

FOR SALE | PEACHTREE CORNERS

Loft Office / Quasi Retail Building on the Northeast Corner of Hwy 141 & Oak Harbor Drive



+/- 9,054 SF entire 2nd Floor Office Space in Peachtree Corners

**3375 Oak Harbor Drive
Peachtree Corners, GA 30092**



JOEL & GRANOT
COMMERCIAL REAL ESTATE



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EXECUTIVE SUMMARY

PROPERTY ADDRESS	3375 Oak Harbor Drive Peachtree Corners, GA 30092
SIZE	9,052 Square Feet
ZONING	MUD (Mixed Use Development)
PARCEL NUMBER	5672 R6285 014 (Includes Apartments)
SUBMARKET	Norcross / Peachtree Corners
PARKING	32 Spaces (3.5/1,000 SF)
HVAC	100%
2023 TAXES	\$42,000 (\$4.64/SF) (Estimate)
2023 INSURANCE	\$4,526 (Estimate)
SALES PRICE	\$2,950,000.00

PROPERTY SUMMARY

FOUNDATION	Slab on grade with shallow foundations.
STRUCTURAL	Steel framed building with CFMF infill walls.
ROOF	Sloped TPO roof, gutters and downspouts. Roof accessed via roof hatch.
EXTERIORS	Full depth Brick, Fiber Cement crown.
FENESTRATION	Aluminum storefront, Storefront Doors, Hollow Metal doors.
INTERIOR FINISH	Includes painted sheetrock walls, Painted sheetrock Ceilings, CPT and tile flooring, and sealed concrete floors throughout. The building is fully sprinklered.
CLEAR HEIGHTS	12'6" clear finish floor to bottom of structure on second floor.
HVAC	14 condensers on the rooftop, FCU distributed in MEP closets with ductwork distribution throughout.

EXECUTIVE SUMMARY

Joel & Granot Real Estate is pleased to present this 9,052 RSF office space located in Peachtree Corners. The property is located off Highway 141 in the city of Peachtree Corners, Gwinnett County. The full depth brick building was built in 2023. There is ample parking perfect for an owner/user occupant. The Owner / User occupant gains full access to the Broadstone Peachtree Corners apartment package which includes use of the pool, clubroom, game room and a virtual golf simulator.



