

3550

engineering drive

3550 ENGINEERING DRIVE, PEACHTREE CORNERS GA 30092

CLASS A OFFICE

in Peachtree Corners with new, well-capitalized, stable ownership.



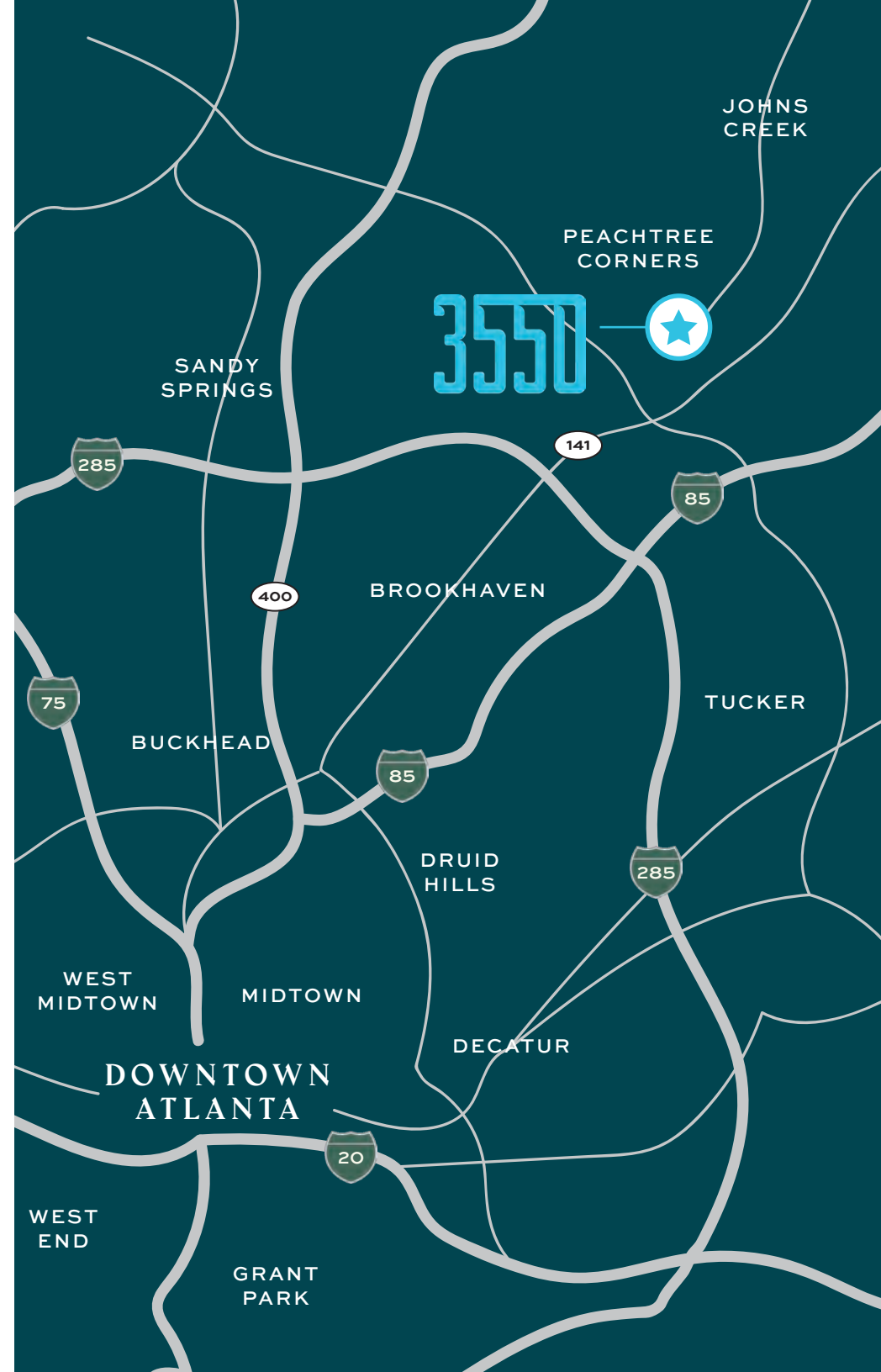
Workplace opportunities ranging from 2,572 RSF to 26,665 RSF.

