

FOR SALE

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# 300

East Peach Street

EL DORADO | AR

Class "A" High-  
Level Office Building



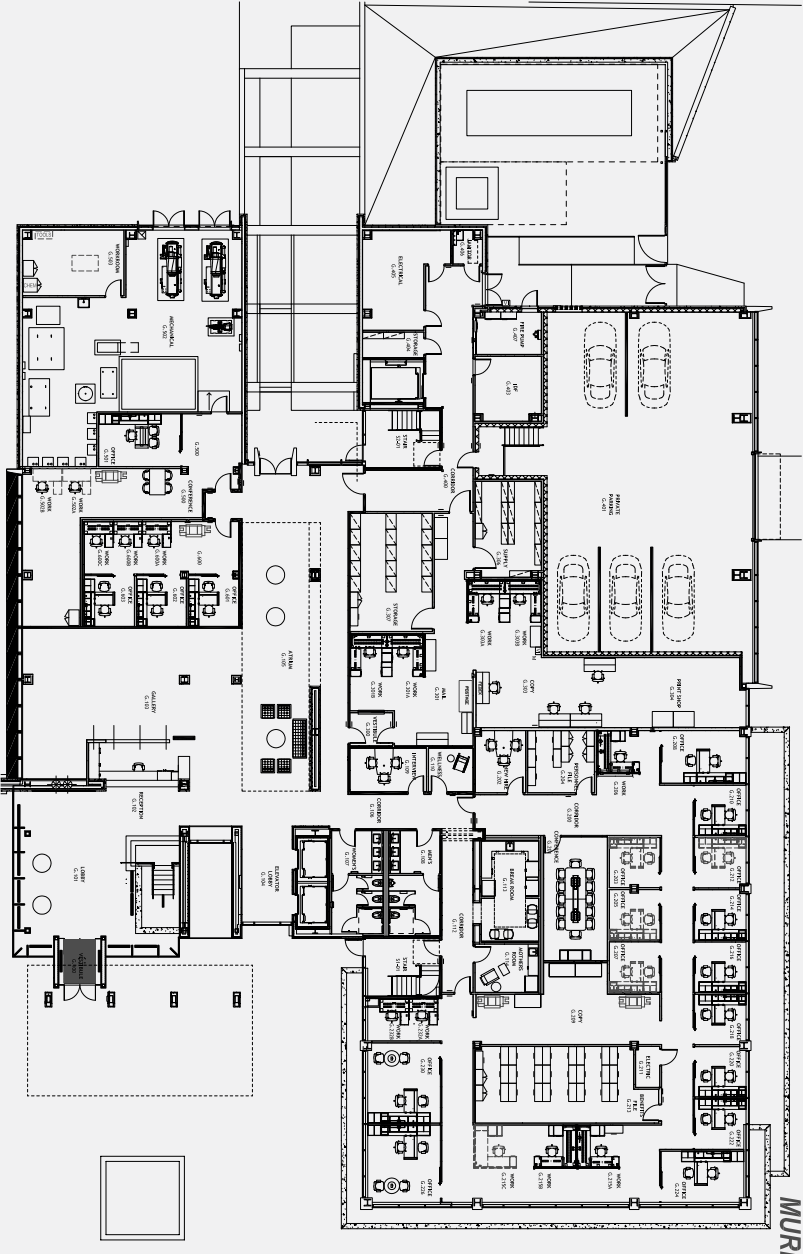
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FIRST FLOOR PLAN



BUILDING SPECIFICATIONS

Sale Price	\$15,000,000
Building Size	Approximately 87,076 SF Five-story office building
Acreage	Approximately 0.829 AC
Zoned	C-2, General Commercial
Year Built	2015
Parking	55 parking spots across the street; 6 visitor spots in front of building; 5 executive spaces under building
Excess Parking	Additional parking spaces available for lease adjacent to building. For additional information inquire with broker.

AREA DEMOGRAPHICS (3 MILE)