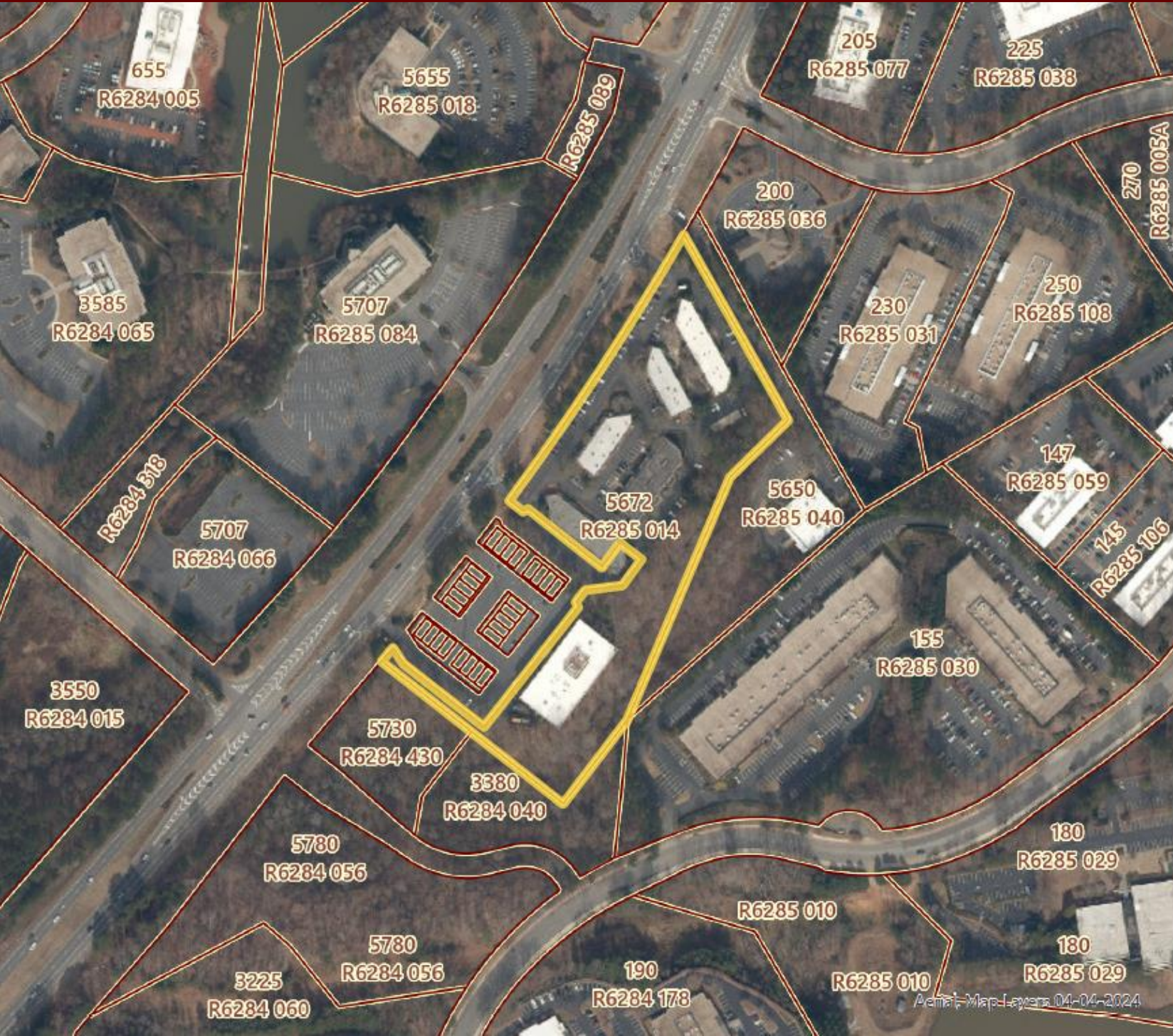
This brand-new loft office space, constructed in 2023, epitomizes modern luxury and convenience. Designed to cater to businesses seeking a high-end professional environment, the loft office boasts upscale furniture that combines style with ergonomic comfort, creating an inviting and productive atmosphere.




The building itself is a haven of amenities aimed at enhancing the work-life balance of its occupants. At the heart of these facilities is a state-of-the-art fitness center, complete with private fitness rooms for personalized workout sessions. For relaxation and social engagements, there is a resort-style saltwater pool and an elegantly designed clubroom, perfect for informal meetings or after-hours relaxation.

Additionally, the office includes practical amenities like ample bike storage, catering to eco-friendly commuters, and a golf simulator for leisure and networking. An expansive outdoor patio offers a versatile space for events, casual meetings, or simply a breath of fresh air during the workday.

This loft office space is more than just a place to work—it's a lifestyle choice, offering a blend of luxury, convenience, and a suite of amenities that allow businesses and their employees to thrive.

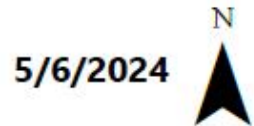




-  Selection(s)
-  County Boundary
-  Property Parcels

Taxes (Estimated)

- Based on a 2.95 million value.
- $2,950,000 \times 40\% =$
\$1,180,000 assessed value
- $\$1,180,000 \times$ estimated
millage rate .0356 = \$42,000



This map is a graphical representation of data obtained from aerial photography, recorded deeds, plats, engineering drawings and other public records and data. Gwinnett County does not warrant the accuracy or currency of the data it has provided and does not guarantee the suitability of the data for any purpose, expressed or implied. ALL DATA IS PROVIDED AS IS, WITH ALL FAULTS, WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. This map is the proprietary product of Gwinnett County and in no event will Gwinnett County be liable for damages, including any loss of profits, lost savings, or other incidental or consequential damages arising out of the use of or inability to use this map.