Recently acquired by Realco Properties, 3550 Engineering Drive is a 4-story, 101,809 square foot suburban office project at the convergence of convenience and opportunity in Tech Park. Fronting the future 11.5 mile Tech Park trail system, 3550 Engineering is poised for companies who place high value on accessible wellness, integrated community, and design control.



3550 Engineering has great access to major thoroughfares enabling easy travel.

- Directly adjacent to the future Peachtree Corners Technology Park Trail
- 3 minutes to The Forum and new Town Center
- 8-10 minutes to I-285
- 15 minutes to Buckhead, Brookhaven, Chamblee Dunwoody, Johns Creek, Roswell, and Alpharetta
- 20-25 minutes to Midtown
- 25-30 minutes to Downtown



3550

Metro Atlanta's newest established city and the largest city in Gwinnett County, Peachtree Corners offers unbeatable value and connectivity for its thriving community of businesses who call it home.



488K

workers live within a 15-min drive of Peachtree Corners

1.8 M

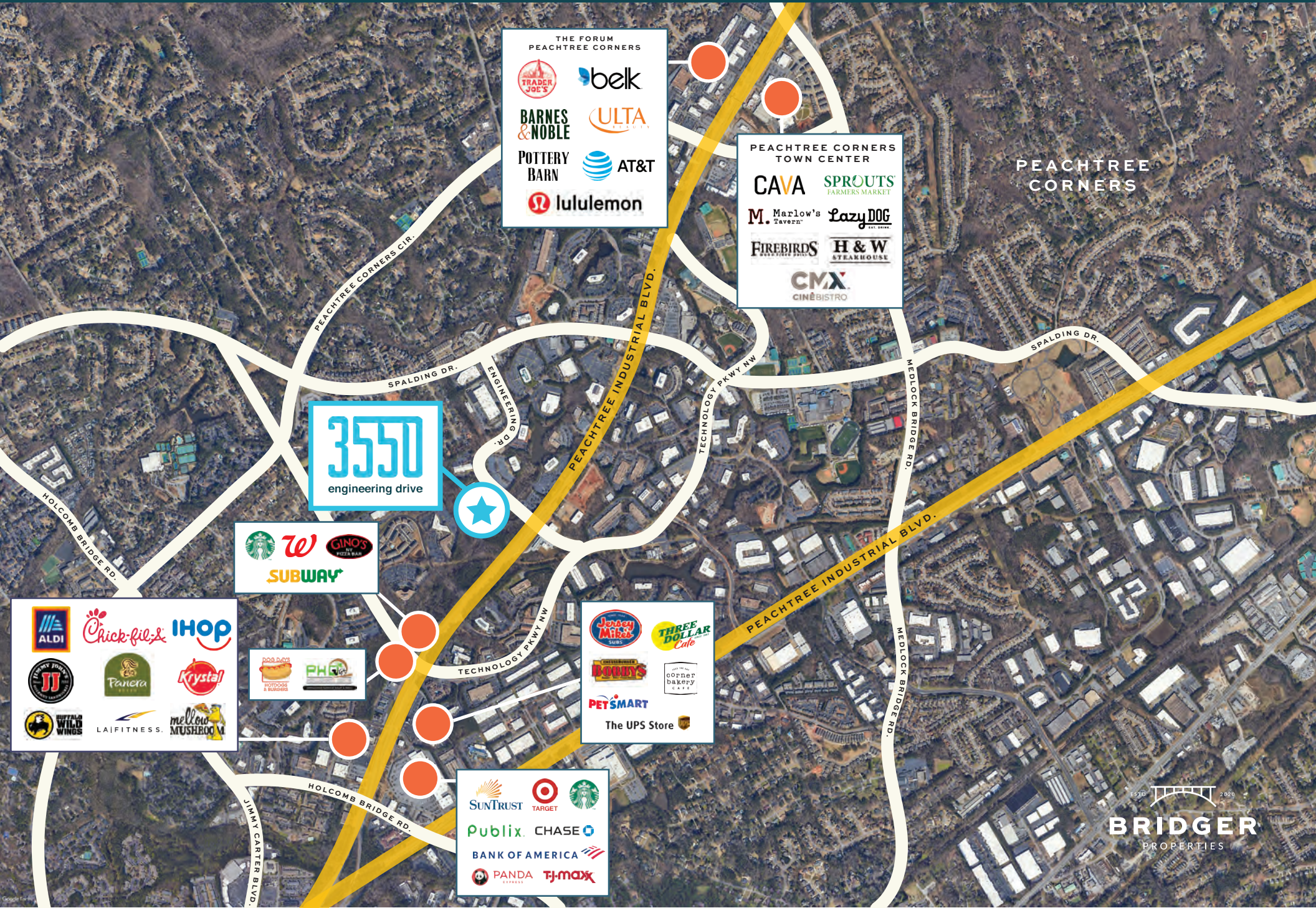
live within a 30-min drive of Peachtree Corners

