



# OFFERING MEMORANDUM

TWO OFFICE BUILDINGS ADJACENT TO EMORY UNIVERSITY CAMPUS

± 11,420 SF

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# THE OFFERING



CDC  
CENTERS FOR DISEASE  
CONTROL AND PREVENTION

EMORY  
HEALTHCARE

Children's  
Healthcare of Atlanta

Emory Clinic  
Gastroenterology

EMORY  
UNIVERSITY  
HOSPITAL

EMORY  
GOIZUETA  
BUSINESS  
SCHOOL

EMORY  
LAW

Schwartz Center for  
Performing Arts

Clifton Road

N Decatur Road

SUNTRUST





## INVESTMENT HIGHLIGHTS

### THE ASSET

- Two boutique office buildings totaling 11,420 SF for sale at the corner of North Decatur and Clifton Roads
- Brick & siding exteriors with several covered porches and outdoor gathering places
- ± 0.72 acres | 204' frontage | 17 parking spaces | 2 monument signs
- Both buildings have elevator access
- Currently occupied by Emory University's Alumni Relations and Finance and Research Administration Departments
- Both buildings will be available for occupancy 11/1/2019

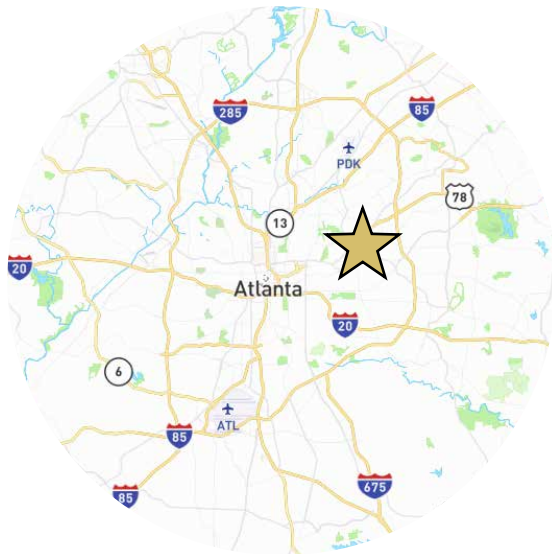
### PRIME LOCATION

- Excellent location at a traffic-lit corner
- Directly across the street from Emory Law, Emory University Hospital and 5 minute walk to Emory Village
- Close proximity to Downtown Decatur and Atlanta
- Combined traffic count of 44,853 VPD (22,570 VPD on N Decatur Rd & 22,283 VPD on Clifton Rd)
- Expanding walkway development across the street from property

 **PRICE \$3,250,000**

# PROPERTY INFORMATION

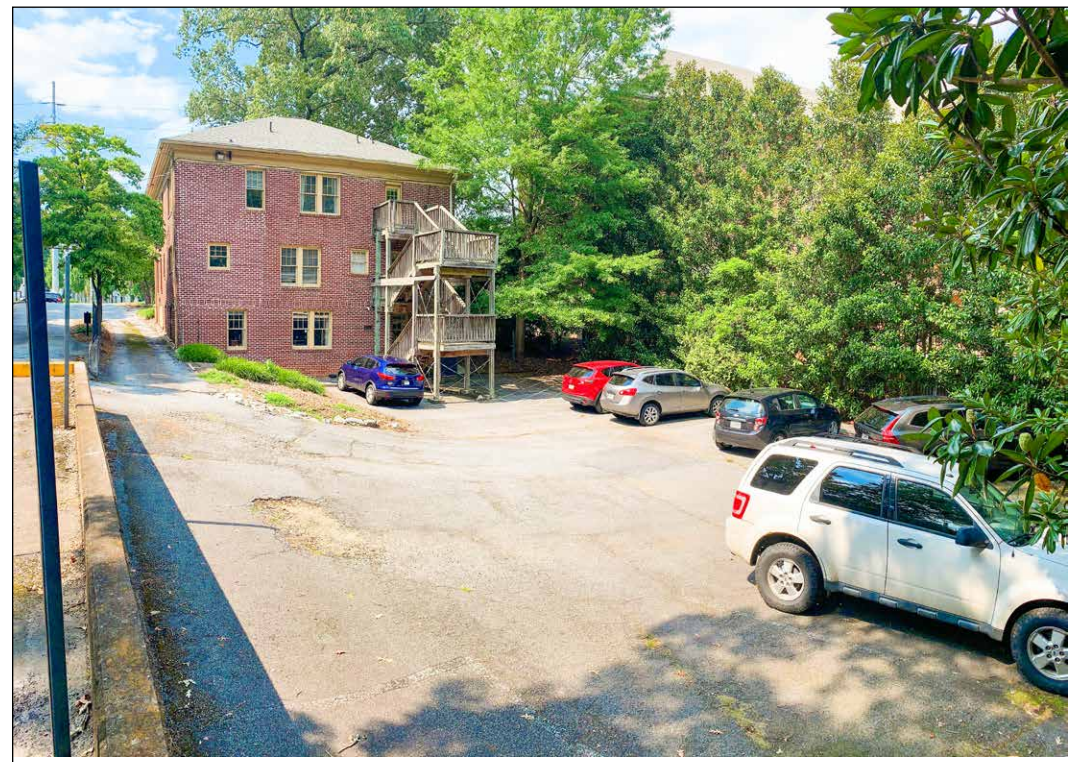
<b>ADDRESS</b>	1707 & 1715 N Decatur Road Atlanta, GA 30307
<b>COUNTY</b>	DeKalb
<b>TOTAL BUILDING SIZE</b>	11,420 SF (6,940 SF + 4,480 SF)
<b>SITE SIZE</b>	± 0.72 Acres
<b>BUILDING CLASS</b>	B
<b>STORIES</b>	3
<b>ELEVATORS</b>	1 in each building
<b>SIGNAGE</b>	2 monument
<b>ZONING</b>	O & I (Office & Institutional) <a href="#">Link</a>
<b>PARKING</b>	17 surface spaces
<b>OCCUPANCY</b>	Available 11/1/2019
<b>SALES PRICE</b>	\$3,250,000



