

3110 MAPLE DRIVE

3110 Maple Dr NE
Atlanta, Georgia 30305



3110 Maple Drive, a 48,164 square foot, four story office building with a 14,626 square foot one story Retail / Office building, is located near the intersection of Peachtree Road and Maple Drive. The center sits on 2.2 Acres in the heart of Buckhead and offers 168 surface parking spaces. Currently, the center caters to movie companies looking for flexible lease terms. Multiple Repositioning options available, up to 46,000 SF Available



Bill Dabney
(404) 237 2972
Leasing@cartelgroup.com

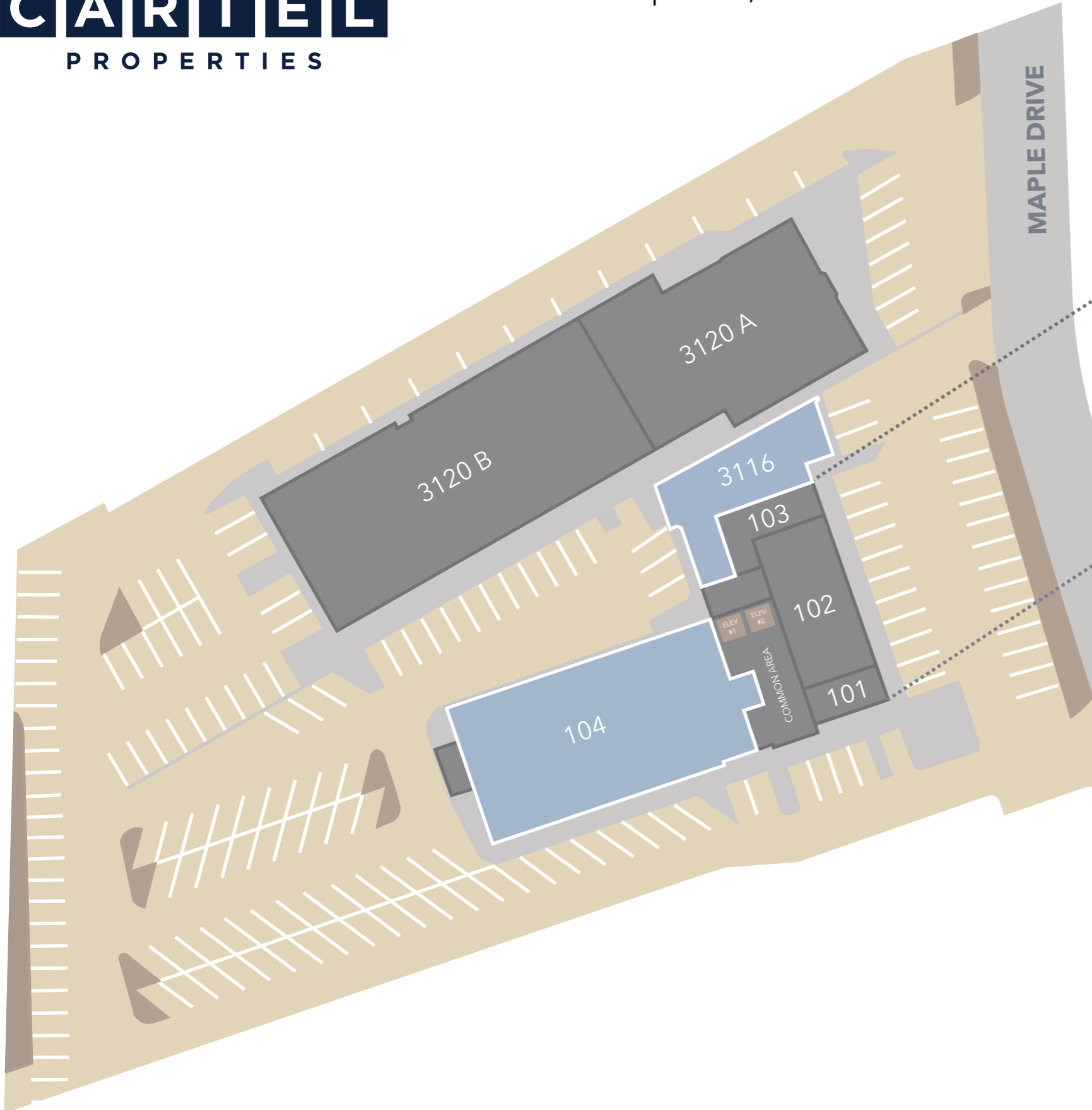


CURRENT LAYOUT

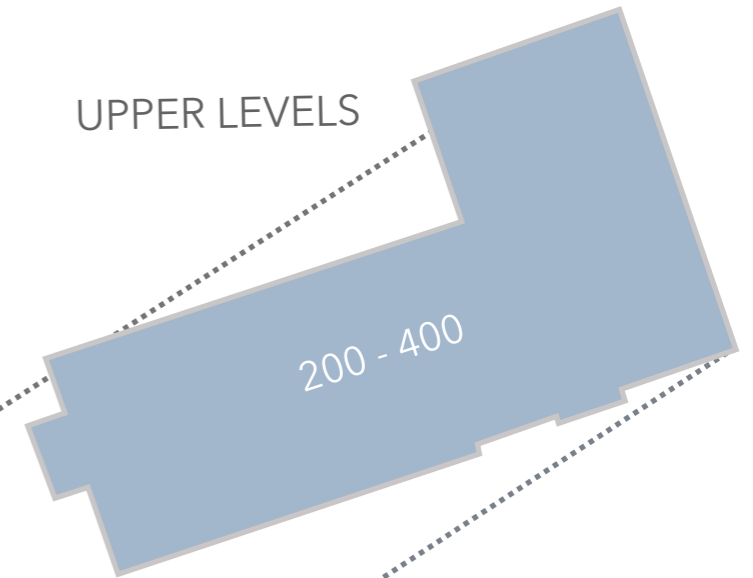
Up to 43,832 SF Available

3110 MAPLE DRIVE

3110 Maple Dr NE
Atlanta, Georgia 30305



UPPER LEVELS



 =AVAILABLE

Suite	Tenant
101	(678 sf)
102	Sweet Peach (1,062 sf)
103	Chestney & Sullivan Law (720 sf)
104	AVAILABLE (7,132 sf)
200	AVAILABLE (11,500 sf)
300	AVAILABLE (11,500 sf)
400	AVAILABLE (11,500 sf)
3116	AVAILABLE (2,200 sf)
3120 A	Georgia Eye Associates (6,500 sf)
3120 B	Atlanta Police Department (6,954 sf)

