



Best Flex Offering in Sandy Springs



NEWMARK

 **THIRD & URBAN**

8601 Dunwoody Pl, Sandy Springs, GA 30350
northridgecommons.com



Northridge Commons is a seven-building office park located along the Georgia 400 corridor at the northern gateway to Atlanta, positioned at the intersection of the city's fastest-growing suburban office submarkets. It's nestled along the banks of the Chattahoochee River, offering a truly distinctive location.



PROPERTY SPECS

- Seven building, 38+ acre campus, located directly off GA-400
- Wide range of available space from 3,249 SF to 21,959 SF
- Flexible space with ideal offerings for warehouse users, distributors, and light manufacturers in the flex suites. It also offers quality 2nd gen office space for small businesses and retail-facing tenants.



SINGLE-STORY BENEFITS

- Quick access from parking lot to buildings
- Private entrances for employees
- Tenant exclusive restrooms
- No elevator wait times
- Tenant controlled HVAC
- On-site janitorial staff
- Loading docks



LOCATION & AMENITIES

- Located immediately off the GA-400 Northridge exit
- Two miles to Canton Street restaurants, breweries, and retail
- MARTA bus stops on-site and the North Springs station is nearby

A large, modern sign for Northridge Commons. The sign is mounted on a white cinder block wall. It features a large, stylized 'N' that is split diagonally into a light blue section on the left and a green section on the right. The word 'NORTHBRIDGE' is written in large, white, sans-serif capital letters across the top of the 'N'. Below it, the word 'COMMONS' is written in smaller, white, sans-serif capital letters. To the left of 'COMMONS', the number '8601' is displayed in a dark, sans-serif font. The sign is set against a backdrop of lush green trees and a clear blue sky. A large, rounded green bush is in the foreground to the right of the sign. The ground is covered with dry pine needles and some green grass.

