



# 230 - 250 Scientific Drive

TECHNOLOGY PARK, NORCROSS, GA 30092

**3,749 - 27,523 SF FOR LEASE › OFFICE SPACE › PEACHTREE CORNERS**

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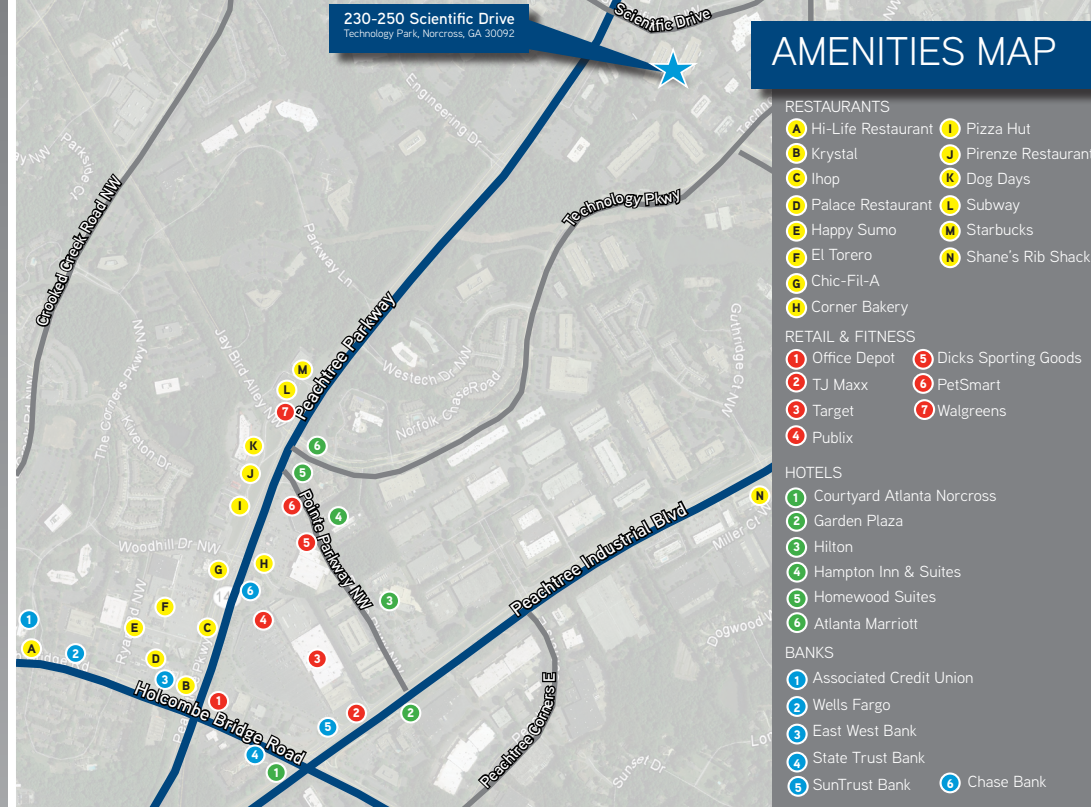


## LOCATION AND ACCESSIBILITY

- Convenient Peachtree Corners/Tech Park location on Scientific Drive near Peachtree Parkway and Peachtree Industrial Blvd just minutes away from downtown Norcross, I-285 and I-85
- Quick, easy access to area amenities, including The Forum, the Marriott and Hilton Hotels, and an abundance of other hotels, restaurants, banks and other retail and office support services

