



**Governors  
Lakes**

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**3091 Governors Lake  
Drive**

Building 100  
Peachtree Corners, GA  
30071

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**TRANSWESTERN**

REAL ESTATE  
SERVICES







Experience the perfect blend of tranquility and connectivity at this exceptional property located in the heart of Peachtree Corners. Offering 360° serene views, the property is surrounded by a three-acre walk-around lake featuring direct walk-out access and two covered seating areas, ideal for collaboration or relaxation.

The open-air atrium lobby, with public-facing glass elevators spanning five floors, creates a stunning and welcoming first impression. Recent renovations to the lobby and common areas include upgraded, modernized amenities and fixtures, enhanced landscaping, and revitalized lobbies and restrooms.

Strategically positioned with direct interstate access via GA-141, the property provides excellent signage visibility, a 3.6/1,000 SF parking ratio, and proximity to 25+ nearby restaurants. Whether for work or leisure, this property sets a new standard for functionality and style in Peachtree Corners.

## BUILDING HIGHLIGHTS



**3091 Governors Lake Drive, Peachtree Corners, GA**



**Enhanced Landscaping**



**Revitalization of Lobbies and Restrooms**



**Direct Interstate Access Via GA-141**



**Excellent Signage Visibility**



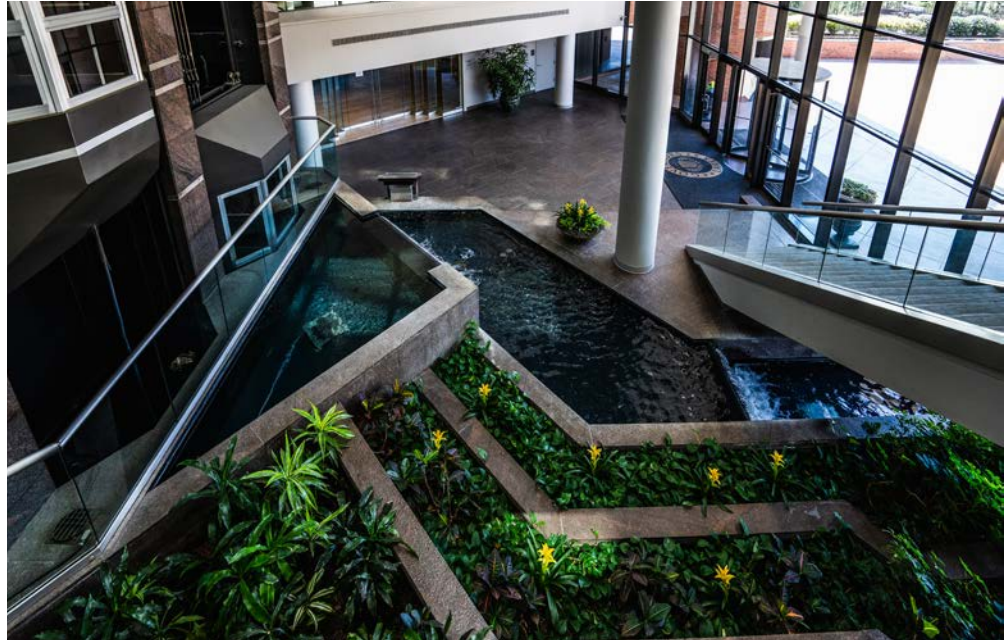
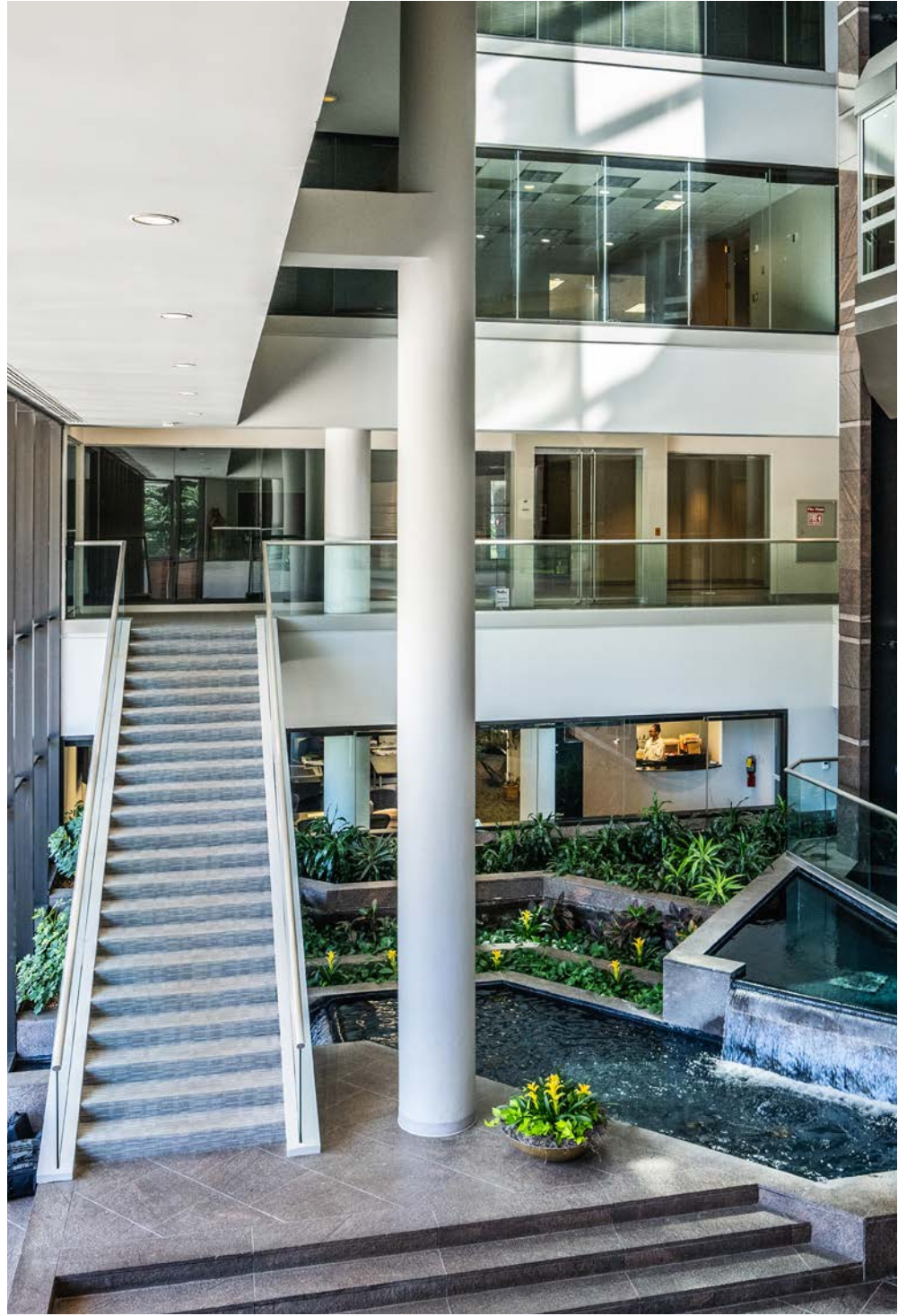
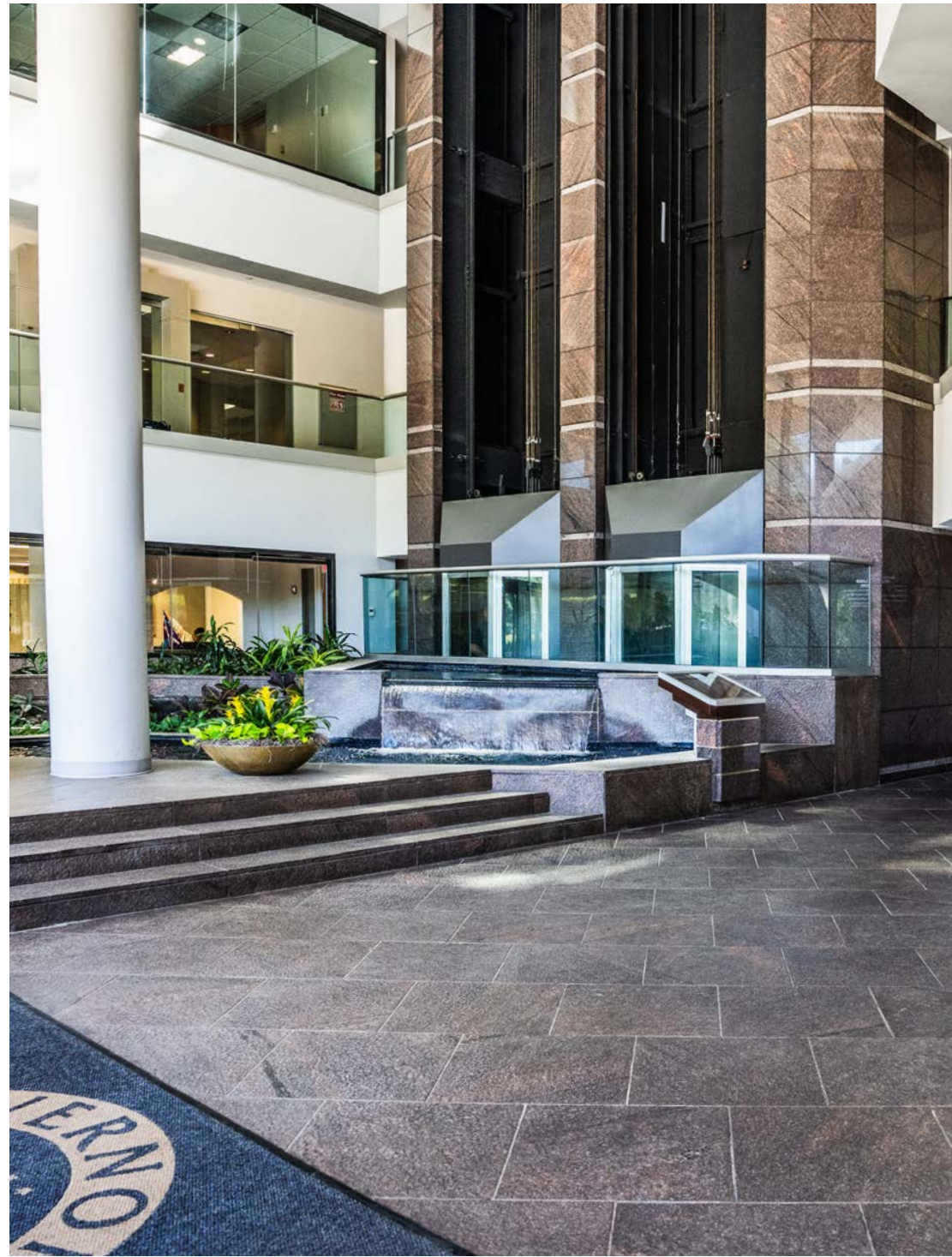
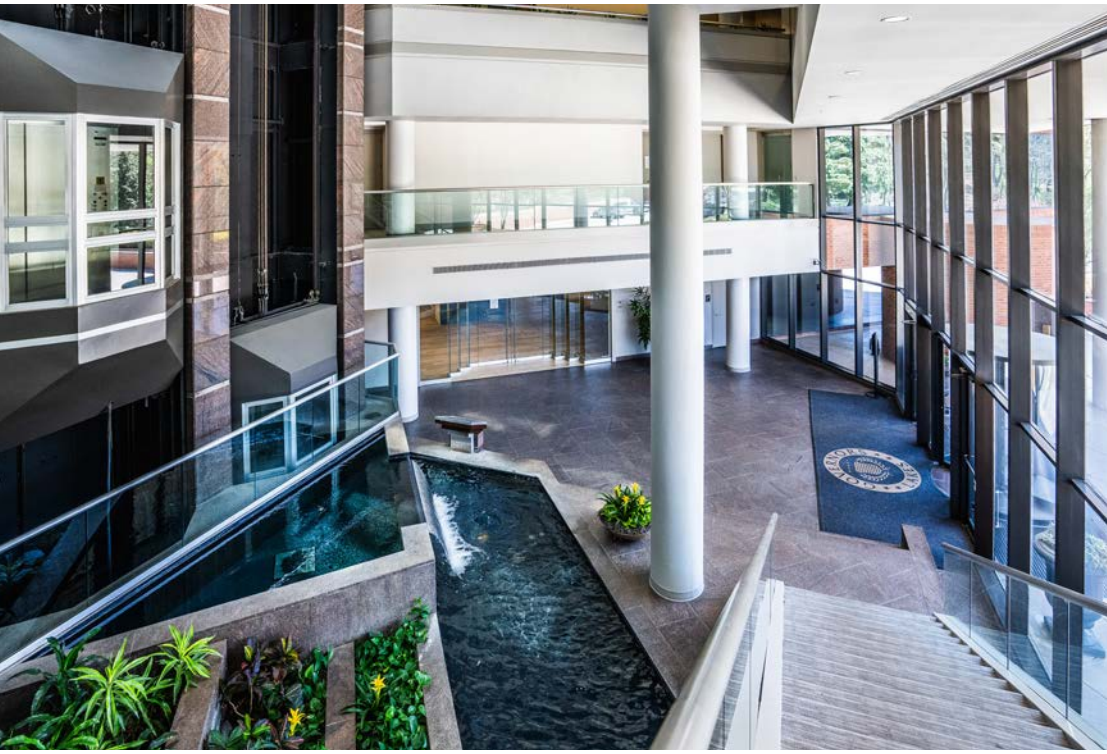
**3.6 / 1,000 SF Parking Ratio**