86.7K

tech jobs and 10,800 life sciences jobs within 30-min. drive



area overview



THE FORUM
PEACHTREE CORNERS

- TRADER JOE'S
- belk
- BARNES & NOBLE
- ULTA
- POTTERY BARN
- AT&T
- lululemon

PEACHTREE CORNERS
TOWN CENTER

- CAVA
- SPROUTS FARMERS MARKET
- M. Marlow's Tavern
- Lazy DOG
- FIREBIRDS
- H & W STEAKHOUSE
- CMX CINÉBISTRO

3550
engineering drive

- Starbucks
- Wendy's
- GINO'S PIZZA BAR
- SUBWAY

- ALDI
- Chick-fil-A
- IHOP
- JJ
- Panera
- Krystal
- WILD WINGS
- LAIFITNESS.
- mellow MUSHROOM

- Pita World
- PHO

- Jersey Mike's
- THREE DOLLAR Cafe
- Boon's
- PETSMART
- The UPS Store
- corner bakery

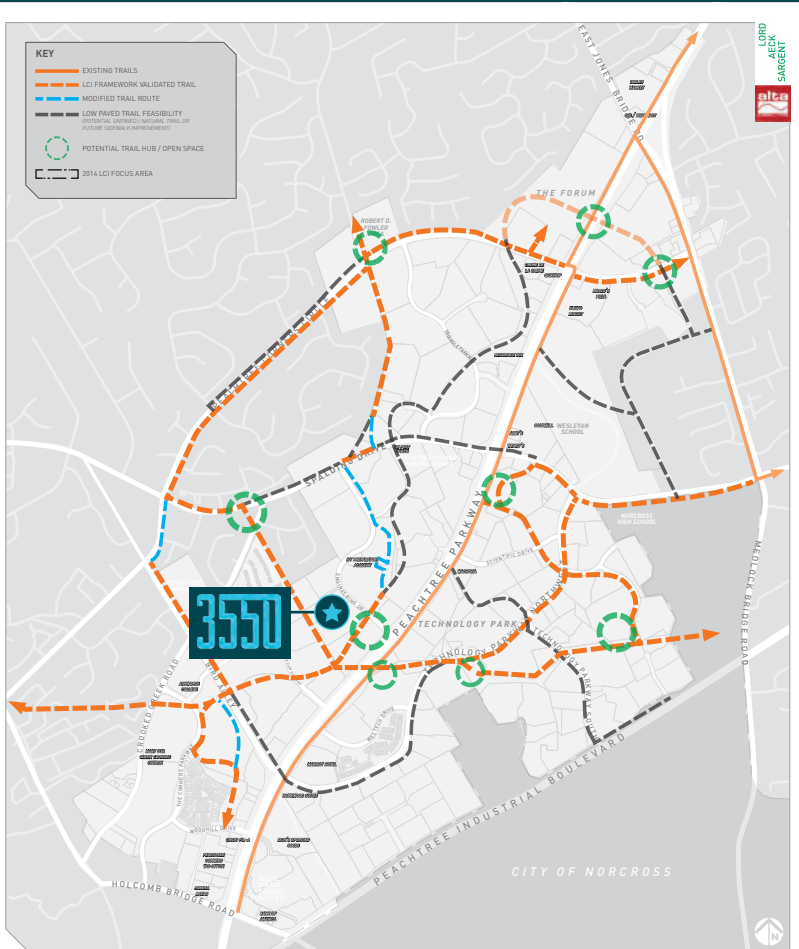
- SUNTRUST
- TARGET
- Starbucks
- Publix
- CHASE
- BANK OF AMERICA
- PANDA EXPRESS
- TJ-maxx

PEACHTREE CORNERS

3550 will anchor the trail's 9-acre park, providing immediate access to walking & biking trails.



