



FREESTANDING OFFICE BUILDING ON SILVER COMET TRAIL | ± 16,618 SF

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DISCLAIMER

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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, suitability 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 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 on 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 Owner/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 Broker. 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. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents and other information provided in connection therewith.

EXECUTIVE SUMMARY

TWO-BUILDING OFFICE COMPLEX ON SILVER COMET TRAIL



THE OFFERING

Powder Springs Office Plaza is a two-building office complex available for sale and for lease. The buildings may be purchased separately or as a portfolio. This property is located at the high-exposure intersection of Powder Springs Road and Richard D. Sailors Parkway and along the Silver Comet Trail.

3855 Powder Springs Road is a \pm 16,618 SF two-story building, built in 2005, set on a \pm 0.90 acre parcel. It is fully occupied.

3845 Powder Springs Road is a \pm 6,278 SF two-story building, built in 1982, set on a \pm 1.08 acre parcel. It is 25% occupied.

There are a variety of suites available in both buildings for lease at \$14/SF/yr full service.

3855 Powder Springs Pkwy: \$999,000

3845 Powder Springs Pkwy: \$599,000

Portfolio Price: \$1,450,000

HIGHLIGHTS

- Two office buildings available for sale separately or as a portfolio
- Variety of office suites available for lease at \$14/SF full service
- Located on the Silver Comet Trail
- Conveniently located at the intersection of Powder Springs Road and Richard D Sailors Parkway in the city of Powder Springs
- Nearby traffic counts averaged 31,400 VPD in 2018
- Available **FOR SALE** or **FOR LEASE**

PRICE | \$999,000
LEASE RATE | \$14/SF/Yr

PROPERTY INFORMATION

FREESTANDING OFFICE BUILDING ON SILVER COMET TRAIL | ± 16,618 SF



ADDRESS	3845 Powder Springs Rd, Atlanta, GA 30127
COUNTY	Cobb
BUILDING SIZE	6,278 SF
STORIES	2
NUMBER OF UNITS	9
YEAR BUILT	1982
PARKING	36 spaces
OCCUPANCY	100% Occupied
SALE PRICE	\$599,000
LEASE PRICE	\$14/SF/yr Full Service



ADDRESS	3855 Powder Springs Rd, Atlanta, GA 30127
COUNTY	Cobb
BUILDING SIZE	16,618 SF
STORIES	2
NUMBER OF UNITS	3
YEAR BUILT	2005
PARKING	67 spaces
OCCUPANCY	25% Occupied
SALE PRICE	\$999,000
LEASE PRICE	\$14/SF/yr Full Service

