

**LAVISTA
ASSOCIATES, INC.**

Commercial and Industrial, Realtors®

50
YEARS
1972 - 2022

FOR SALE

2580 NORTHEAST EXPRESSWAY | CHAMBLEE (ATLANTA), GEORGIA 30345





PROPERTY OVERVIEW

Overview

Qualified parties are extended the opportunity to purchase the office building at 2580 Northeast Expressway, Chamblee, GA 30345. This 8,900± SF facility is situated on 1.3± acres in the desirable I-85 | Chamblee submarket, and affords an owner-occupant a prominent freestanding facility, with branding signage features, rarely found in such a high visibility environment.

Key Features

- Freestanding Corporate / Regional Headquarters Opportunity
- Outstanding Access to I-85 via Clairmont Road & Shallowford Road
- 35 Parking Spaces
- Efficient One-Story Building with Service Access
- Fenced Parking / Storage Area
- Visible to +200,000 I-85 Travelers Daily

Location

2580 Northeast Expressway is located within the city limits of Chamblee in DeKalb County, Georgia. Ideally situated between two exits off Interstate 85 inside the Atlanta Perimeter Interstate 285, this location provides excellent access to the corporate environments in Buckhead, Central Perimeter and Century Center. Few user facilities of this size offer the combination of visibility and accessibility as 2580 Northeast Expressway.

PROPERTY SPECIFICATIONS

Size

8,900± SF on 1.3± AC

Zoning

I - Light Industrial

Parking

35 Spaces / Fenced Area

Year Built / Renovated

1971

Construction

Steel frame, masonry and glass

HVAC

Package units installed on roof

Ceilings

Acoustical tile

Floors

Carpet and Tile

Street Frontage

339' ± on Frontage Road



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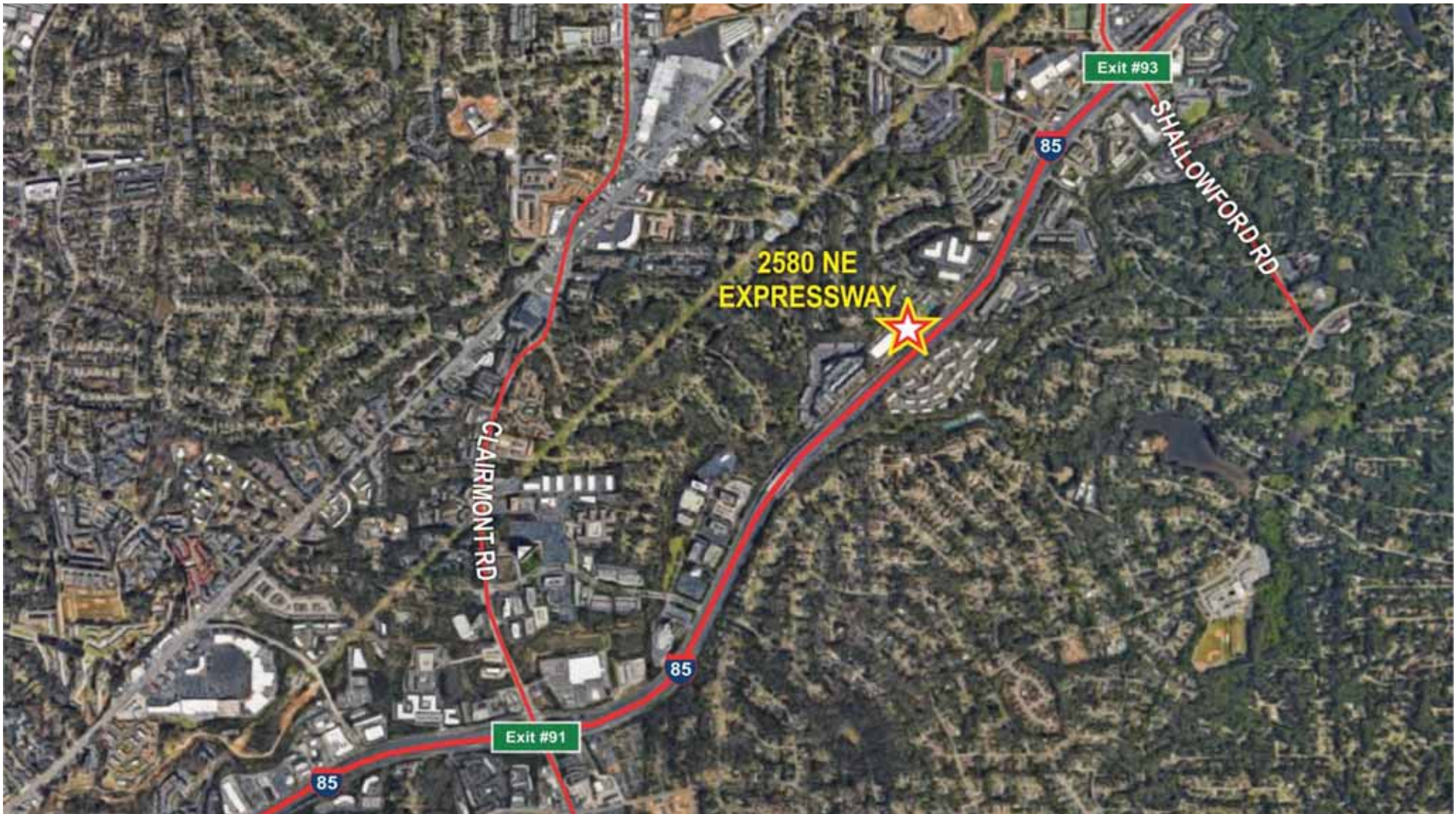
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AERIAL PHOTOGRAPH



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AERIAL PHOTOGRAPH



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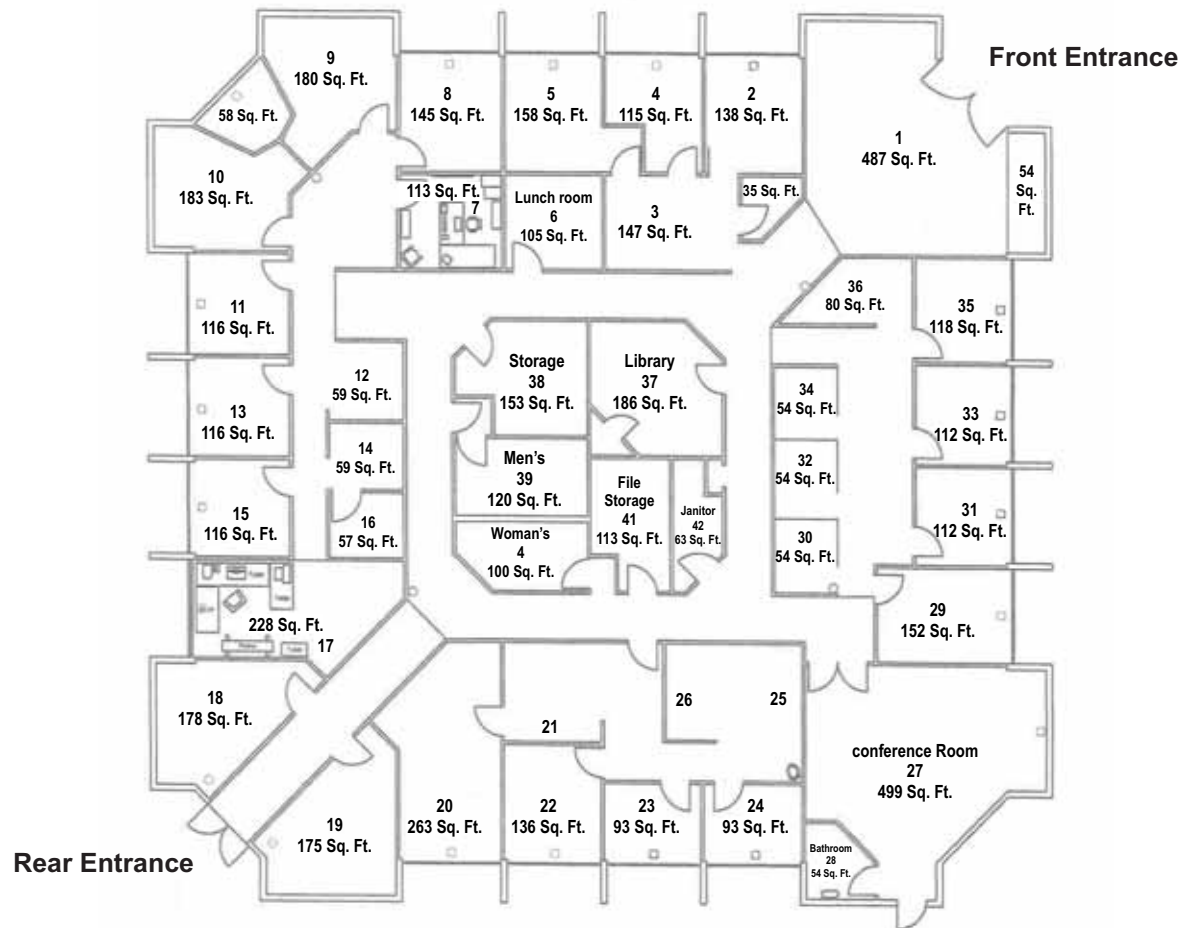
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PHOTOGRAPHS



FLOORPLAN



2580 Northeast Expressway Atlanta, Georgia 30345

SF figures listed above must be verified

DISCLOSURE AND DISCLAIMER

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