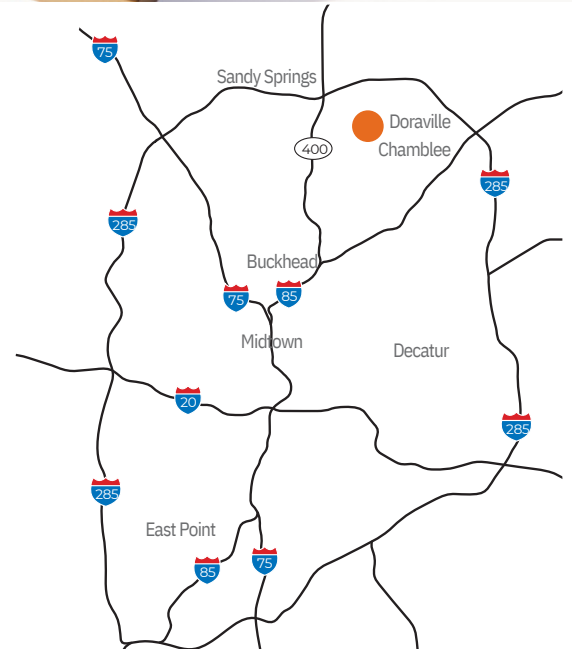


3460 CHAMBLEE DUNWOODY WAY, CHAMBLEE, GA 30341

## RETAIL / LOFT OFFICE SPACE AVAILABLE



- **Renovated Retail / Loft Office delivering Q4 2023**
- **1,996 – 4,150 Rentable Square Feet Available**
- **New upgrades include:**
  - Lofted Ceilings
  - Exterior renovations including new patio
  - New electrical and plumbing
- **24 surface parking spaces available (5.78/1,000 SF)**
- Walking distance to 660 new multifamily units under construction
- Thriving downtown location next to BlueTop, Antiguo Lobo, Southbound, and Hopstix