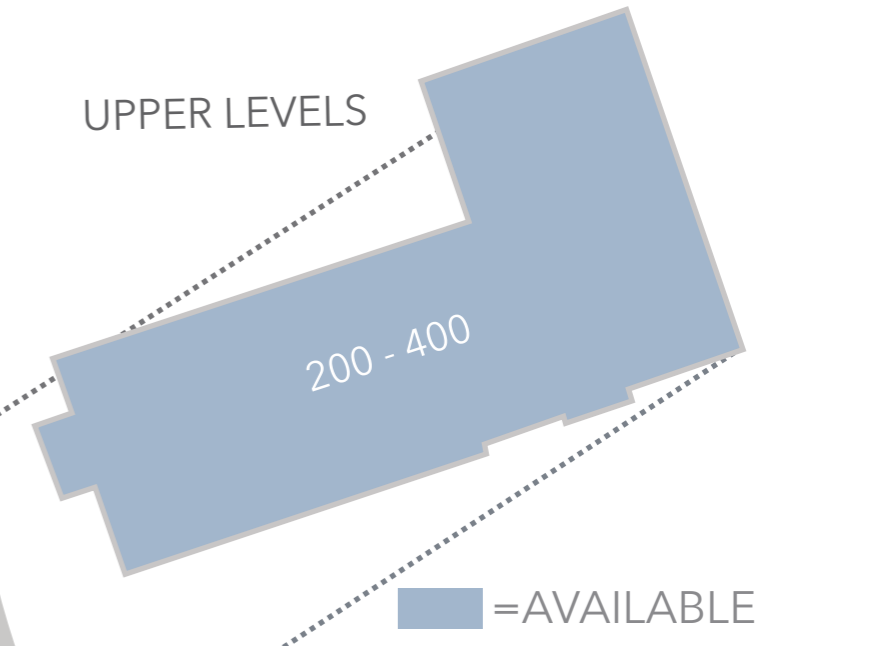
ZONING: SPI-9; SUBAREA 3

OPTION #1

Up to 46,292 SF Available

3110 MAPLE DRIVE

3110 Maple Dr NE
Atlanta, Georgia 30305



Suite	Tenant
101	AVAILABLE (4,660 sf)
104	AVAILABLE (7,132 sf)
200	AVAILABLE (11,500 sf)
300	AVAILABLE (11,500 sf)
400	AVAILABLE (11,500 sf)
3120 A	Georgia Eye Associates (6,500 sf)
3120 B	Atlanta Police Department (6,954 sf)

ZONING: SPI-9; SUBAREA 3



OPTION #2

Up to 13,474 SF Available

3110 MAPLE DRIVE

3110 Maple Dr NE
Atlanta, Georgia 30305



=AVAILABLE

Suite	Tenant
100	AVAILABLE (13,474 sf)
3120 A	Georgia Eye Associates (6,500 sf)
3120 B	Atlanta Police Department (6,954 sf)

ZONING: SPI-9; SUBAREA 3

3110 MAPLE DRIVE

3110 Maple Dr NE
Atlanta, Georgia 30305



DEMOGRAPHIC SNAPSHOT

2023

	1 mile	3 mile	5 mile
Population	31,796	140,084	343,848
Average HHI	\$140,464	\$144,750	\$139,190
Median Age	40.4	38.9	37.7
Total Households	18,350	70,583	163,973
Daytime Employees	55,697	120,952	444,407

TRAFFIC COUNT

2020

Peachtree & Shadowlawn	43,999 aadt
------------------------	-------------



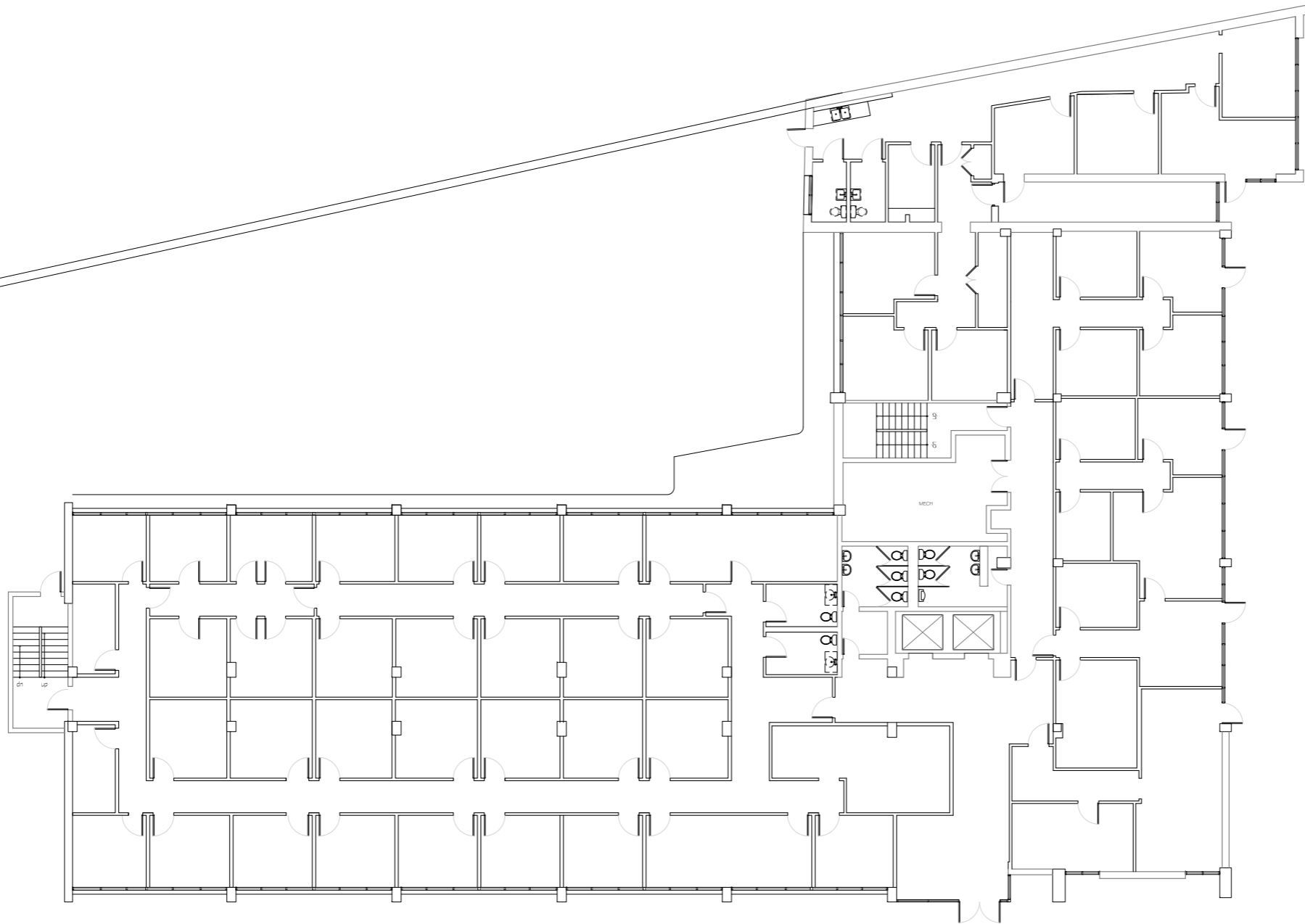
Bill Dabney
(404) 237 2972
Leasing@cartelgroup.com



Bill Dabney
(404) 237 2972
Leasing@cartelgroup.com



Bill Dabney
(404) 237 2972
Leasing@cartelgroup.com

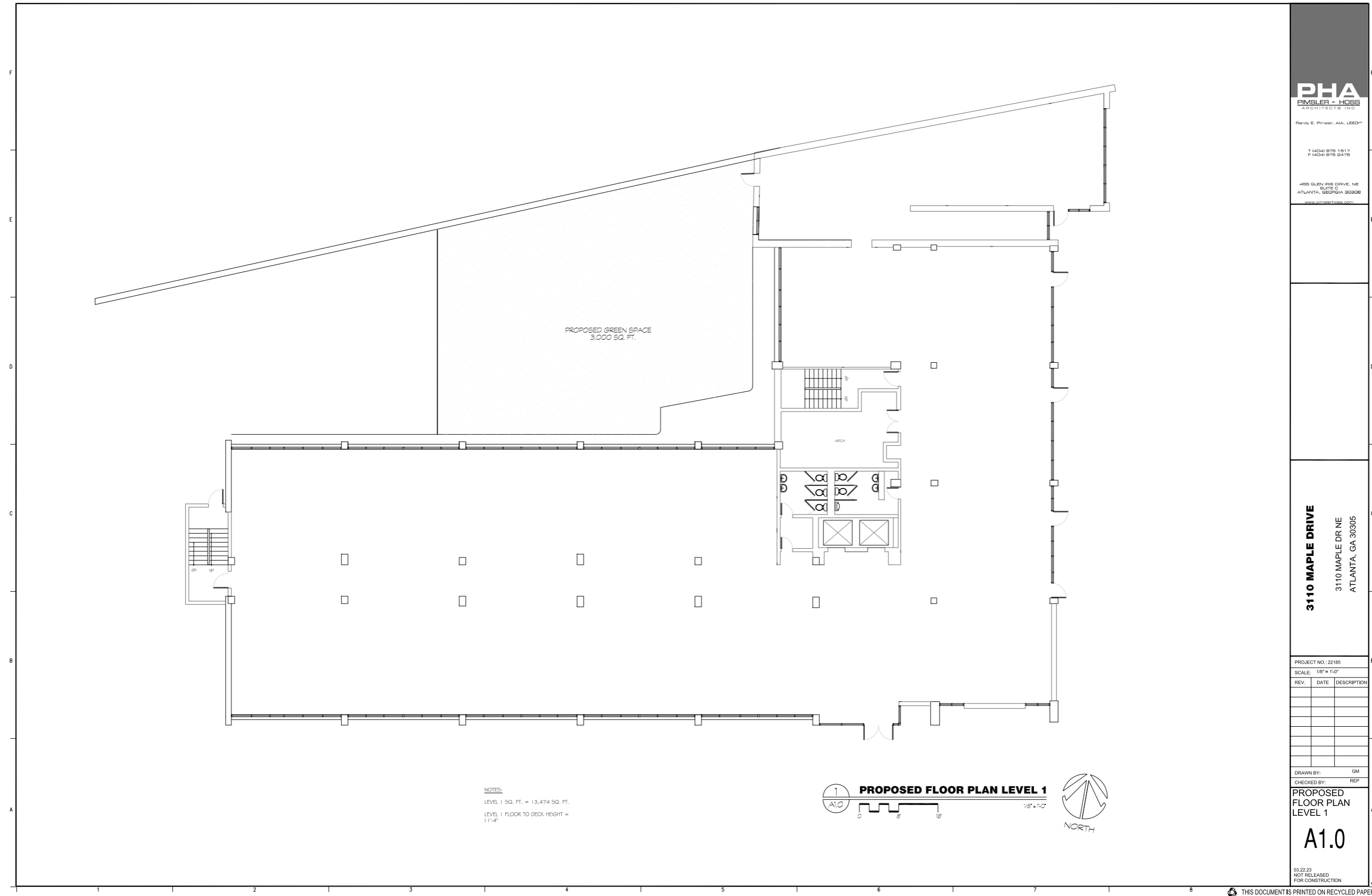


NOTES:
 LEVEL 1 SQ. FT. = 13,414 SQ. FT.
 LEVEL 1 CEILING HEIGHT = 8'-0"
 LEVEL 1 FLOOR TO DECK HEIGHT = 11'-4"

1
 AD1.0 **EXISTING FLOOR PLAN LEVEL 1**
 0 5 10 1/8" = 1'-0"



REV.	DATE	DESCRIPTION



NOTES:
 LEVEL 1 SQ. FT. = 13,474 SQ. FT.
 LEVEL 1 FLOOR TO DECK HEIGHT = 11'-4"

1
 A1.0
PROPOSED FLOOR PLAN LEVEL 1
 1/8" = 1'-0"



PHA
 PIMSLER + HOSS
 ARCHITECTS INC.
 Randy E. Pimsler, AIA, LEED®
 T (404) 875 1317
 F (404) 875 2475
 485 GLEN IRIS DRIVE, NE
 SUITE C
 ATLANTA, GEORGIA 30308
 www.pimshoss.com

3110 MAPLE DRIVE
 3110 MAPLE DR NE
 ATLANTA, GA 30305

PROJECT NO.: 22185
 SCALE: 1/8" = 1'-0"

REV.	DATE	DESCRIPTION

DRAWN BY: GM

CHECKED BY: REP

PROPOSED FLOOR PLAN LEVEL 1
A1.0

03.22.23
 NOT RELEASED FOR CONSTRUCTION

THIS DOCUMENT IS PRINTED ON RECYCLED PAPER



Bill Dabney
 (404) 237 2972
 Leasing@cartelgroup.com



Tenant

Tenant

3110

