

Phoenix Business Campus

1777 Phoenix Parkway | College Park, Georgia 30349 | Clayton County

**SINGLE-STORY
OFFICE / FLEX
SPACE**



OFFICE FOR LEASE

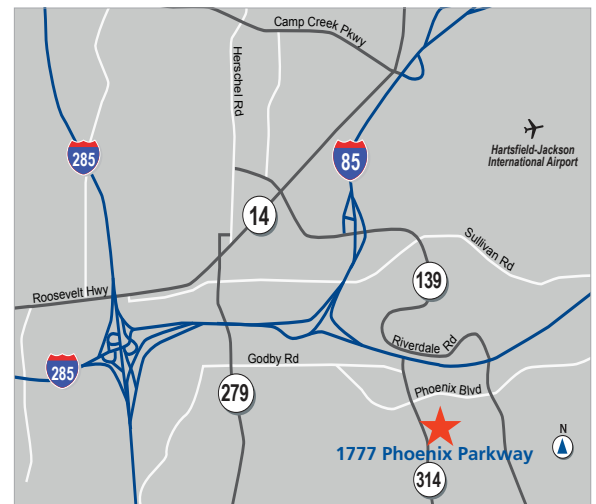
SPACE AVAILABLE

- Building 100: 35,213 SF
- Building 200: 18,024 SF
- Building 300: 4,305 SF

LEASE RATE \$ 10.00 Modified Gross

HIGHLIGHTS

- Attractive single story buildings
- 4,305 - 35,213 SF contiguous space
- Ample surface parking of 4.5/1,000 SF
- Extensive landscaping, lush park-like setting
- Qualifies for Tier 1 tax credits
- Less than 1 mile to Hartsfield-Jackson Atlanta International Airport
- Convenient access to Interstates I-285, I-85 & I-75
- Located in Airport South CID
- Close to retail, restaurants, hotels and banks



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Phoenix Business Campus

Office for Lease: Building 100: Up to 35,213 SF | Building 200: Up to 18,024 SF | Building 300: Up to 4,305 SF

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Clayton County

AERIAL SHOWING BUILDING LOCATION AND MARTA BUS STOPS



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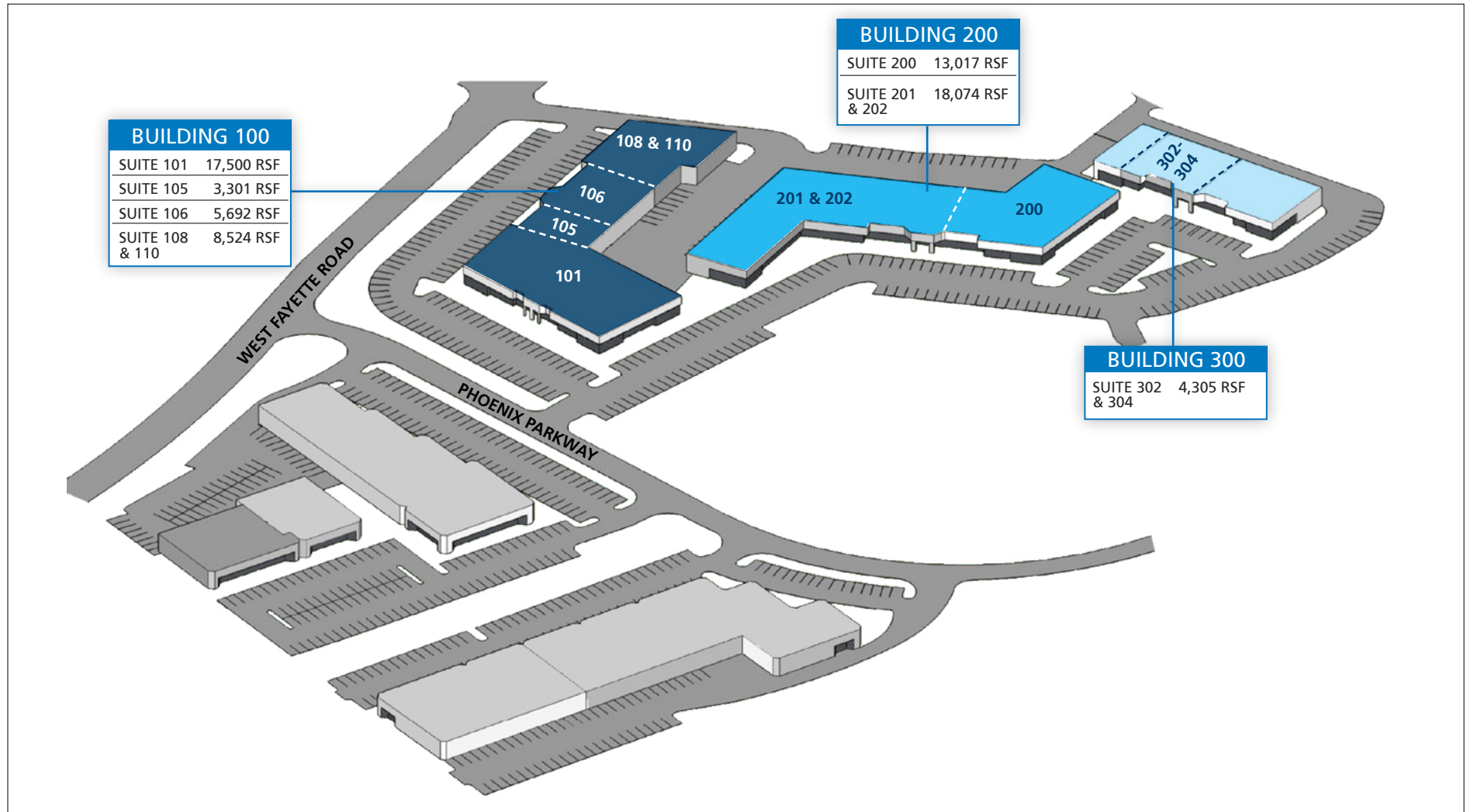
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1777 PHOENIX PARKWAY MASTER PARK PLAN SHOWING: BUILDINGS 100, 200 & 300



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AERIAL SHOWING BUILDING LOCATION IN PROXIMITY TO HARTSFIELD-JACKSON ATLANTA INTERNATIONAL AIRPORT



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