NORTHBRIDGE

8601

COMMONS



MIDTOWN / DOWNTOWN

BUCKHEAD

CENTRAL PERIMETER

SANDY SPRINGS

NORTHRIDGE
INTERCHANGE

DUNWOODY

CHATTAHOOCHEE RIVER
NATIONAL RECREATION PARK

EXIT 6
19

400

ROSWELL ROAD

ROBERTS DRIVE



NORTHRIDGE
COMMONS

BUILDING 100

BUILDING 200

BUILDING 300

BUILDING 400

BUILDING 500

BUILDING 600

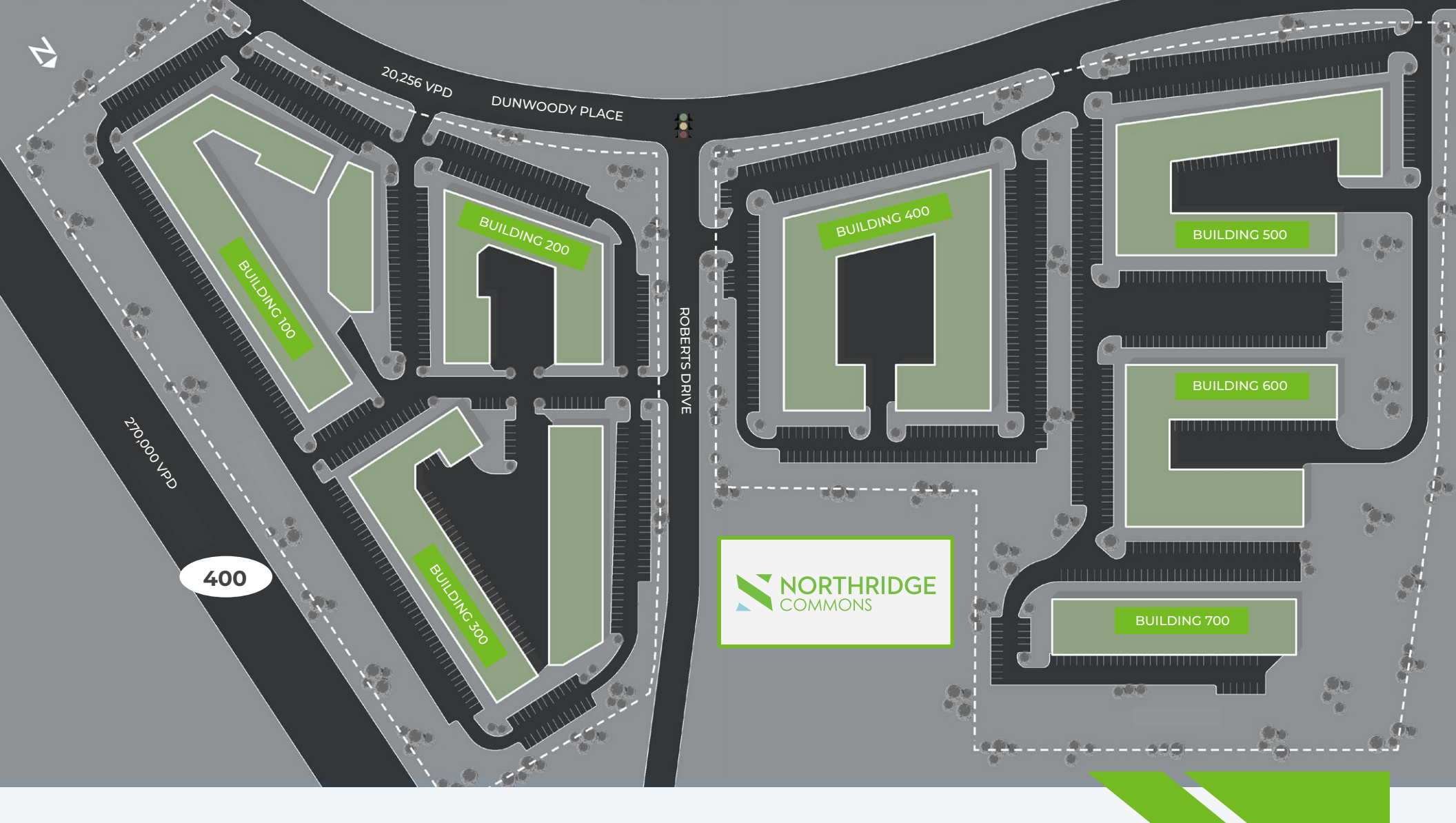
BUILDING 700

Northridge Commons offers exceptional flexible spaces ideal for professional services, creative office, small business or specialty retail tenants.

Situated in Sandy Springs, the property boasts prime frontage along one of the region's busiest north-south thoroughfares, with immediate access to GA 400. Just off the Northridge exit, Northridge Commons is centrally located among Metro Atlanta's most affluent northern suburbs—Sandy Springs, Roswell, and Dunwoody—while being only 13 miles from the city's urban core. This prime positioning naturally supports one of the region's strongest economic and employment hubs.