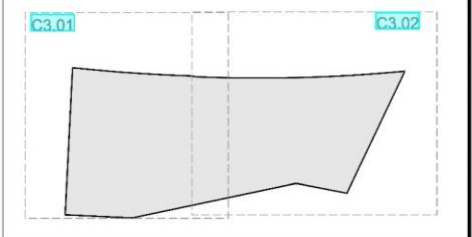
Aerial Map Layers 04-04-2024

ZONING NOTES:

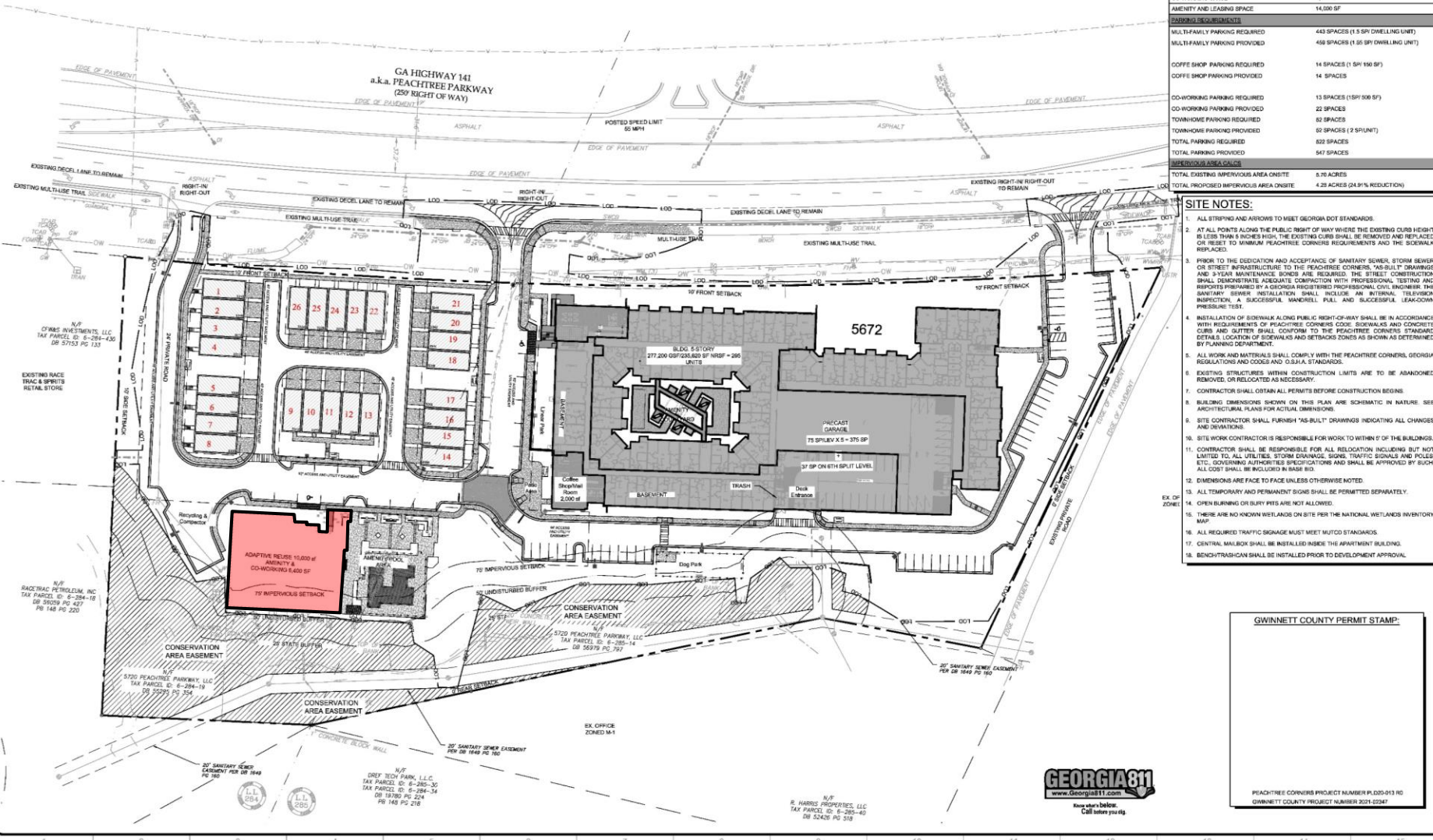
1. DISTURBANCE WITHIN THE CITY UNDISTURBED STREAM BUFFER AND IMPERVIOUS SETBACK TO BE NO MORE IMPACTIVE AS EXISTING CONDITIONS.
2. STORMWATER TO BE PROVIDED IN UNDERGROUND SYSTEM.
3. THERE IS NO FLOODPLAIN ON THE SITE.

SITE COMMON AREA INFO:	
SITE AREA	9.254 ACRES
COMMON AREA CALCULATIONS	
COMMON AREA OPEN SPACE PROVIDED	3.15 ACRES
COMMON AREA OPEN SPACE % OF SITE	31.8% OPEN SPACE
CONSERVATION EASEMENT AREA	1.41 ACRES
USE CALCULATIONS (Residential Units 70% Max)	
NET DENSITY CALCULATION (Units 80-400-1000/ACR/10000 SQFT)	8.104 ACRES NET
COMMON OPEN SPACE	3.15 ACRES (31.8% OF SITE)
COMMERCIAL RETAIL / AMENITY CENTER USE	0.27 ACRES (4.42% OF SITE NET)
RESIDENTIAL BUILDING USES (TOWNSHIP)	3.47 ACRES (40.47% OF SITE NET)

SITE DATA:	
SITE AREA	9.254 ACRES
ZONING	
EXISTING ZONING	M-1
PROPOSED ZONING	MU - MIXED USE DEVELOPMENT
ZONING JURISDICTION	CITY OF PEACHTREE CORNERS, GEORGIA
USE CALCULATIONS	
TOTAL SITE AREA	9.254 ACRES
SETBACK REQUIREMENTS	
FRONT SETBACK	10 FEET
SIDE SETBACK	0 FEET
REAR SETBACK	0 FEET
DEVELOPMENT STANDARDS	
MIN. BUILDING HEIGHT	5 STORES
MAX. BUILDING HEIGHT	10 STORES/120 FEET
MULTI-FAMILY UNITS PROVIDED	298 UNITS
RESIDENTIAL TOWNHOME	26 UNITS
TOTAL RESIDENTIAL UNITS PROVIDED	321 UNITS
TOTAL RESIDENTIAL DENSITY	34.69 UNITS/ACRE
OFFICE REQUIREMENTS	
COFFEE SHOP	2,000 SF
CO-WORKING SPACE	6,400 SF
AMENITY AND LEASING SPACE	14,000 SF
PARKING REQUIREMENTS	
MULTI-FAMILY PARKING REQUIRED	443 SPACES (1.5 SPV DWELLING UNIT)
MULTI-FAMILY PARKING PROVIDED	458 SPACES (1.55 SPV DWELLING UNIT)
OFFICE REQUIREMENTS	
COFFEE SHOP PARKING REQUIRED	14 SPACES (1.5 SPV 900 SF)
COFFEE SHOP PARKING PROVIDED	14 SPACES
CO-WORKING PARKING REQUIRED	13 SPACES (1.5 SPV 500 SF)
CO-WORKING PARKING PROVIDED	22 SPACES
TOWNHOME PARKING REQUIRED	62 SPACES
TOWNHOME PARKING PROVIDED	62 SPACES (1.2 SPV/UNIT)
TOTAL PARKING REQUIRED	822 SPACES
TOTAL PARKING PROVIDED	547 SPACES
IMPERVIOUS AREAS	
TOTAL EXISTING IMPERVIOUS AREA ON SITE	3.70 ACRES
TOTAL PROPOSED IMPERVIOUS AREA ON SITE	4.28 ACRES (24.91% REDUCTION)



KEY MAP



- SITE NOTES:**
1. ALL STRIPING AND ARROWS TO MEET GEORGIA DOT STANDARDS.
 2. AT ALL POINTS ALONG THE PUBLIC RIGHT OF WAY WHERE THE EXISTING CURB HEIGHT IS LESS THAN 8 INCHES FROM THE EXISTING CURB SHALL BE REMOVED AND REPLACED OR RESET TO MINIMUM PEACHTREE CORNERS REQUIREMENTS AND THE SIDEWALK IMPROVED.
 3. PRIOR TO THE DEDICATION AND ACCEPTANCE OF SANITARY SEWER, STORM SEWER OR STREET INFRASTRUCTURE TO THE PEACHTREE CORNERS, "AS-BUILT" DRAWINGS AND 3-YEAR MAINTENANCE BONDS ARE REQUIRED. THE STREET CONSTRUCTION SHALL DEMONSTRATE ADEQUATE COMPACTION WITH PROFESSIONAL TESTING AND REPORTS PREPARED BY A GEORGIA REGISTERED PROFESSIONAL CIVIL ENGINEER. THE SANITARY SEWER INSTALLATION SHALL INCLUDE AN INTERNAL TELEVISION INSPECTION, A SUCCESSFUL WANDERELL PULL, AND SUCCESSFUL LEAK-COON PRESSURE TEST.
 4. INSTALLATION OF SIDEWALK ALONG PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF PEACHTREE CORNERS CODE. SIDEWALKS AND CONCRETE CURBS AND GUTTER SHALL CONFORM TO THE PEACHTREE CORNERS STANDARD DETAILS. LOCATION OF SIDEWALKS AND SETBACKS ZONES AS SHOWN AS DETERMINED BY PLANNING DEPARTMENT.
 5. ALL WORK AND MATERIALS SHALL COMPLY WITH THE PEACHTREE CORNERS, GEORGIA REGULATIONS AND CODES AND O.S.A.I. STANDARDS.
 6. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED, OR RELOCATED AS NECESSARY.
 7. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
 8. BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE SCHEMATIC IN NATURE. SEE ARCHITECTURAL PLANS FOR ACTUAL DIMENSIONS.
 9. SITE CONTRACTOR SHALL FURNISH "AS-BUILT" DRAWINGS INDICATING ALL CHANGES AND DEVIATIONS.
 10. SITE WORK CONTRACTOR IS RESPONSIBLE FOR WORK TO WITHIN 2' OF THE BUILDINGS.
 11. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATION INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE SIGNS, TRAFFIC SIGNALS AND POLES, ETC. GOVERNING AGENCY'S SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
 12. DIMENSIONS ARE FACE TO FACE UNLESS OTHERWISE NOTED.
 13. ALL TEMPORARY AND PERMANENT SIGNS SHALL BE PERMITTED SEPARATELY.
 14. OPEN BURNING OR BURLY FIRES ARE NOT ALLOWED.
 15. THERE ARE NO KNOWN WETLANDS ON SITE PER THE NATIONAL WETLANDS INVENTORY MAP.
 16. ALL REQUIRED TRAFFIC SIGNAGE MUST MEET MUTCD STANDARDS.
 17. CENTRAL MAILBOX SHALL BE INSTALLED INSIDE THE APARTMENT BUILDING.
 18. BENCH/TRASH-CAN SHALL BE INSTALLED PRIOR TO DEVELOPMENT APPROVAL.

P: (770) 451-2741 F: (770) 451-3915
WWW.PEC.PLUS

Planners & Engineers Collaborative+

LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
INTERIORS + SERVICE + CONSTRUCTION + WATER RESOURCE

350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT
BROADSTONE @ PEACHTREE CORNERS
A MASTER PLANNED RESIDENTIAL DEVELOPMENT
5672 PEACHTREE PKWY
PEACHTREE CORNERS, GA 30092

PN: 6284 016; 6285 014
LL: 284.285 6IN DISTRICT

FOR
ALLIANCE RESIDENTIAL COMPANY
1560 WILSON BLVD,
SUITE 450
ARLINGTON, VA 22209
P: 678-982-2921

GC # 2021-02347 (APT) GC # 2021-02606 (TH)
PTC # PLDP 21-413

REVISIONS

NO.	DATE	BY	DESCRIPTION
-1	08-29-2021	CQ	LDP RESUBMITTAL
-2	09-20-2021	OL	LDP RESUBMITTAL
-3	10-06-2021	CQ	OMP PERMIT SET
-4	10-19-2021	OL	LDP RESUBMITTAL
-5	10-15-2021	OL	OC RESUBMITTAL
-5	11-05-2021	CQ	LDP RESUBMITTAL
+1	02-04-2022	CQ	UG VAULT 1C REV
+2	02-10-2022	CQ	IFC SET

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE

2/10/2022

GSWCC LEVEL 1 DESIGN PROFESSIONAL
CERTIFICATION # 000005288 EXP: 10/28/2024

GWINNETT COUNTY PERMIT STAMP:

PEACHTREE CORNERS PROJECT NUMBER PLD03-013 RD
GWINNETT COUNTY PROJECT NUMBER 2021-02347



MASTER SITE PLAN

SCALE: 1" = 50'
DATE: 02/10/2022
PROJECT: 20023.00A

C3.00 SHEET



POOL



ROOF
TERRACE



STAIRS



PHONEBOOTHS



PRIVATE
OFFICES

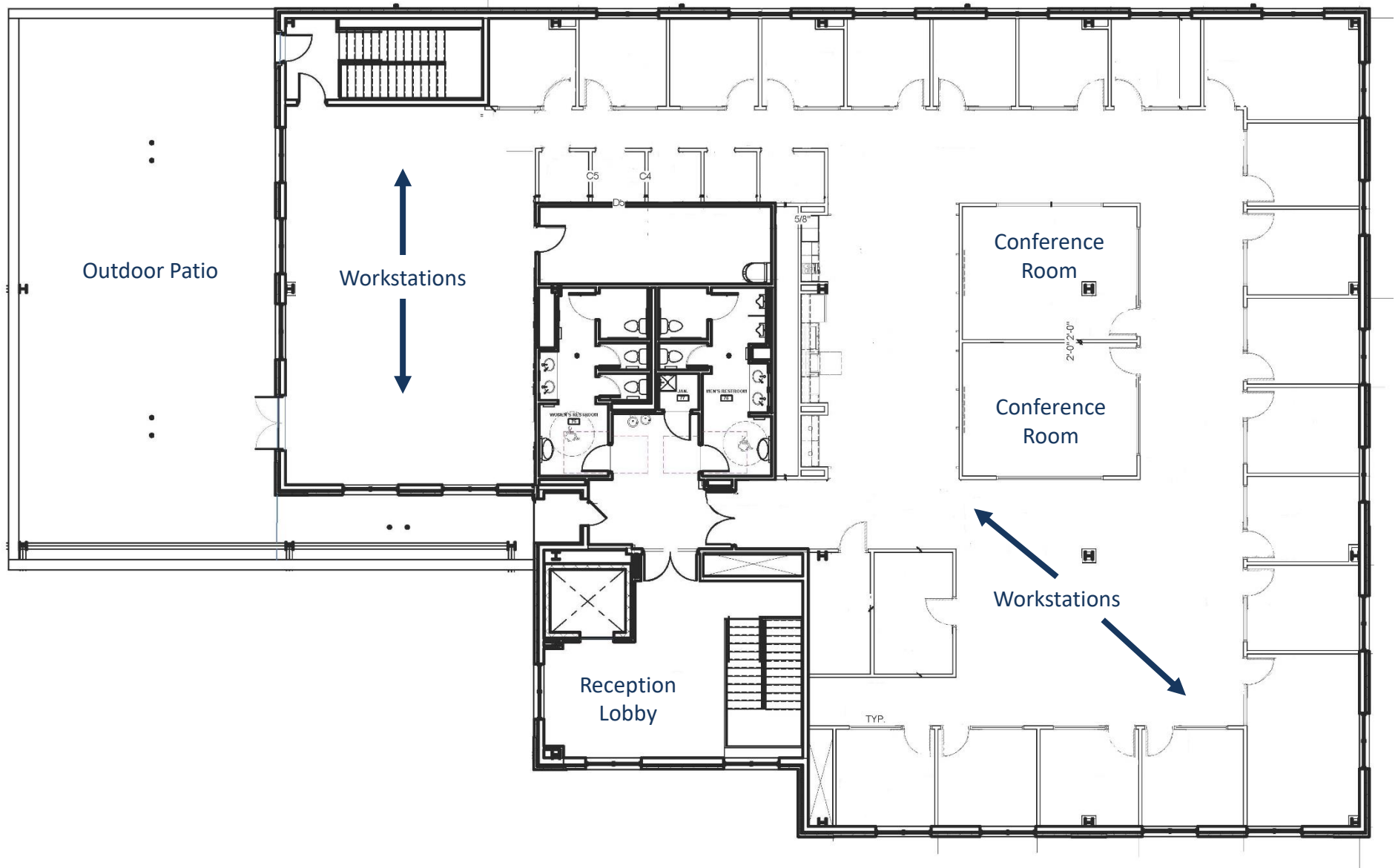


CONFERENCE
ROOM



ELEVATOR

Second Floor





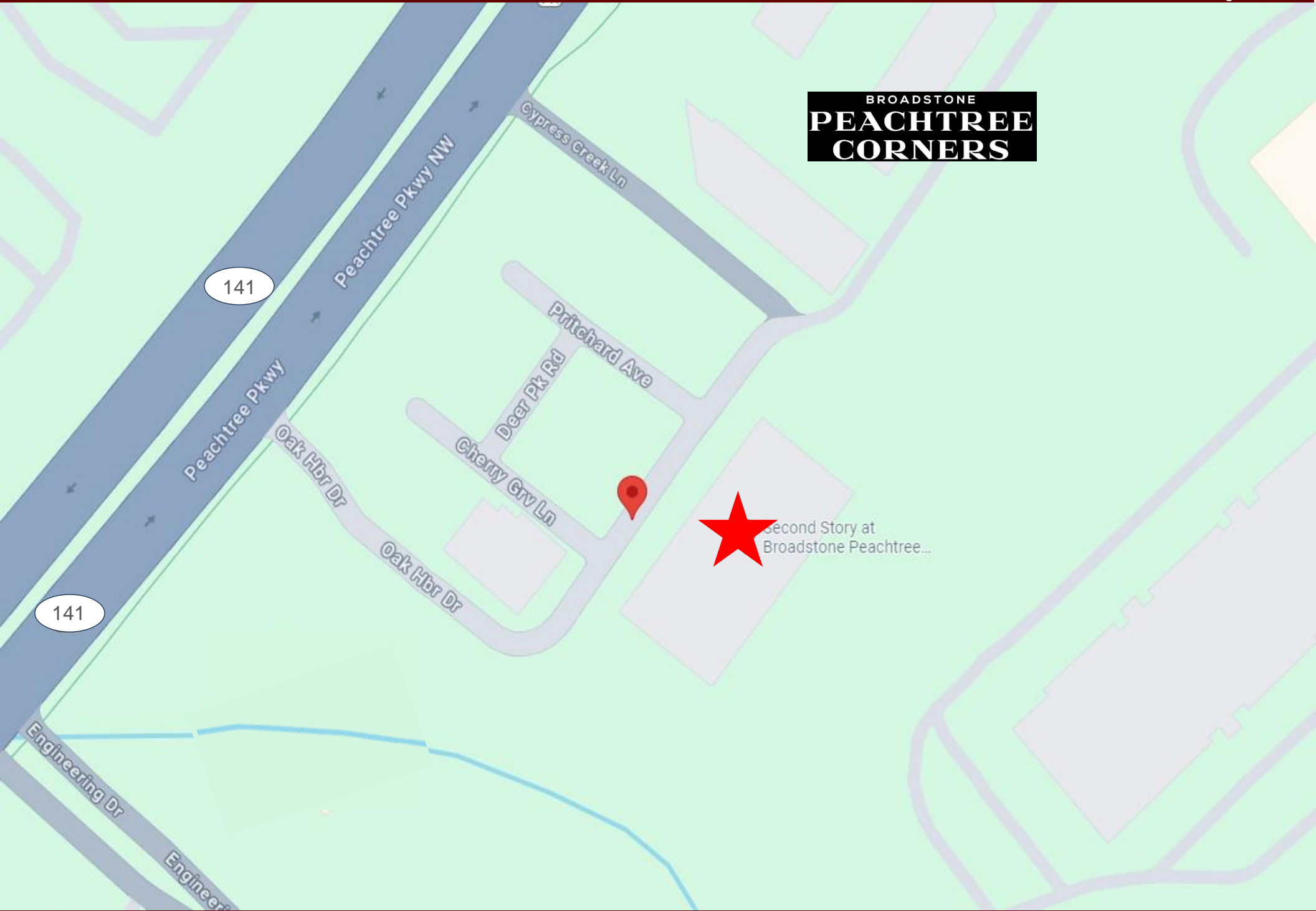
OAK HARBOR DRIVE





ABOUT PEACHTREE CORNERS, GA

Peachtree Corners, GA, is an attractive location for businesses seeking office space in the metro Atlanta area. It boasts a variety of office environments from high-tech office parks to more traditional setups, accommodating businesses of all sizes. The area is known for its robust infrastructure, which includes excellent connectivity and accessibility due to its proximity to major highways. Additionally, Peachtree Corners offers a range of amenities such as dining, shopping, and green spaces, which enhance the work-life balance for employees. The city's commitment to innovation is evident in its curated business environment that supports growth and development, making it a compelling choice for companies looking to establish or expand their presence.



BROADSTONE
**PEACHTREE
CORNERS**

Second Story at
Broadstone Peachtree...

Population (1 mi)

Avg. HH Size (1 mi)

Avg. Age (1 mi)

Med. HH Inc. (1 mi)

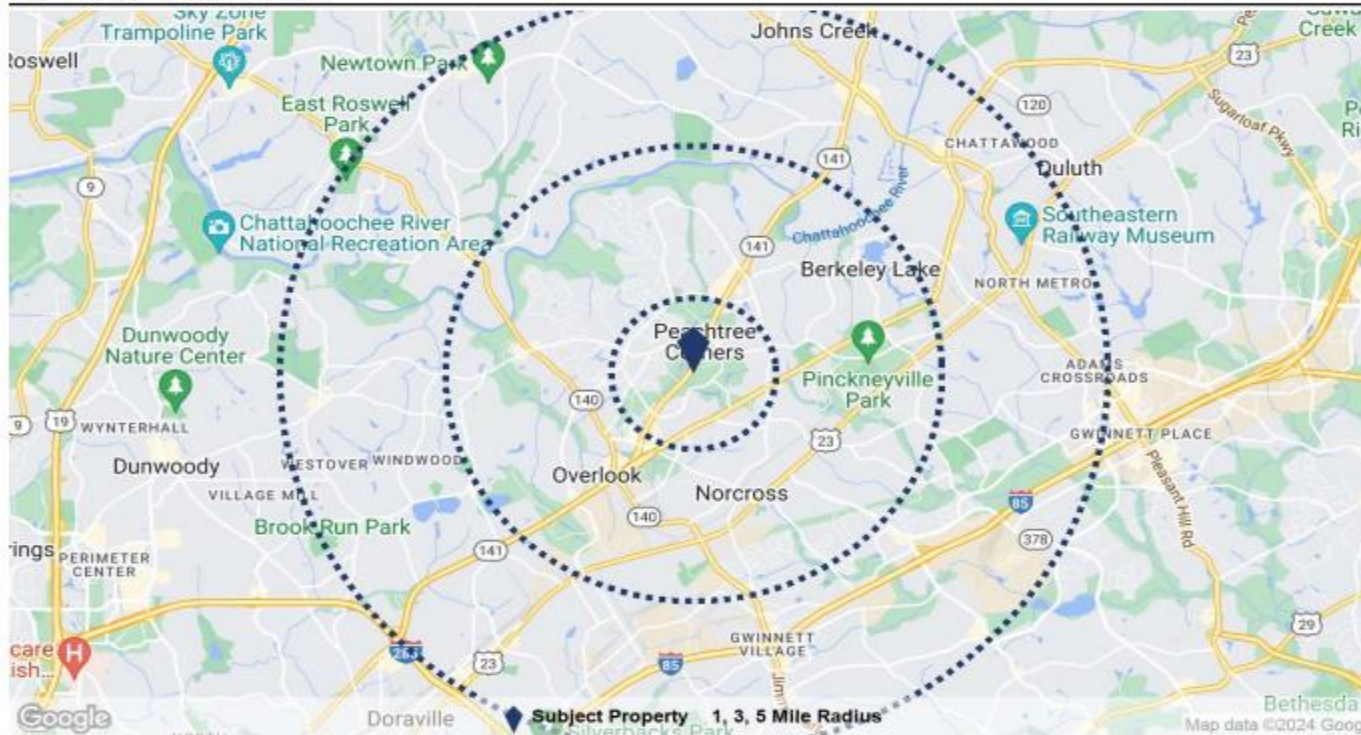
5,739

2.6

39

\$90,496

DEMOGRAPHIC RADIUS RINGS



DEMOGRAPHIC SUMMARY

Population	1 Mile	3 Mile	5 Mile
2023 Population	5,739	78,035	240,732
2028 Population	6,052	81,859	248,222
Pop Growth 2023-2028	5.5%	4.9%	3.1%
2023 Average Age	39	38	37
Households			
2023 Households	2,211	28,030	86,148
2028 Households	2,329	29,405	88,803
Household Growth 2023-2028	5.3%	4.9%	3.1%
Median Household Income	\$90,496	\$81,950	\$69,181
Average Household Size	2.6	2.8	2.8
Average HH Vehicles	2	2	2
Housing			
Median Home Value	\$370,222	\$400,229	\$383,421
Median Year Built	1990	1988	1988



Alan Joel

Principal

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Peter York

Associate

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