3855 POWDER SPRINGS ROAD

FREESTANDING OFFICE BUILDING ON SILVER COMET TRAIL | ± 16,618 SF



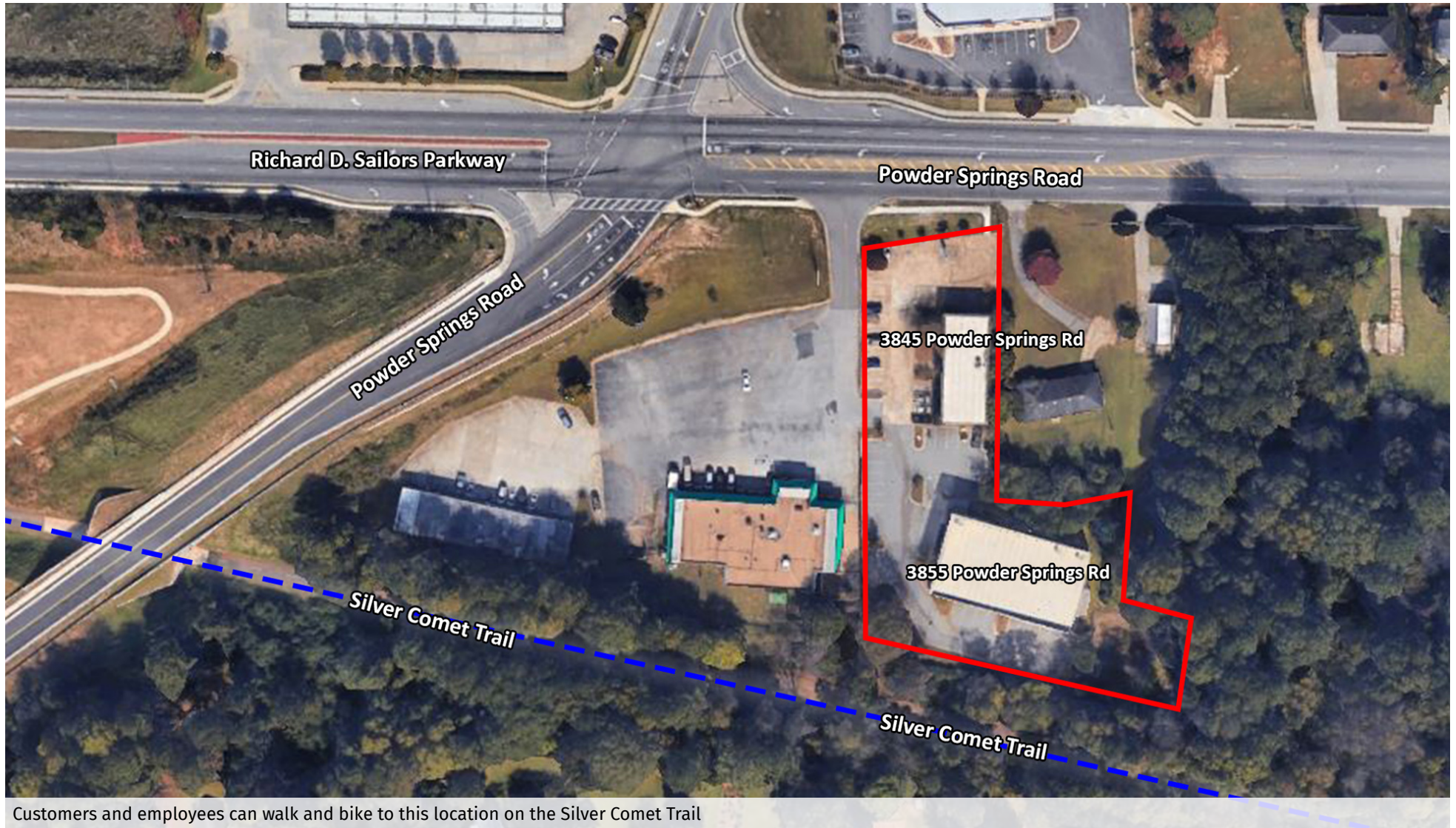
3845 POWDER SPRINGS ROAD

FREESTANDING OFFICE BUILDING ON SILVER COMET TRAIL | ± 16,618 SF



AERIAL MAP

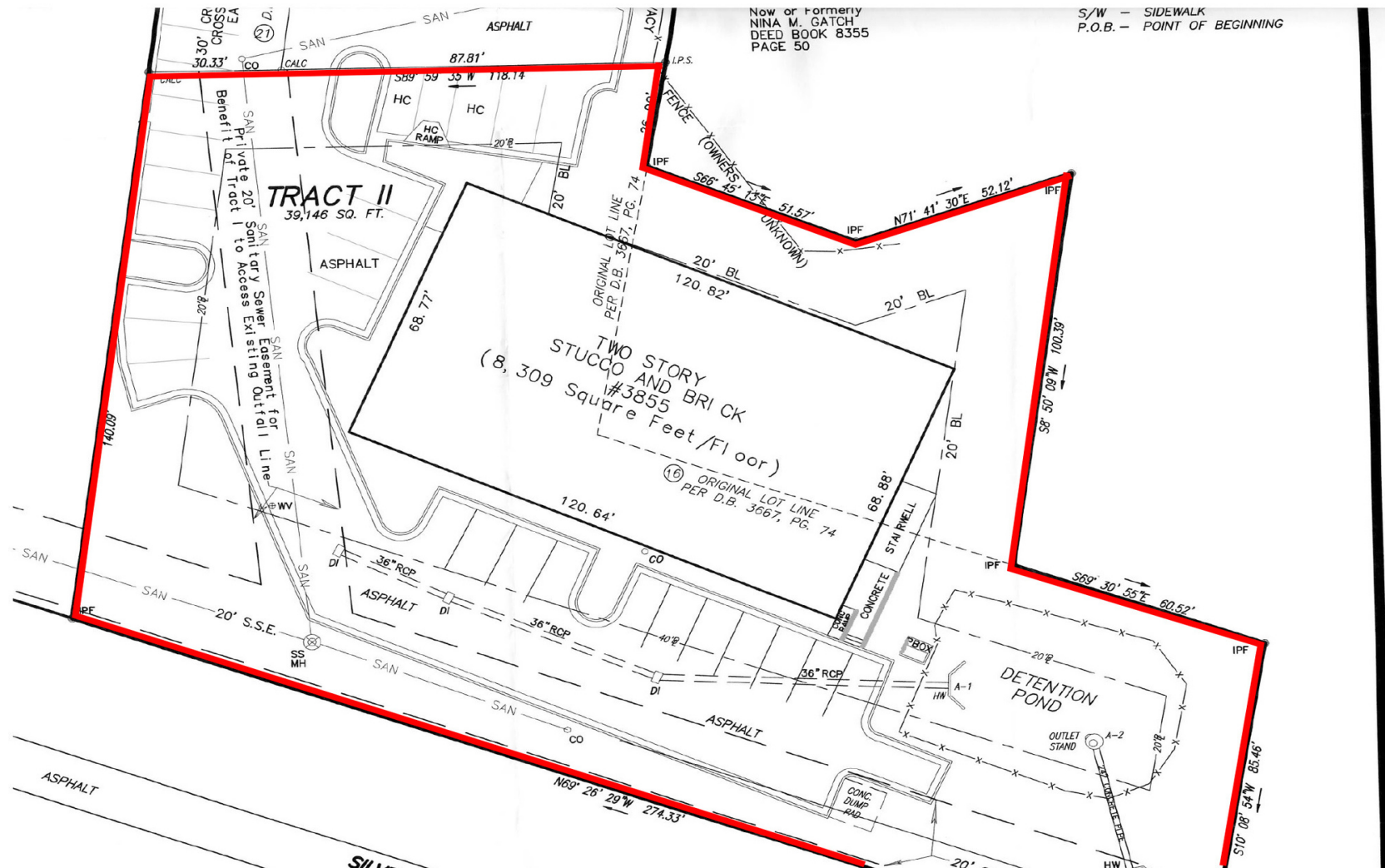