8605 Dunwoody Place

16.35 Site Acreage

BUILDING 100

83,980 SF

BUILDING 200

44,786 SF

BUILDING 300

83,624 SF

8601 Dunwoody Place

21.91 Site Acreage

BUILDING 400

85,678 SF

BUILDING 500

71,291 SF

BUILDING 600

63,380 SF

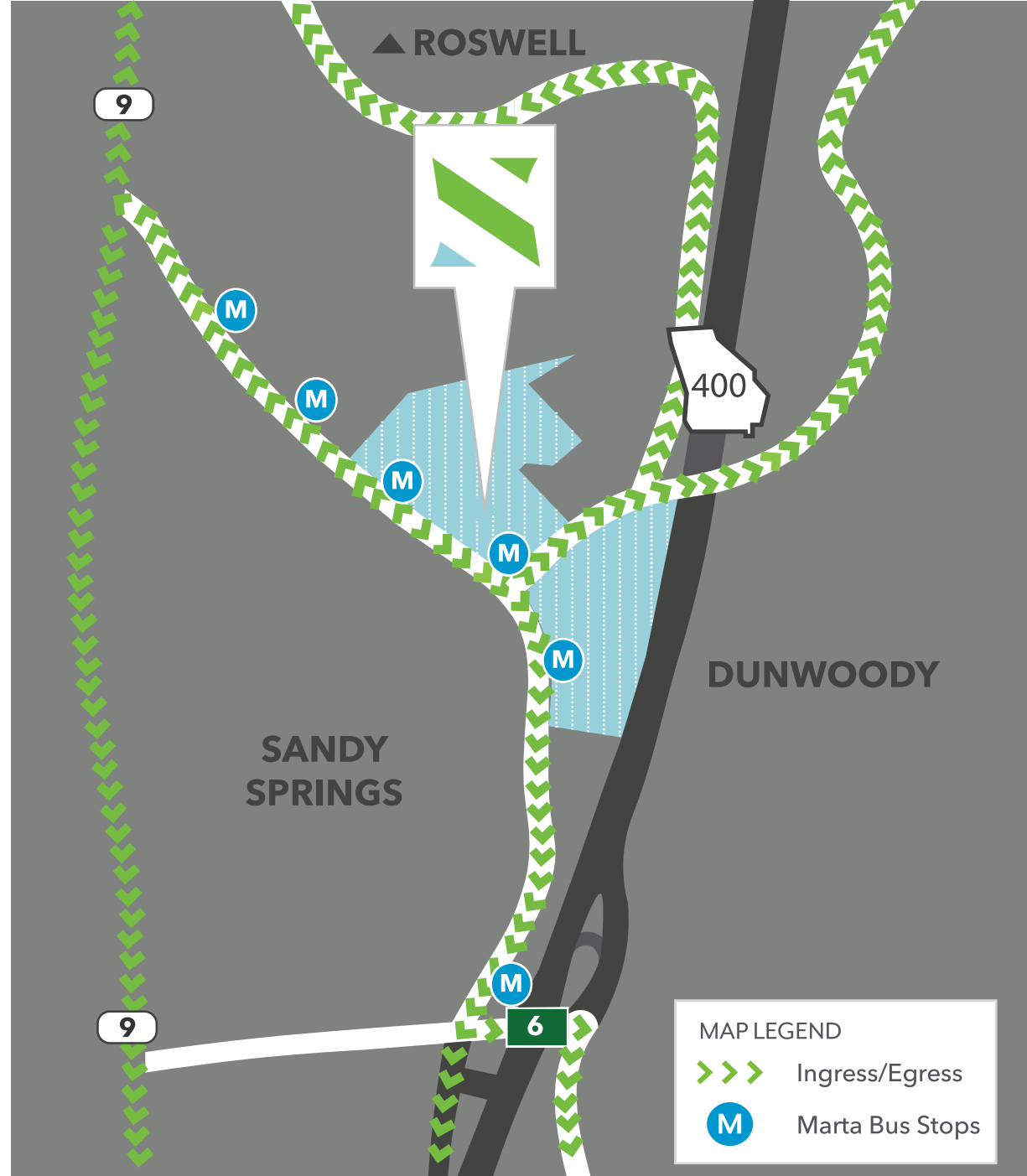
BUILDING 700

38,196 SF

ACCESSIBLE LOCATION, CLOSE TO
SANDY SPRINGS, ROSWELL AND
DOWNTOWN ATLANTA.

SURROUNDING DRIVE TIMES

Historic Roswell	2 mi
Dunwoody	3 mi
MARTA Station: North Springs	4 mi
City Springs (Downtown Sandy Springs)	5 mi
Alpharetta	8 mi
Brookhaven	10 mi
Buckhead / Atlanta	13 mi



NEARBY AMENITIES

- Immediate access to over 40 casual and fine dining restaurants.
- Near historic Roswell's breweries, entertainment venues, and retail.
- A short drive to the Chattahoochee River, the Nature Center, several parks and trails, and national historic sites.

RESTAURANTS

- | | |
|--|---|
| A QT Kitchens | P ZuZu |
| B Starbucks, McDonald's, Arby's, Circle Sushi, Chipottedunkin | Q Mac McGee Pub, IPP's Pasteria & Bar, Loyal Tavern, 1920 Tavern, Lola's Burger & Tequila, Roux On Canton, Salt Factory Pub, Little Alley Steak, Ceviche Taqueria, Zest, Rock N Taco |
| C Smoothie King, Wing Stop | |
| D Sandy Springs Diner | R Vin25, Pie Hole |
| E JoJo's Wings & Grill, Three Dollar Café | S Table & Main |
| F Chick-Fil-A | T Osteria Mattone, The Fickle Pickle |
| G Enzo Japanese Eatery | U Carlisle's Pizza Tavern |
| H Pizza Hut, Moe's Southwest Grill, Dunkin' Donuts | V PURE Taqueria |
| I Samad Grill | W Thumbs Up Diner, Lucky's Burger & Brew |
| J North River Tavern | X McAlister's Deli |
| K Amalfi's Restaurant | Y Waffle House |
| L Land of 1000 Hills Coffee | Z Foundation Social Eatery, Taqueria Tsunami, Wendy's, Kale Me Crazy, Zaxby's |
| M El Porton Mexican Restaurant | |
| N The Mill Kitchen and Bar | |
| O Souper Jenny, Spiced Right Ribhouse | |



GROCERY, FITNESS & ENTERTAINMENT

- | | | |
|-----------------------------------|----------------------------|-----------------|
| 1 Publix, Anywhere Fitness | 3 LA Fitness | 5 Publix |
| 2 ATL Fitness 24/7 | 4 Gate City Brewery | |

GAS

- | | |
|-------------------|------------------|
| 1 QuikTrip | 4 Texaco |
| 2 CITGO | 5 Chevron |
| 3 BP | |

BANKS

- | | |
|--------------------------|-------------------|
| 1 Truist | 4 Chase |
| 2 Bank of America | 5 PNC Bank |
| 3 Wells Fargo | |



NORTHRIDGE COMMONS



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northridgecommons.com

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