Currently under development, the Peachtree Corners Technology Park Trail will connect the entire city, linking residential, retail and office spaces through an 11.5-mile multi-use trail system. 3550 Engineering fronts the head of the future trail, making it easier than ever to embrace the connection between office space and green space. Forget the hassle of traffic and fast food lines over lunch hour, and imagine power lunches or walking calls trailside.



LCI TRAIL FEASIBILITY ASSESSMENT
Technology Park Trails Master Plan
 Prepared for The City of Peachtree Corners by Lora Aick Sargent and ALTA Planning & Design | Map Revised 1.30.18

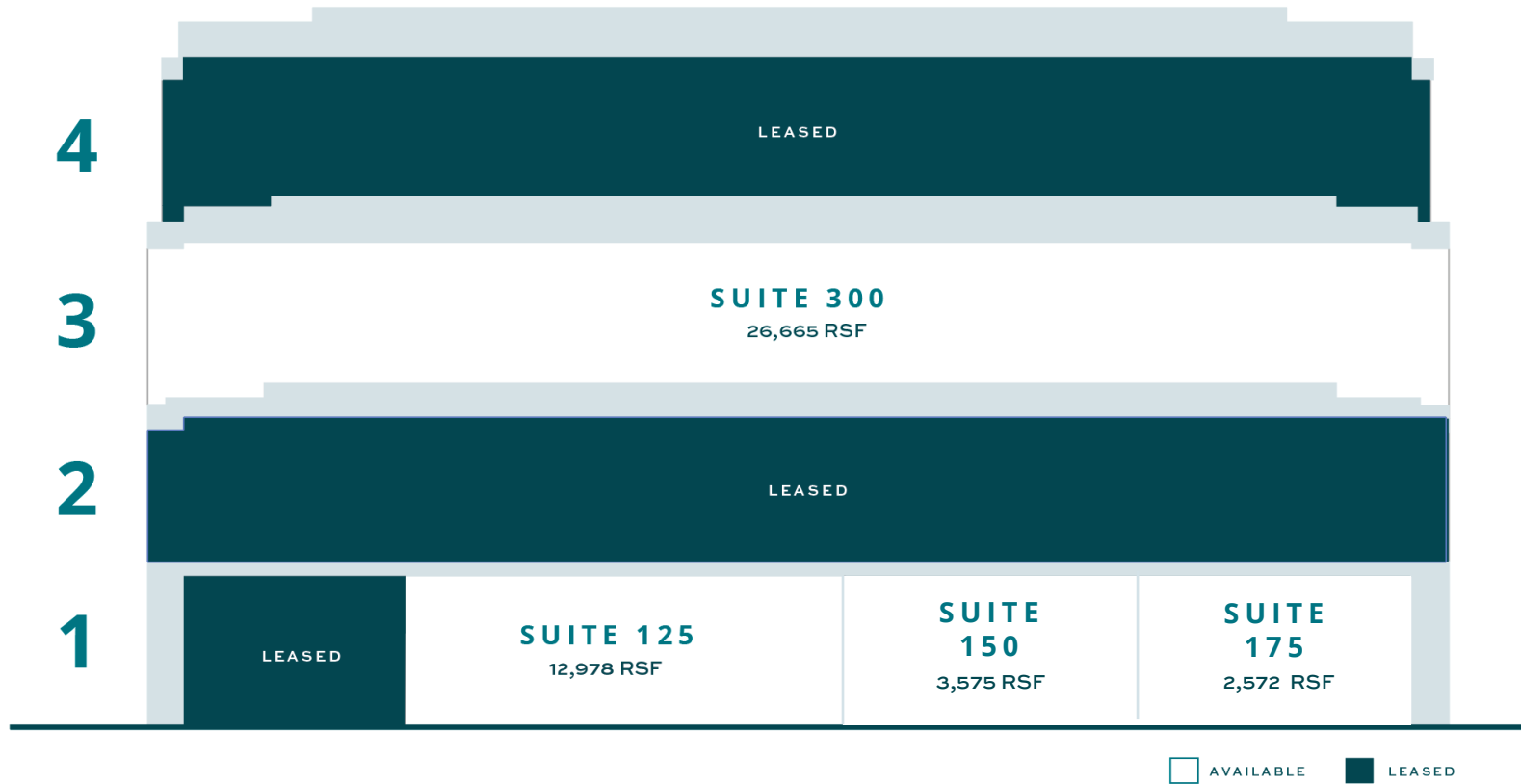
	1/4 MILE	1/2 MILE	1 MILE
Walking	5-7 min	10-15 min	20-25 min
Bicycling	1-2 min	3-4 min	6-8 min
Stroller	1-2 min	3-4 min	6-8 min