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# 1715 N DECATUR PHOTOS



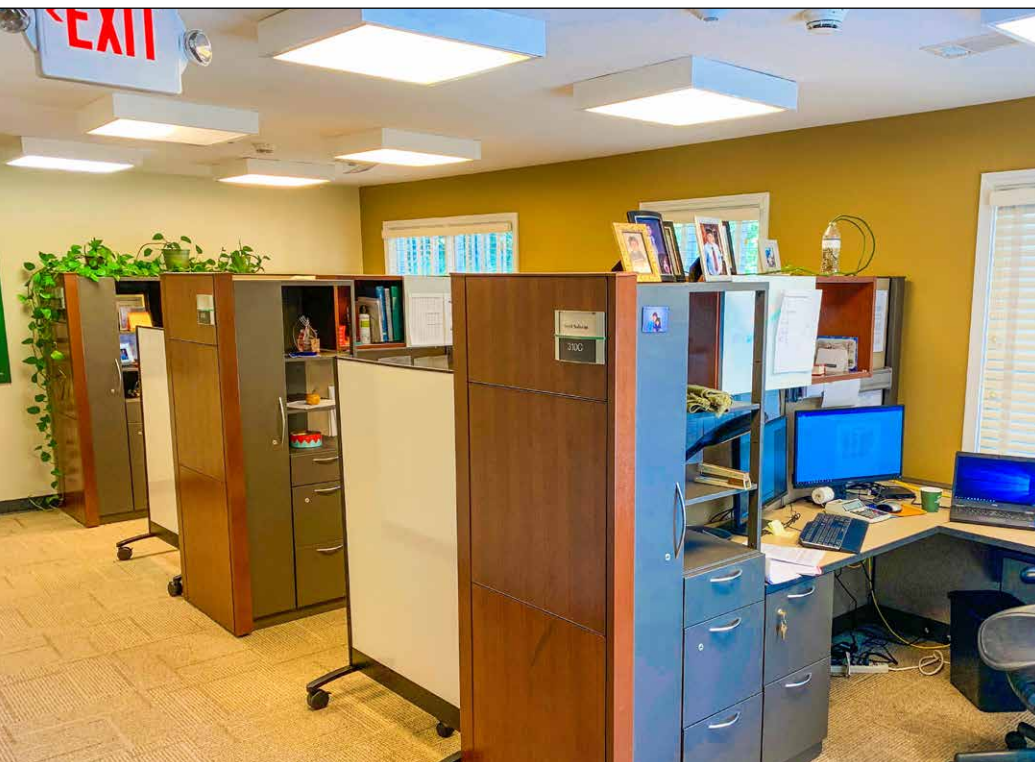
# 1707 N DECATUR PHOTOS



# 1715 N DECATUR PHOTOS



# 1707 N DECATUR PHOTOS



# AREA OVERVIEW

The Clifton  
Condominium

★  
★  
Subject Properties

Clifton Road

N Decatur Road

SUNTRUST

Schwartz Center for  
Performing Arts

EMORY  
LAW

BULL REALTY  
ASSET & OCCUPANCY SOLUTIONS

TWO OFFICE BUILDING ADJACENT TO EMORY UNIVERSITY CAMPUS Page 10 of 21

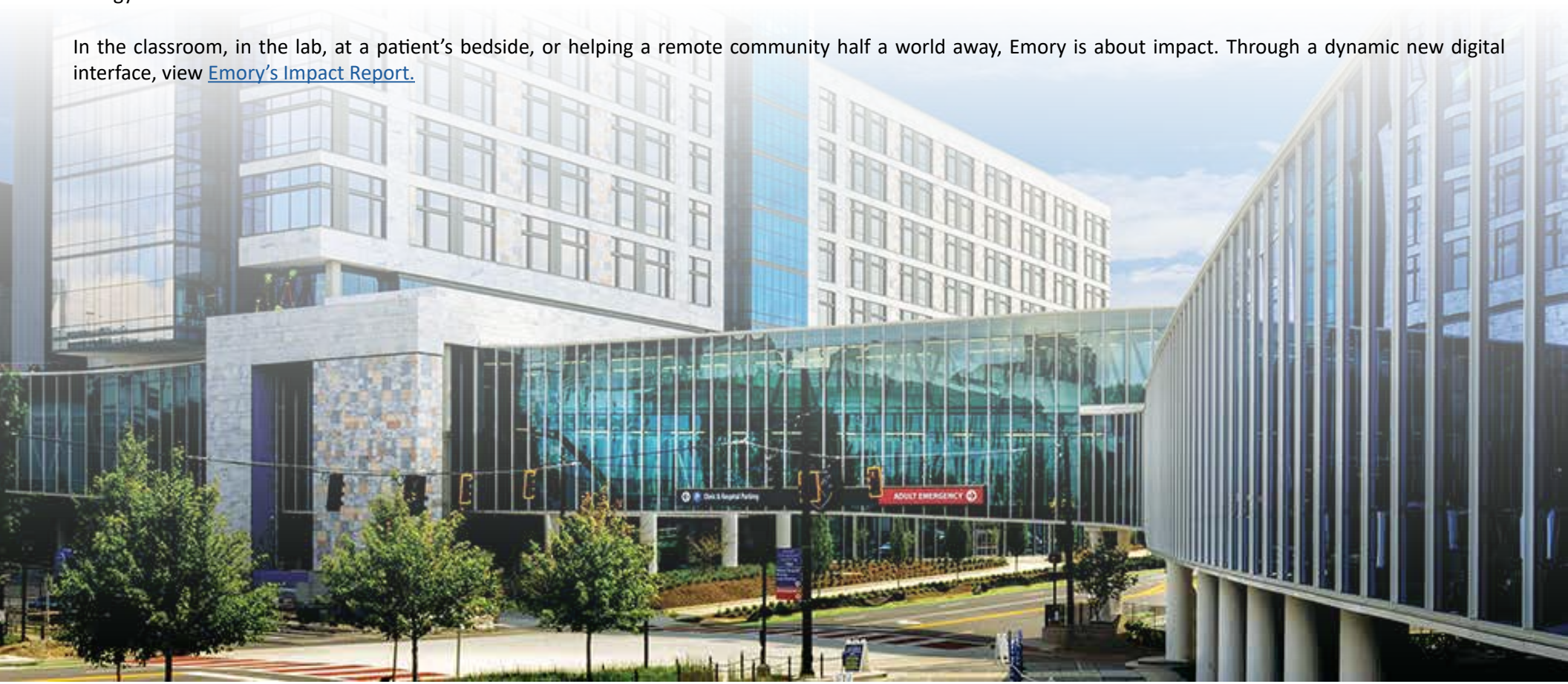
# MAJOR DEMAND DRIVER

## EMORY UNIVERSITY

Emory University, a top-ranked private institution recognized internationally for its outstanding liberal arts colleges, graduate and professional schools, and one of the world's leading healthcare systems, is located on a beautiful campus in Atlanta, Georgia's historic Druid Hills neighborhood. It has a total undergraduate enrollment of 8,079, and a graduate and professional enrollment of 7,372.

Emory maintains an uncommon balance for an institution of its standing: their scholars and experts generate \$734 million in research funding annually while also maintaining a traditional emphasis on teaching. The University is enriched by collaboration among its schools, centers, and partners as well as by the legacy and energy of Atlanta.

In the classroom, in the lab, at a patient's bedside, or helping a remote community half a world away, Emory is about impact. Through a dynamic new digital interface, view [Emory's Impact Report](#).



# ABOUT THE AREA

## DECATUR, GA

Centrally located in the heart of DeKalb County, Decatur is close to practically everything in metro Atlanta. Family fun for all kinds of families is readily available in Decatur in the form of outdoor concerts in the spring and fall; kid-friendly events and festivals; city parks and pools; bike trails; and popular shops that cater to kids. Top destinations around Atlanta are an easy trip from Decatur, and many spots are accessible via MARTA or the free Cliff Shuttle between Decatur and Emory University.