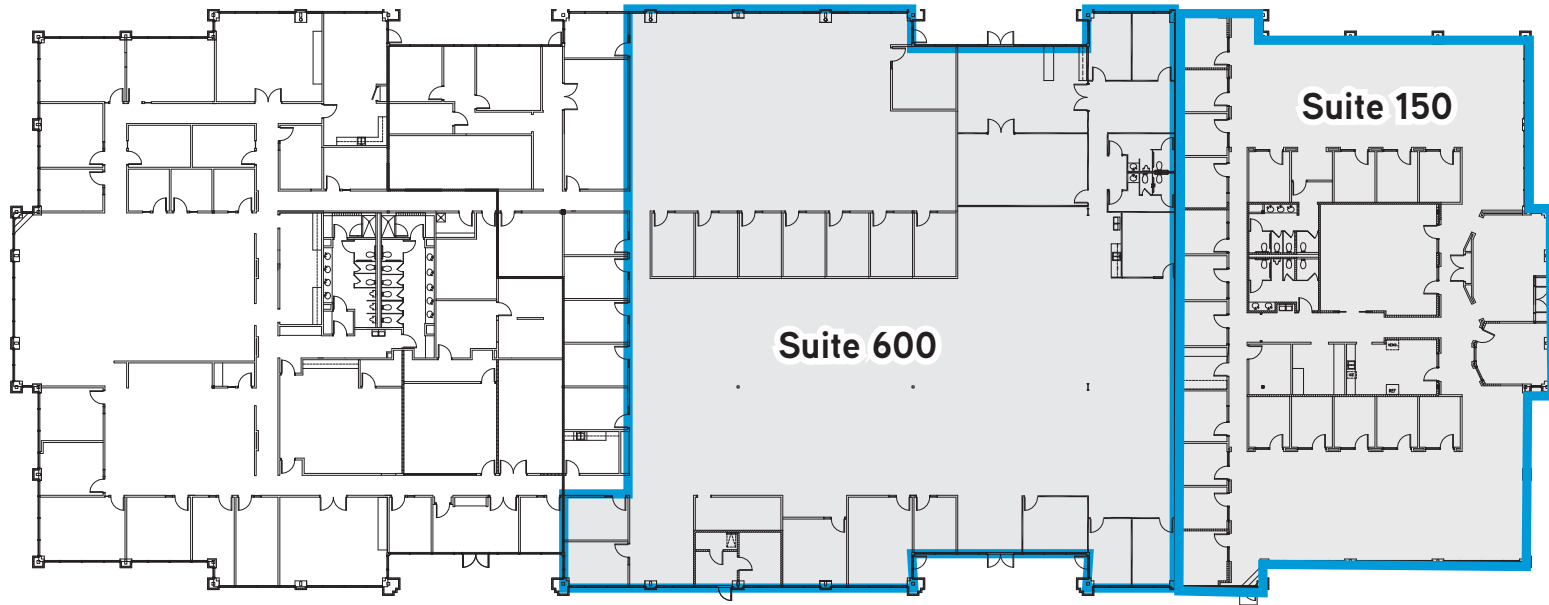
## PROJECT FEATURES

- Two high-quality, single-story office buildings
- Abundant parking surrounding the buildings (3.5: 1,000)
- Strong ownership
- Floor-to-ceiling windows
- 16'+ slab-slab heights, easy conversion to exposed ceilings!



## 230 - 250 Scientific Drive > Available Spaces

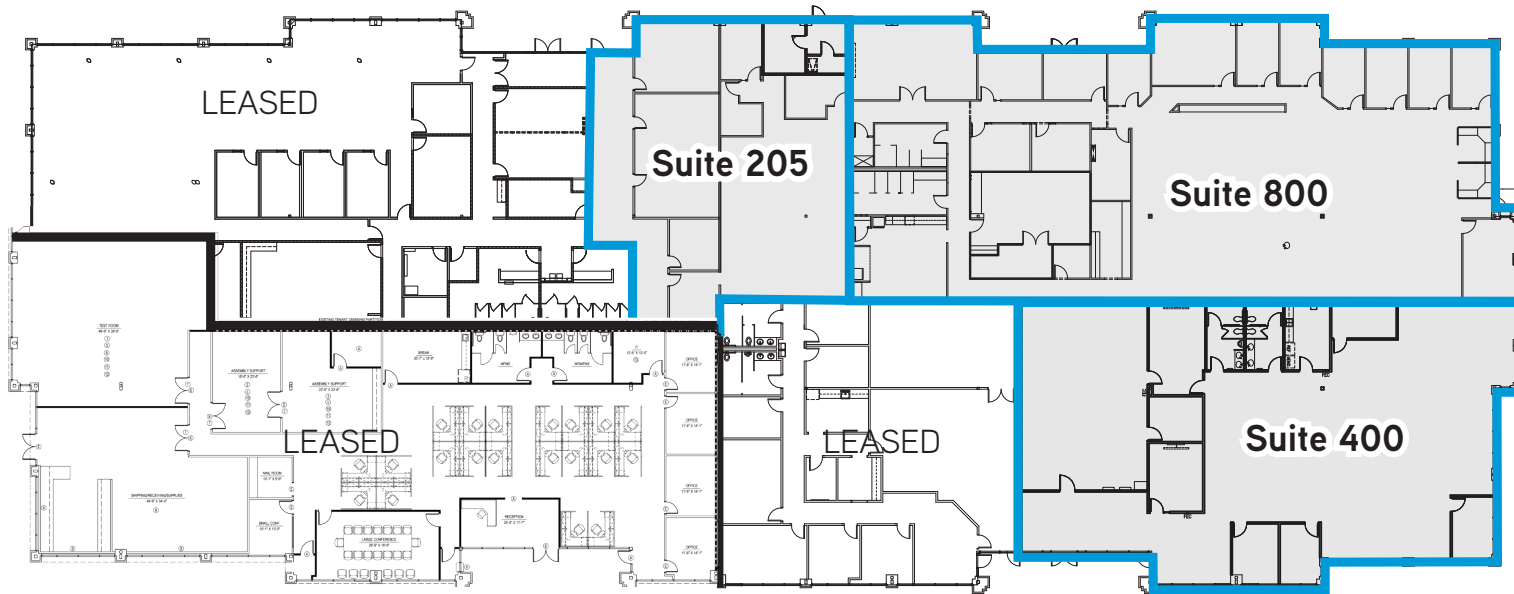
### 230 SCIENTIFIC DRIVE



BLDG	SUITE	RSF	COMMENTS
230	600	16,926	60% open-plan space with perimeter offices, large open-plan spaces, floor-to-ceiling glass; subdividable to approximately 5,000 RSF
230	150	10,597	End-cap of building. Private office with upgraded finishes and crown moldings throughout the space. Large conference room, and IT room.
TOTAL RSF		27,523	

## 230 - 250 Scientific Drive > Available Spaces

### 250 SCIENTIFIC DRIVE



BLDG	SUITE	RSF	COMMENTS
250	205	3,749	Available
250	400	7,559	Reception, Lab room, IT room, open area
250	800	9,926	Reception area, Perimeter offices, large conference room, large IT room
TOTAL RSF		21,234	

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