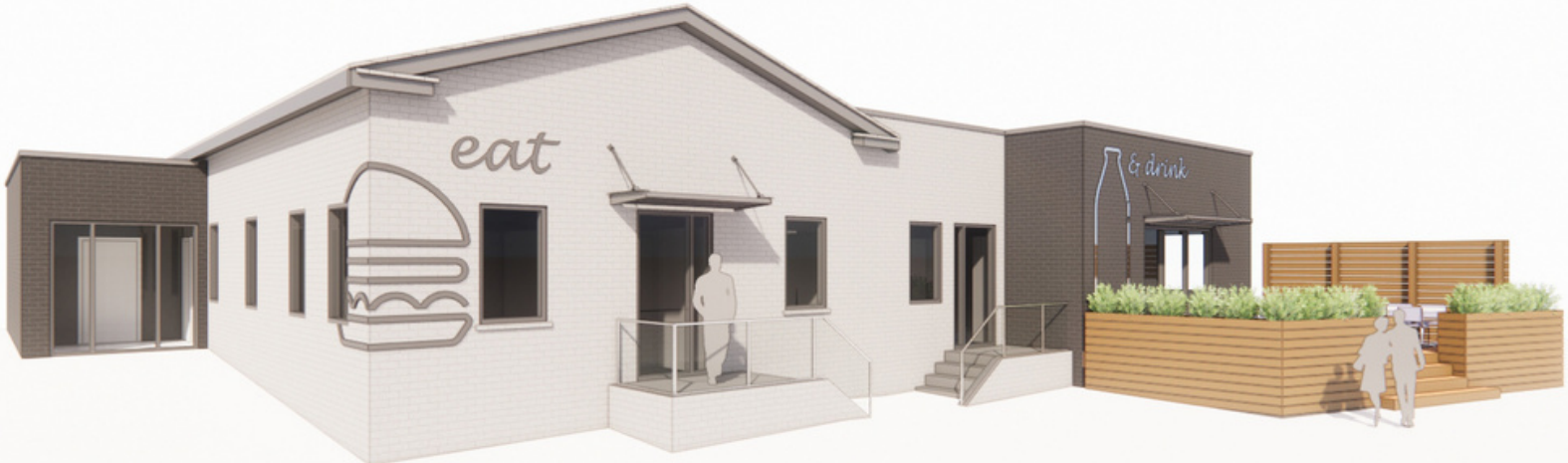


### FOR MORE INFORMATION:

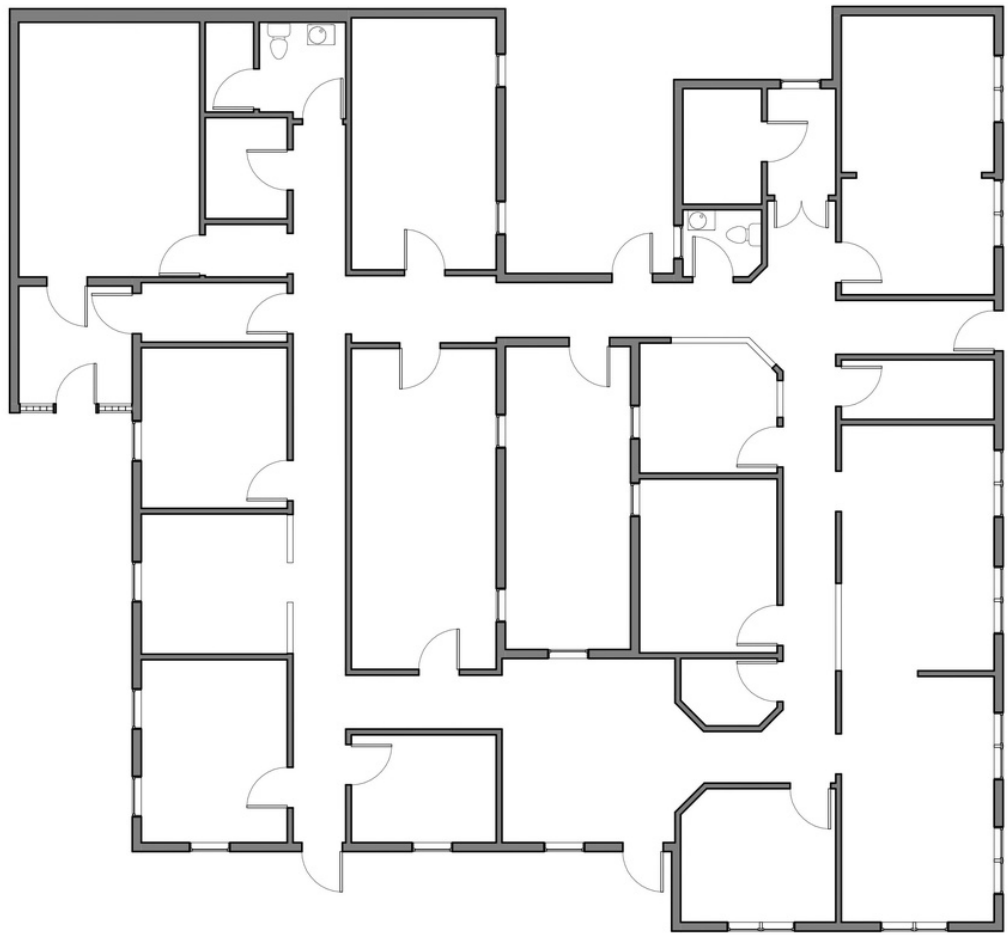
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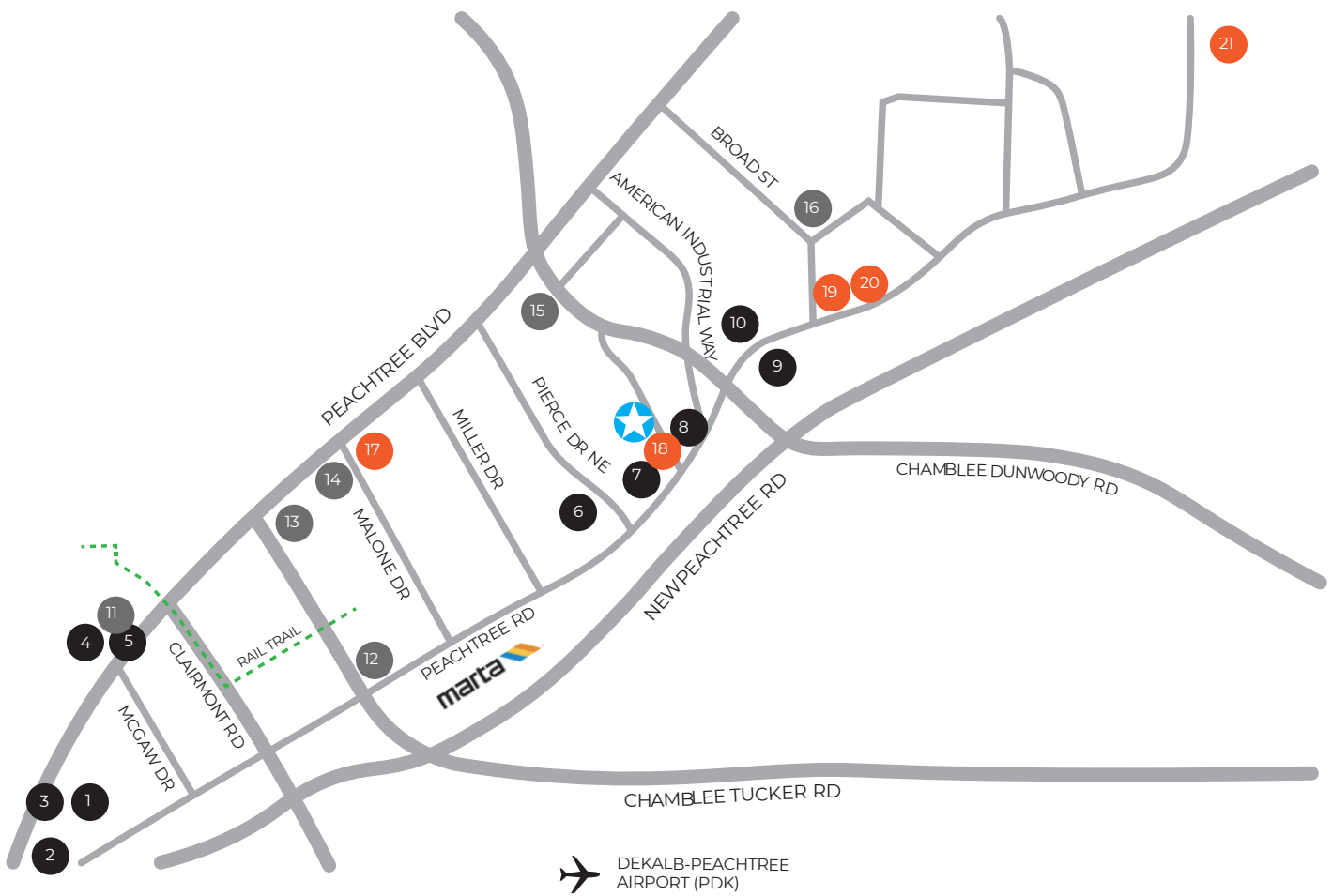