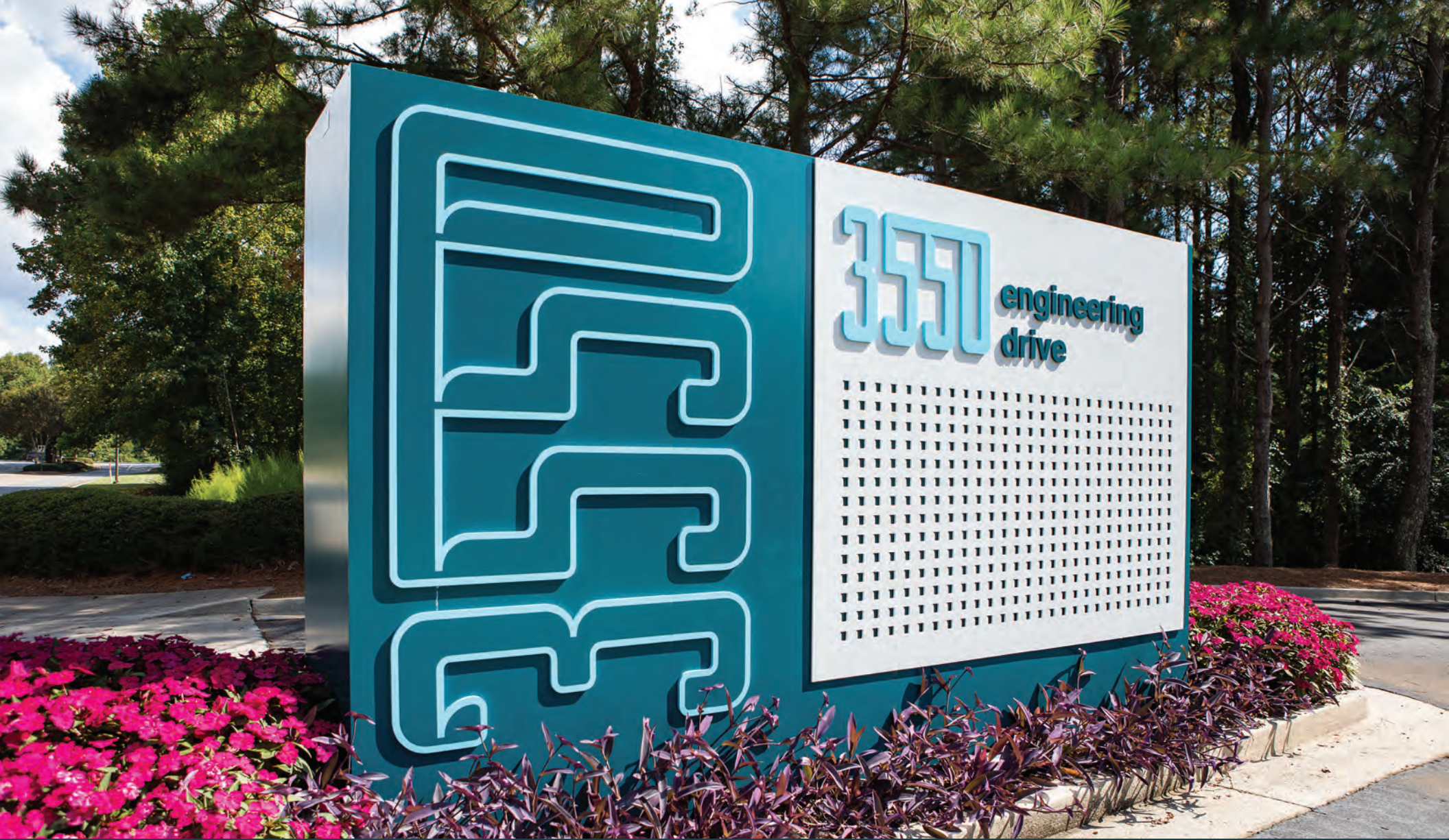


amenities

available spaces



SUITE 300 | 26,665 RSF
SUITE 125 | 12,978 RSF
SUITE 150 | 3,575 RSF
SUITE 175 | 2,572 RSF



leasing information

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A STRATEGIC INVESTMENT BY:

