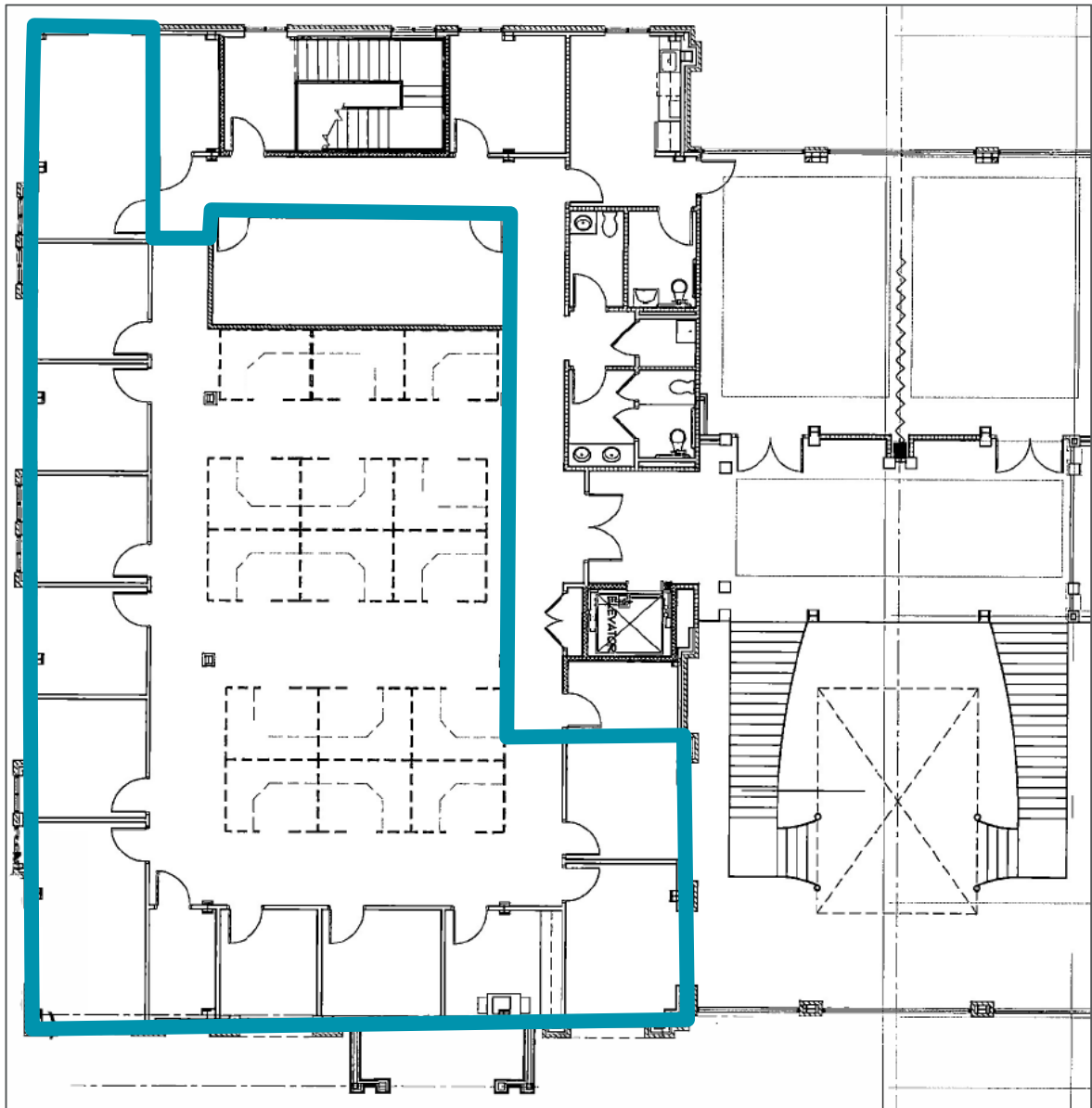
1180 Peachtree Street, NE, Suite 3100  
Atlanta, Georgia 30309  
[www.cushmanwakefield.com](http://www.cushmanwakefield.com)

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2nd Floor - 4,000 SF +/-



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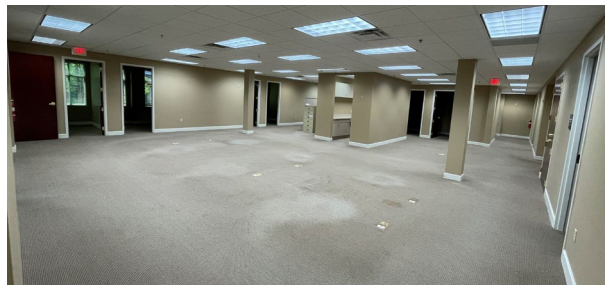
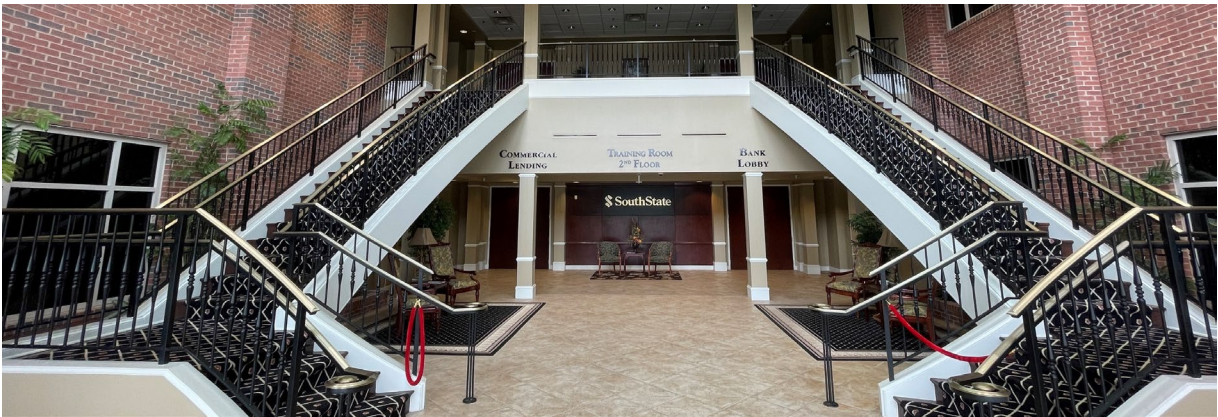


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