## FLOORPLAN



1,996 - 4,150 RSF



✈ DEKALB-PEACHTREE AIRPORT (PDK)

## EATERIES

- 1 WHOLE FOODS
- 2 TAQUERIA DEL SOL
- 3 FRIST WATCH
- 4 THE ALDEN
- 5 BAD DADDY'S BURGER BAR
- 6 HOPSTIX
- 7 BLUETOP
- 8 SOUTHBOUND
- 9 FROSTY CABOOSE
- 10 VINTAGE PIZZERIA

## MIXED USE DEVELOPMENTS

- 11 PARKVIEW ON PEACHTREE (503 RESIDENTIAL UNITS)
- 12 TRACKSIDE CHAMBLEE (90,000 SF CLASS A OFFICE)
- 13 THE OLMSTED (272 RESIDENTIAL UNITS)
- 14 SLX (311 RESIDENTIAL UNITS, 23,000 SF RETAIL/RESTAURANT/OFFICE)
- 15 JEH DEV. (39 TOWNHOMES)
- 16 CITY CENTER (20,000 SF OFFICE, 60,000 SF RETAIL, 500 RESIDENTIAL UNITS)

## TERMINUS PROJECTS

- 17 ATTIVA PEACHTREE (22,000 SF RETAIL/RESTAURANT/OFFICE)
- 18 5370 PEACHTREE RD (1,203 - 4,940 SF RETAIL)
- 19 RUST N' DUST (GUS'S FRIED CHICKEN, THE COMMODORE)
- 20 THE MICHELLE (CONTRAST ARTISAN ALES, 907 SF RETAIL, 2,891 SF OFFICE)
- ★ 3460 CHAMBLEE DUNWOODY WAY (1,996 - 4,150 SF RETAIL/OFFICE)

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