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Customers and employees can walk and bike to this location on the Silver Comet Trail

SITE PLAN-3855 POWDER SPRINGS RD

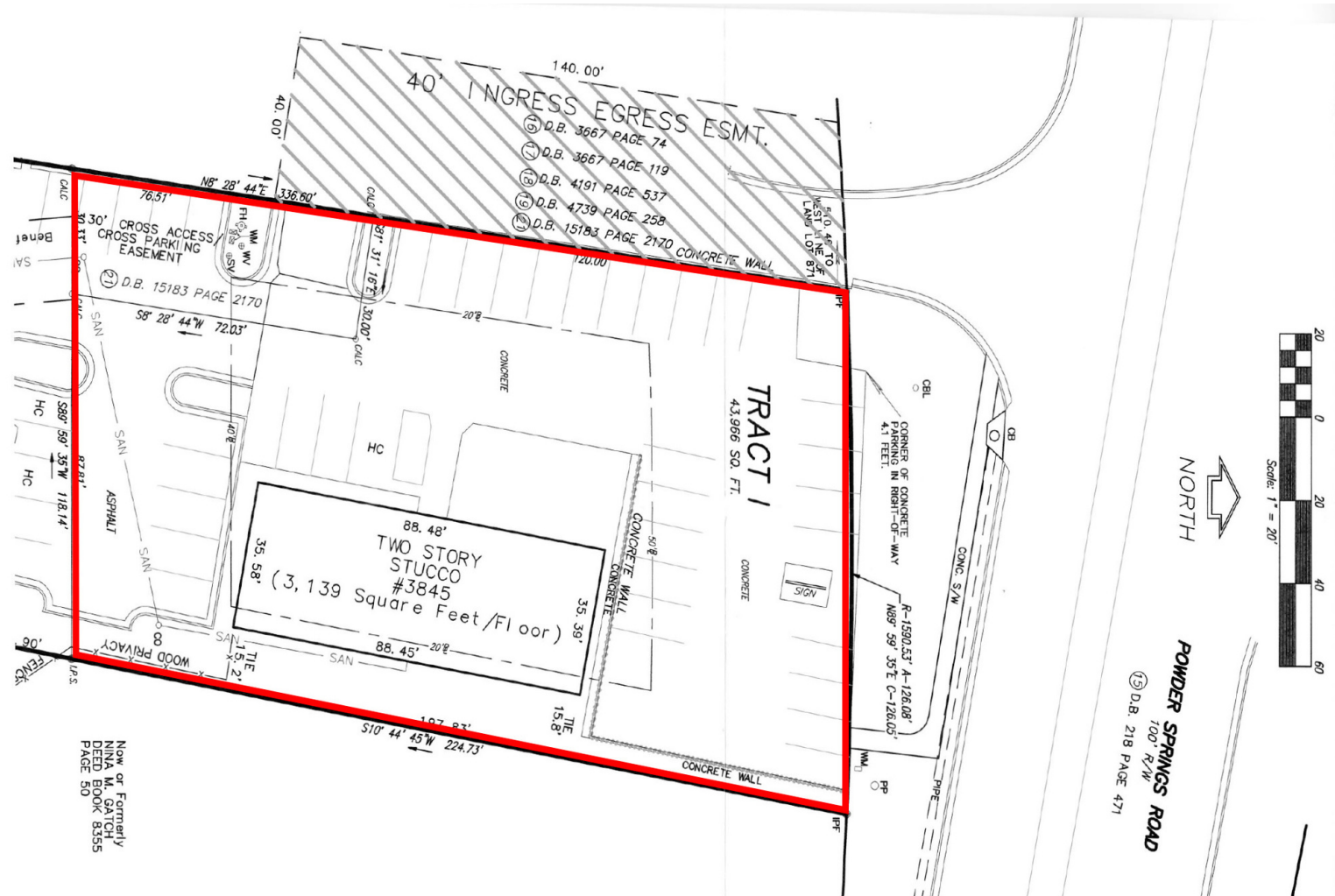
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3855 Powder Springs Road