Estimated Population  
(2020)  
18,269



Average Household  
Income  
(2020)  
\$60,563

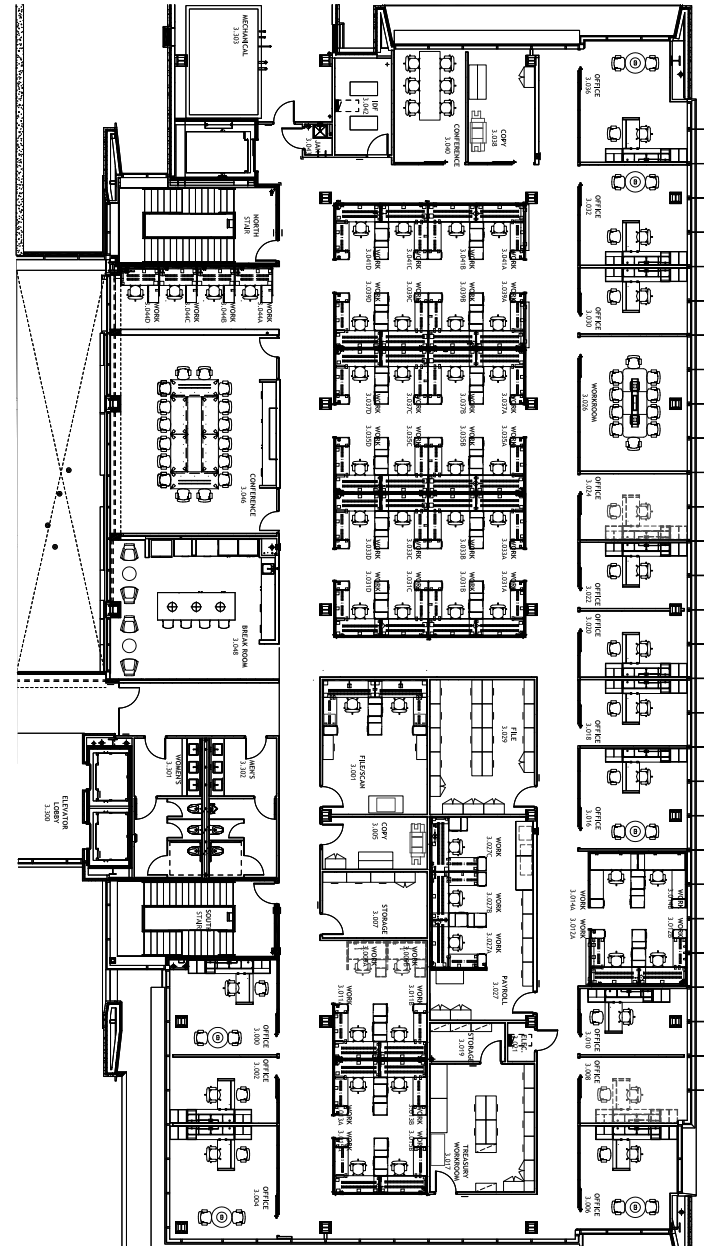


Estimated Households  
(2020)  
7,892

FEATURES

- Class "A" high-level finishes
- 100-person large video conference center
- On-site commercial grade kitchen
- State-of-the-art AV systems throughout the building
- On-site backup 1000 kW generator
- Executive parking garage
- 16 conference rooms and 99 offices
- Enhanced server room with two Liebert units

### THIRD FLOOR PLAN





Architectural floor plan of the 10th floor of the 1000 Peachtree building. The plan shows a complex arrangement of offices, conference rooms, a break room, and a large open area. Rooms are labeled with names like 'OFFICE', 'CONFERENCE', 'BREAK ROOM', and 'ELEVATOR'. Dimensions are provided for many rooms, such as 'OFFICE 4.00x6.00' and 'CONFERENCE 4.00x6.00'. The plan also includes a north arrow and a scale bar.

This detailed architectural floor plan illustrates the 10th floor of the New York City Police Department. The layout includes a large conference room on the left, a central corridor system, and several smaller offices and meeting rooms. Key areas are labeled with their names and dimensions:

- Conference Room:** A large rectangular room on the left, measuring 15.00 x 30.00, equipped with a large conference table and chairs.
- Reception:** A central area measuring 5.00 x 5.00, featuring a reception desk and seating.
- Corridors:** Multiple corridors are shown, including a central corridor (5.00 x 10.00) and a side corridor (5.00 x 10.00).
- Offices:** Several offices are located throughout the floor, including an office measuring 5.00 x 5.00 and another measuring 5.00 x 5.00.
- Meeting Rooms:** A circular meeting room measuring 5.00 x 5.00 is located near the center, and a rectangular meeting room measuring 5.00 x 5.00 is located on the right.
- Storage:** A storage area measuring 5.00 x 5.00 is located near the center.
- Staircases:** Two staircases are shown, one measuring 5.00 x 5.00 and another measuring 5.00 x 5.00.
- Other Rooms:** Other rooms include a "MECHANICAL" room (5.00 x 5.00), a "RESTROOM" (5.00 x 5.00), a "TOILET" (5.00 x 5.00), a "KITCHEN" (5.00 x 5.00), a "PANTRY" (5.00 x 5.00), a "CLOSET" (5.00 x 5.00), a "HALL" (5.00 x 5.00), a "LOBBY" (5.00 x 5.00), a "GALLERY" (5.00 x 5.00), a "RECEPTION" (5.00 x 5.00), a "CONFERENCE" (5.00 x 5.00), a "STORAGE" (5.00 x 5.00), a "RESTROOM" (5.00 x 5.00), a "TOILET" (5.00 x 5.00), a "KITCHEN" (5.00 x 5.00), a "PANTRY" (5.00 x 5.00), a "CLOSET" (5.00 x 5.00), a "HALL" (5.00 x 5.00), a "LOBBY" (5.00 x 5.00), a "GALLERY" (5.00 x 5.00), a "RECEPTION" (5.00 x 5.00), a "CONFERENCE" (5.00 x 5.00), a "STORAGE" (5.00 x 5.00), a "RESTROOM" (5.00 x 5.00), a "TOILET" (5.00 x 5.00), a "KITCHEN" (5.00 x 5.00), a "PANTRY" (5.00 x 5.00), a "CLOSET" (5.00 x 5.00), a "HALL" (5.00 x 5.00), a "LOBBY" (5.00 x 5.00), a "GALLERY" (5.00 x 5.00), a "RECEPTION" (5.00 x 5.00), a "CONFERENCE" (5.00 x 5.00), a "STORAGE" (5.00 x 5.00), a "RESTROOM" (5.00 x 5.00), a "TOILET" 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CLOCKWISE FROM TOP LEFT: Lobby lights // Executive office floor balcony // Exterior // Meeting room with projector // Office space





CLOCKWISE FROM TOP LEFT: Executive floor - board meeting room // Break room // Lobby // Executive office // Conference room



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