**Full-Building, Corporate Campus Opportunity**











# EXCELLENT SIGNAGE OPPORTUNITY

Position your business for success with unparalleled signage opportunities at this premier property in Peachtree Corners. Offering excellent visibility along GA-141, direct interstate access, and proximity to 25+ nearby restaurants, this serene yet connected destination ensures your brand stands out.

1

THE FORUM PEACHTREE CORNERS

DRIVE TIME: 13-15 MIN

WILLIAMS-SONOMA

J.ALEXANDER'S

POTTERYBARN

BARNES&NOBLE

TRADER JOE'S

Swoozie's

DSW

AT&T

LOFT

ULTA

OLD NAVY

HomeGoods

CHOPT

La Parrilla

WHICH WICH?

Jason's deli

CHIPOTLE

Moe's

Red's

JOS. A. BANK

BANANA REPUBLIC

Newk's

BURGERIM

mojitos

SPA SYDELL

california PIZZA KITCHEN

3

VILLAGE AT PEACHTREE CORNERS

DRIVE TIME: 12-14 MIN

Flying Biscuit

Orangetheory

STAGE

PUB TEN

MARCO'S PIZZA

LIDL

4

PEACHTREE CORNERS MARKETPLACE

DRIVE TIME: 8-10 MIN

ALDI

Chick-fil-A

LA FITNESS

BURGERFI

Panera

2

PEACHTREE CORNERS TOWN CENTER

DRIVE TIME: 12-14 MIN

CINEBISTRO

FARM BURGER

Gong cha

Tiff's Treats

FIRE STONE

FLAVA BOWLS

Deliworks

salata

MH

Lazy DOG

TACQUERIA SUNAM

FIREBIRDS

MY SALON

F&S

Hollywood Feed

M. Marlow's Tavern

Kremo

HAND & STONE

hoots wings

5

PEACHTREE SQUARE SHOPPING CENTER

DRIVE TIME: 8-10 MIN

Publix

TARGET

PANDA EXPRESS

# NEARBY AMENITIES

G

Governors Lakes





# Governors Lakes

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