The city of Decatur is four square miles of hometown hipness with 18,000 residents inside Atlanta's I-285 perimeter highway. Ponce de Leon Avenue is the main street, connecting Decatur to the city of Atlanta, just six miles to the west, and to historic Stone Mountain, just six miles to the east. A quintessential college town, Decatur is home to Agnes Scott College, Columbia Theological Seminary within the city limits. Branches of the Art Institute of Atlanta and DeVry University bring hundreds of commuting students, faculty and staff to our downtown square. Emory University is close by with a free shuttle carrying students and residents between campus and downtown Decatur. And with more than 200 mostly independent shops, restaurants, galleries, salons and other service businesses, Decatur draws students, office workers, residents and visitors who love to "shop local" in their walkable tree-shaded downtown.

Decatur is a destination in itself for foodies, fashionistas and fun-lovers. They flock here for critically acclaimed restaurants, including Cakes & Ale, Watershed, Leon's, Twain's and the Brickstore, that emphasize farm-to-table concepts and hand-crafted beers. Storefront boutiques like Squash Blossom, Boogaloos, Vivid and Rokit specialize in the latest trends with a spotlight on organic, fair trade goods, sustainable materials and local designers. At night, musicians take the stage at Eddie's Attic where the Indigo Girls, Sugarland, Sean Mullins and John Mayer played in their early days and still drop by for surprise visits. Live music of all genres can be found at numerous other venues in downtown Decatur and Oakhurst Village just to the south.