SITE PLAN- 3845 POWDER SPRINGS RD

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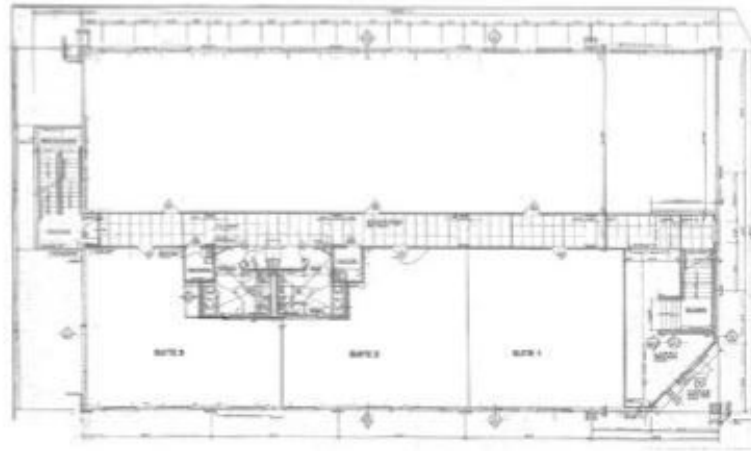


3845 Powder Springs Road

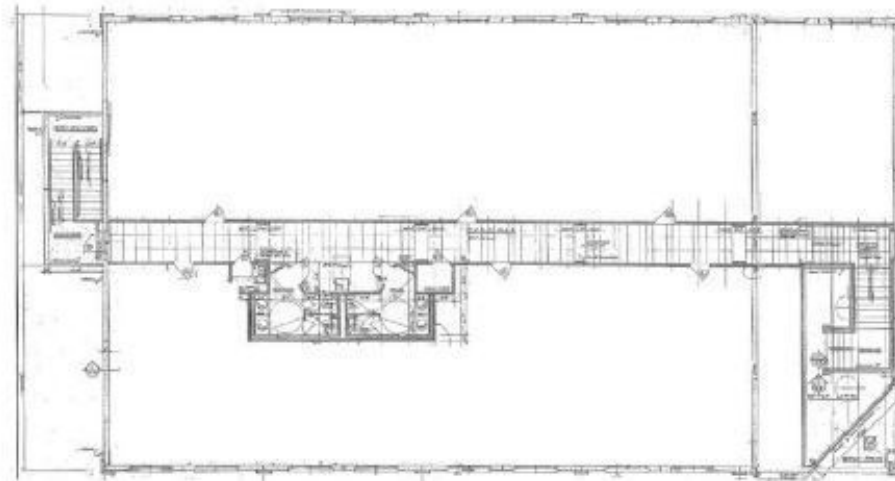
FLOOR PLAN-3855 POWDER SPRINGS RD

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FIRST FLOOR: ~8,309 RSF AVAILABLE