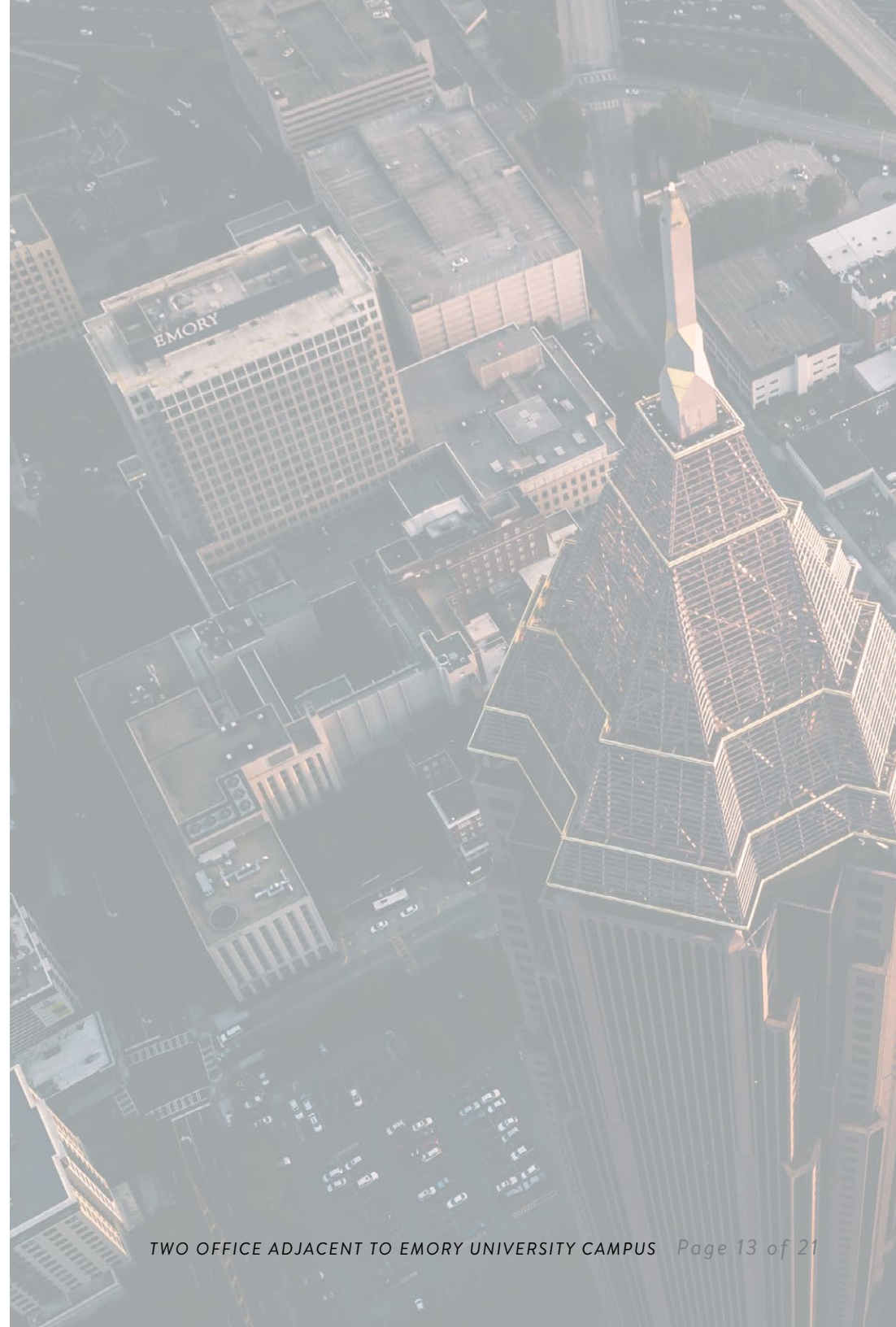
The tech-friendly downtown with the availability of municipal wi-fi makes it easy to stay connected with the world from a sidewalk café table. Make Decatur your hometown away from home -- stay here, dine and shop here, and venture forth to top destinations including the Carlos Museum at Emory University, Stone Mountain Park and the Fernbank Museum.

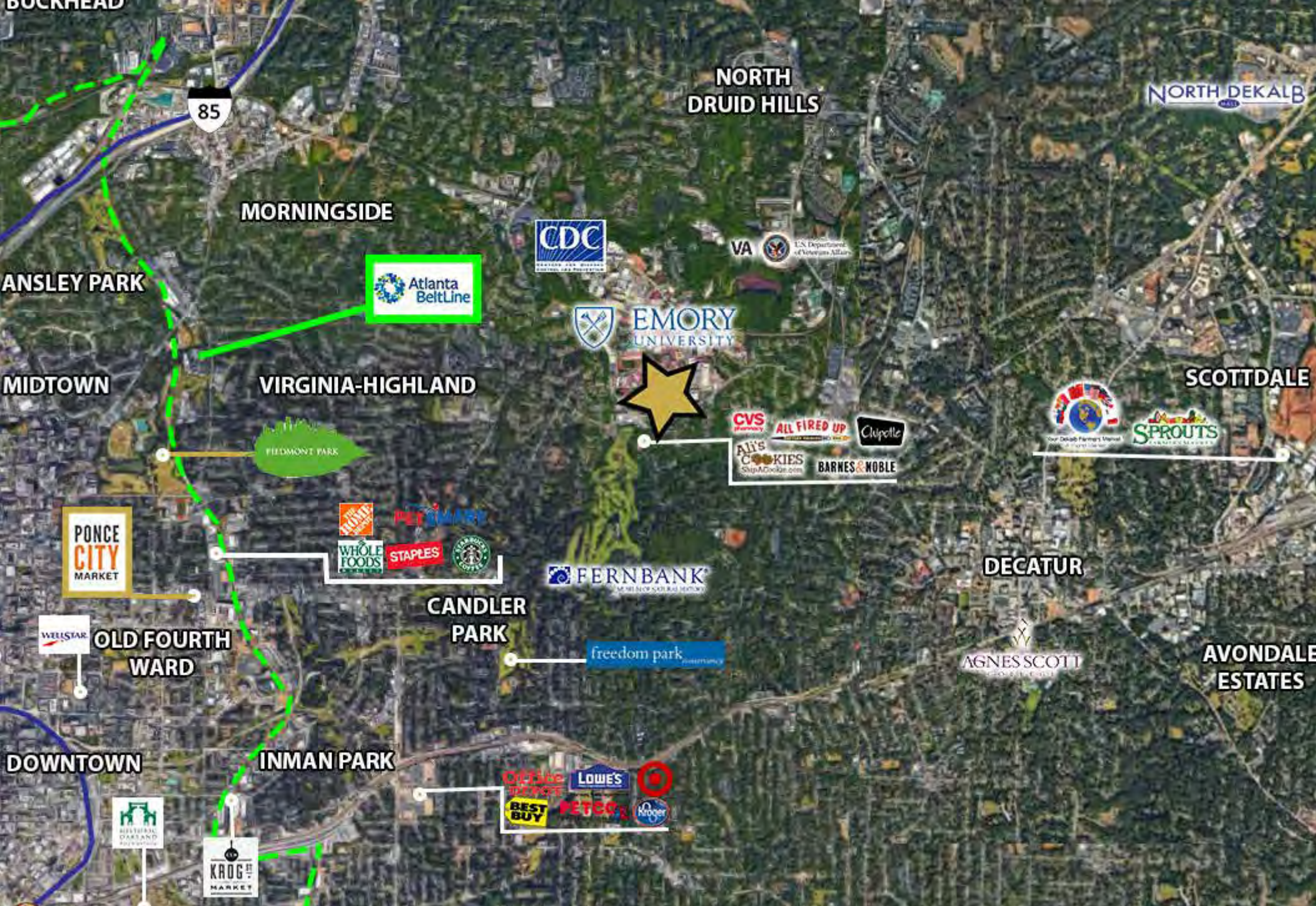
# ATLANTA

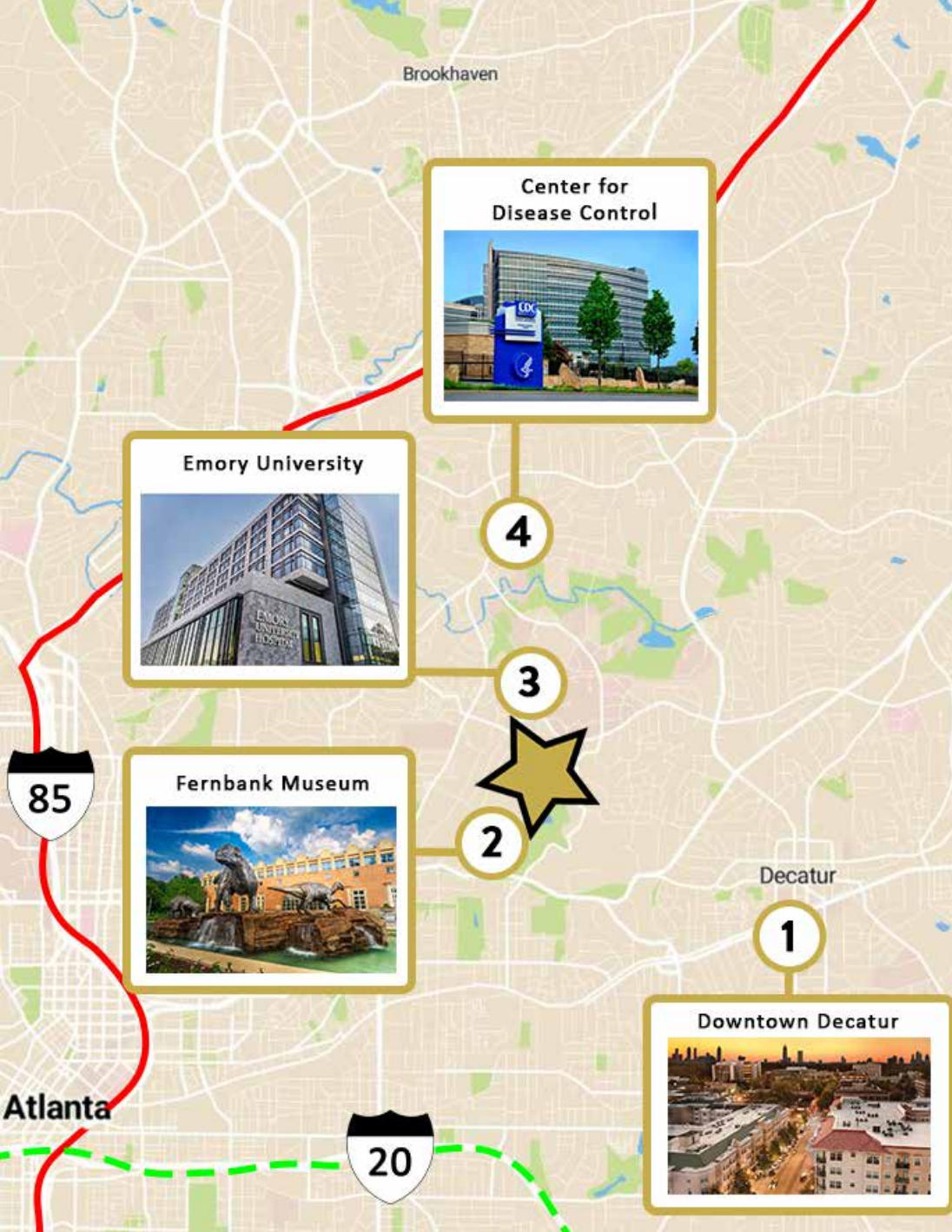
Atlanta is an exciting destination with world-class restaurants, a festive nightlife, several major league sports teams and an abundance of cultural attractions. Atlanta's arts and culture scene is complemented by in-town neighborhoods that give the city even more depth. These locations are in the neighborhoods of Midtown, Virginia-Highland, Little Five Points and Inman Park - a short cab ride away.

Home to the busiest and most efficient airport in the world, Hartsfield-Jackson Atlanta International Airport, and the Maynard H. Jackson International Terminal, makes getting to Atlanta easy. With a variety of transportation options throughout the city, our guides, maps, shuttles, tours and Atlanta Ambassadors make getting around Atlanta easy as well.

Encompassing \$304 billion, the Atlanta metropolitan area is the eighth-largest economy in the country and 17th-largest in the world. Corporate operations comprise a large portion of Atlanta's economy, with the city serving as the regional, national or global headquarters for many corporations. Atlanta has the country's third largest concentration of Fortune 500 companies, and the city is the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS, SunTrust Bank, Mercedes Benz USA, Newell-Rubbermaid and is home to the world renowned Center for Disease Control. Over 75% of Fortune 1000 companies conduct business operations in the Atlanta metropolitan area, and the region hosts offices of about 1,250 multinational corporations. Many corporations are drawn to Atlanta due to the city's educated workforce; as of 2010, nearly 43% of adults in the city of Atlanta have college degrees, compared to 27% in the nation as a whole and 41% in Boston.







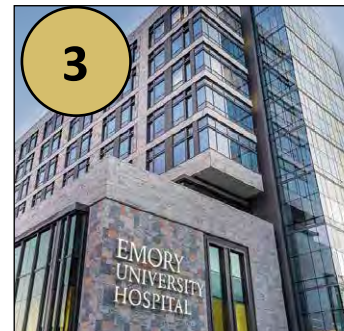
### DOWNTOWN DECATUR

The city of Decatur is four square miles with 18,000 residents inside Atlanta's I-285 perimeter highway. Ponce de Leon Avenue is the main street with more than 200 mostly independent shops, restaurants, galleries, salons and other service businesses. Decatur draws students, office workers, residents and visitors who love to "shop local."



### FERNBANK MUSEUM

Fernbank Museum of Natural History is filled with dinosaurs, live animals, cultural artifacts and hands-on science explorations. It brings science to life through immersive programming and unmatched experiences that encourage a greater appreciation of our planet and its inhabitants.



### EMORY UNIVERSITY

Emory University is a top-ranked private institution recognized internationally for its outstanding liberal arts colleges, graduate and professional schools. Located on a beautiful campus in Decatur, Georgia, it is also one of the world's leading healthcare systems.



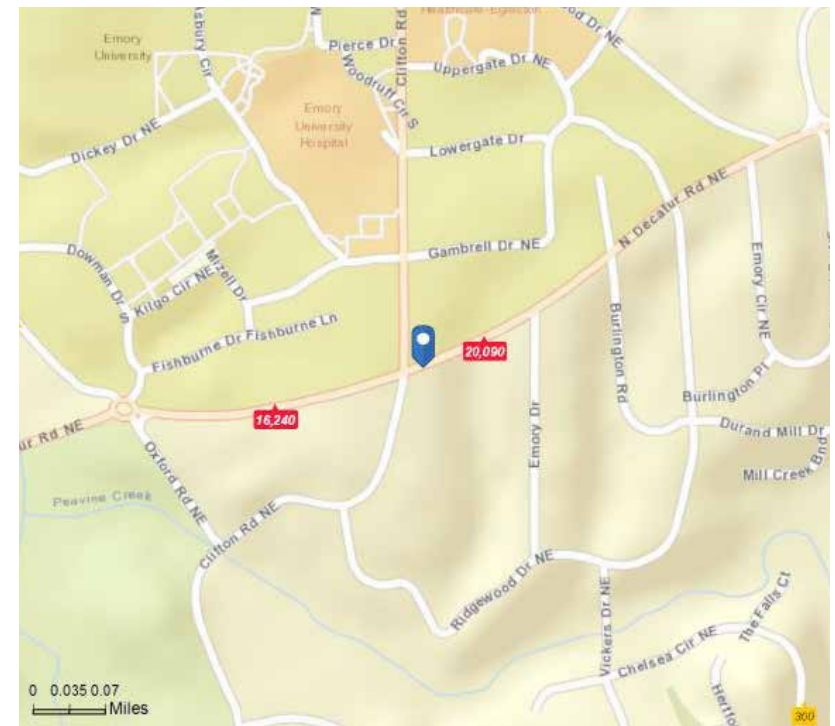
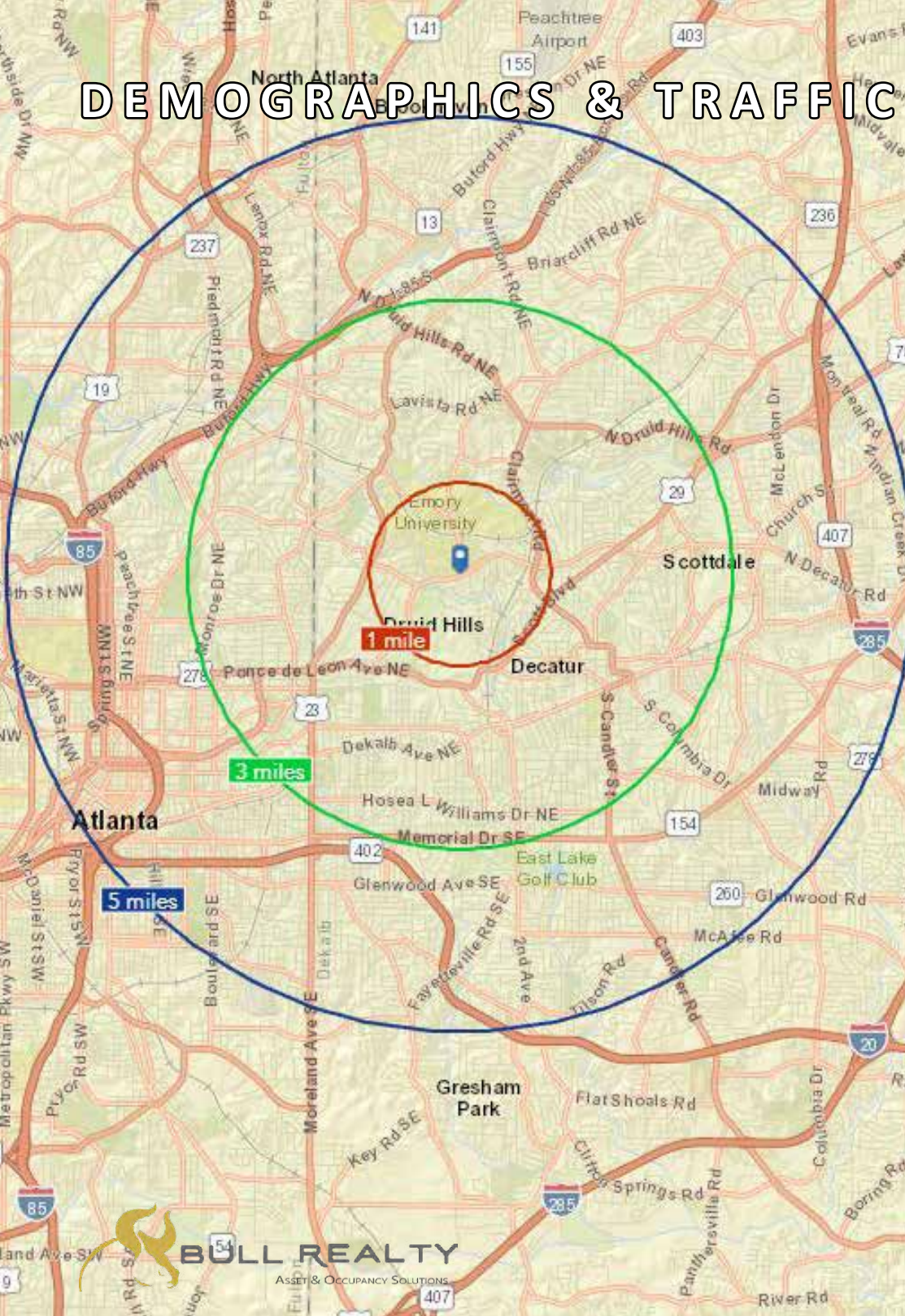
### CENTER FOR DISEASE CONTROL (CDC)

The Center for Disease Control is the nation's leader for health security, public health and safety for transmittable diseases. To accomplish their mission, the CDC conducts critical research and provides health information on health threats while promptly responding to crisis.

# DEMOGRAPHICS & TRAFFIC COUNTS (2019 ESRI)

## DEMOGRAPHICS (2019 ESRI)

	1 MILE	3 MILES	5 MILES
POPULATION	12,545	129,489	409,692
HOUSEHOLDS	4,303	61,164	191,221
AVG. HH INCOME	\$149,286	\$127,293	\$111,786
ANNUAL POP. GROWTH (2019-2024)	1.09%	1.54%	1.79%



SOURCE: ESRI

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# ATLANTA

## TOP EMPLOYERS



## EDUCATION



## DEMOGRAPHICS (2019 ESRI)

	1 MILE	3 MILES	5 MILES
POPULATION	18,756	177,875	336,344
HOUSEHOLDS	8,005	79,805	150,152
AVG. HH INCOME	\$63,090	\$79,628	\$85,965
ANNUAL POP. GROWTH (2018-2023)	1.99%	1.81%	1.56%

## MAJOR ATTRACTIONS



# BROKER PROFILE



## ANDY LUNDSBERG

Partner  
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404-876-1640 x 107

Andy Lundsberg joined Bull Realty with over 10 years of sales, marketing and real estate experience. Within Bull Realty, he specializes in the acquisition and disposition of multifamily and boutique retail/office type properties in-town Atlanta. Andy Lundsberg is recognized as the top producer at Bull Realty for the last 5 years in a row with sales in excess of \$100 million since 2017, and has consistently achieved the Atlanta Commercial Board of Realtors Million Dollar Club designation year after year.

Prior to his career in commercial real estate, Andy worked for a national diagnostic imaging company as director of sales and marketing, Coca Cola as a business development manager and was head of on site sales and marketing for a condominium project with a large residential real estate firm in Atlanta. With his expertise in the real estate industry and successful sales record, he can help you determine the right investment for you; whether you are looking to buy, lease or sell commercial real estate.

Andy graduated with honors from The Kelley School of Business at Indiana University where he received degrees in Marketing, Management and International Studies. He also studied and lived in Seville, Spain and is conversational in Spanish.

### Organizations:

National Association of Realtors-Georgia  
Atlanta Commercial Board of Realtors  
Young Council of Realtors (YCR)  
Million Dollar Club



## MICHAEL WESS, CCIM

Commercial Real Estate Advisor  
MWess@BullRealty.com  
404-876-1640 x 150

Michael Wess' passion for the consultation and sale of commercial real estate began during his undergraduate studies at the University of Georgia. He earned a 4.0 GPA at the Terry College of Business's real estate program, consistently ranked in the top five nationally. While there, Michael also received two other degrees in finance and international business and a minor in Spanish while participating on UGA's rugby team and various philanthropic organizations.

Michael joined Bull Realty in 2016 and began building his brokerage practice based on integrity, superior client service, and exceptional results. In 2018 alone, Michael closed 23 transactions valued at over \$25,000,000, which landed him #3 of 32 brokers at the firm. Since 2018, he has recorded five 'highest price ever' record sales.

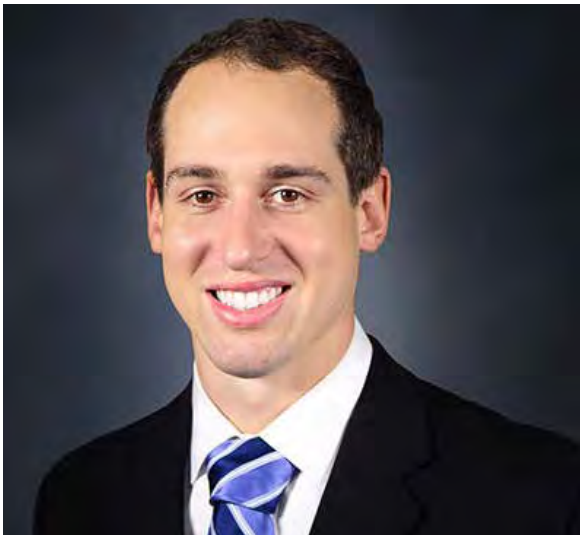
Michael continuously attends seminars, conferences, and classes to improve his knowledge of real estate, finance, and economics. He is a pinned designee of the prestigious Certified Commercial Investment Member (CCIM) Institute, commercial real estate's global standard for professional achievement and is an active member of the Atlanta Commercial Board of Realtors (ACBR).

When not enjoying his career, Michael continues pursuing his passions for athletics and international travel and loves a weekend camping and hiking in the north Georgia mountains. Michael is also a 'big brother' in the Big Brothers Big Sisters organization. He enjoys spending time with family and friends exploring the neighborhoods in and around Atlanta.

# TEAM PROFILE



**ANDY LUNDSBERG**  
Partner  
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**MICHAEL WESS, CCIM**  
Commercial Real Estate Advisor  
MWess@BullRealty.com  
404-876-1640 x 150



**Aubri Lienemann**  
Marketing



**Randee Comstock**  
Marketing



**Scott Jackson**  
Analyst

# CONFIDENTIALITY AGREEMENT

This Confidentiality Agreement ("Agreement") is made and agreed to for the benefit of the undersigned party ("Receiving Party"), the owner of the subject property (the "Seller") and undersigned broker Bull Realty Incorporated ("Broker").

Now therefore in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

## I. Confidential Information:

Receiving Party will receive confidential information regarding property referred to as 1707 & 1715 N Decatur Rd, Atlanta, GA 30307. Prospect agrees to not disclose to any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning the property, nor any terms, conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof. The term "person" used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Receiving Party may share information with directors, officers, employees, agents, affiliates, counsel, lending sources, accountants or representatives of Receiving Party that Receiving Party notifies of the requirements of this Agreement. Receiving Party agrees to not contact the property owner, the management, the tenants, the lender, the vendors, the insurers, the employees or the customers of any business at the site.

## II. Acting as a Principal:

Receiving Party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving Party acknowledges that Broker is working an agency capacity as representing the Seller only in this transaction and is the only Broker involved in this potential transaction. Receiving Party agrees to not be involved in any arrangement to lease or purchase the property, in whole or in part, as a lender, partner, buyer of the note, buy in foreclosure, buy from bankruptcy court, or in any other manner acquire an investment in, joint venture or control of the property, unless Bull Realty, Incorporated is paid a commission at closing as per separate agreement with Seller.

This agreement will expire two years from the date hereof.

## III. Governing Law

This Agreement shall be governed and construed in accordance with the laws of the State of Georgia.

If you are a broker, or a principal desiring to include an outside broker, contact the listing agent directly for a Buyer and Buyer's Broker Confidentiality & Commission Agreement.

Accepted and agreed to this \_\_\_\_\_ day \_\_\_\_\_ of , 20\_\_\_\_.

Receiving Party \_\_\_\_\_

Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

Title \_\_\_\_\_

Company Name \_\_\_\_\_

Address \_\_\_\_\_

Email \_\_\_\_\_

Phone \_\_\_\_\_

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**ALundsberg@BullRealty.com**

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**404-876-1640 x 150**  
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**Bull Realty, Inc.**  
**50 Glenlake Parkway, Suite 600**  
**Atlanta, GA 30328**  
**Fax: 404-876-7073**



# DISCLAIMER & LIMITING CONDITIONS

Bull Realty has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bull Realty, Inc. or Owner/Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.