SECOND FLOOR: ~8,309 RSF AVAILABLE



FLOOR PLAN-3845 POWDER SPRINGS RD

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First Floor



First Floor

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The floor plan shows a central corridor with rooms on both sides. On the left side, from top to bottom, are rooms 204 (Occupied), 203 (Occupied), and 205. On the right side, from top to bottom, are the Women's Restroom, Men's Restroom, and Stairs. Below these are rooms 201, 202, 202, 202, and 202. Rooms 201, 202, 203, and 204 are marked as occupied with a triangle icon. The central area is labeled 205.

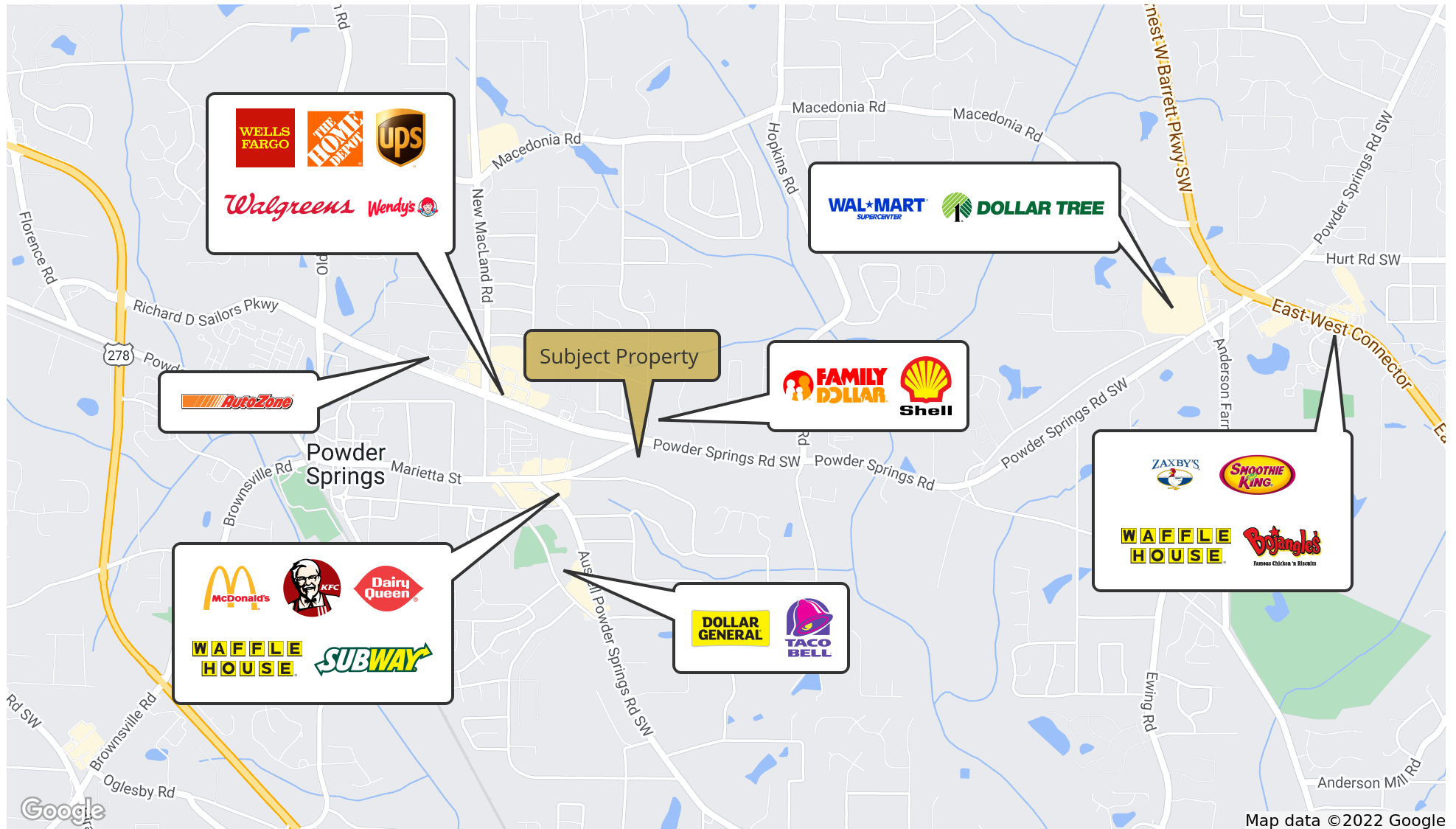
Room Number	Status
201	Occupied
202	Occupied
203	Occupied
204	Occupied
205	Unoccupied



BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

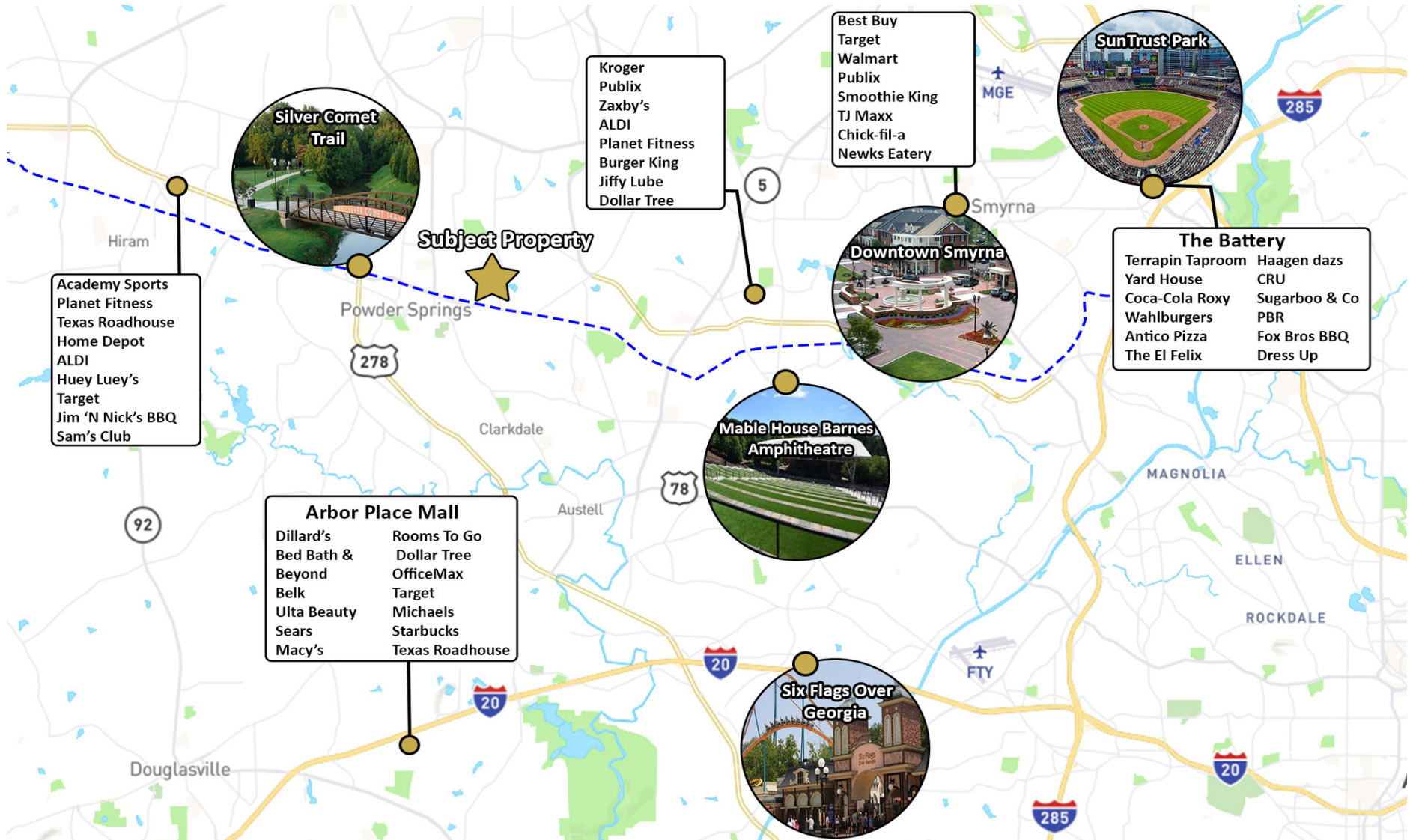
RETAILER MAP

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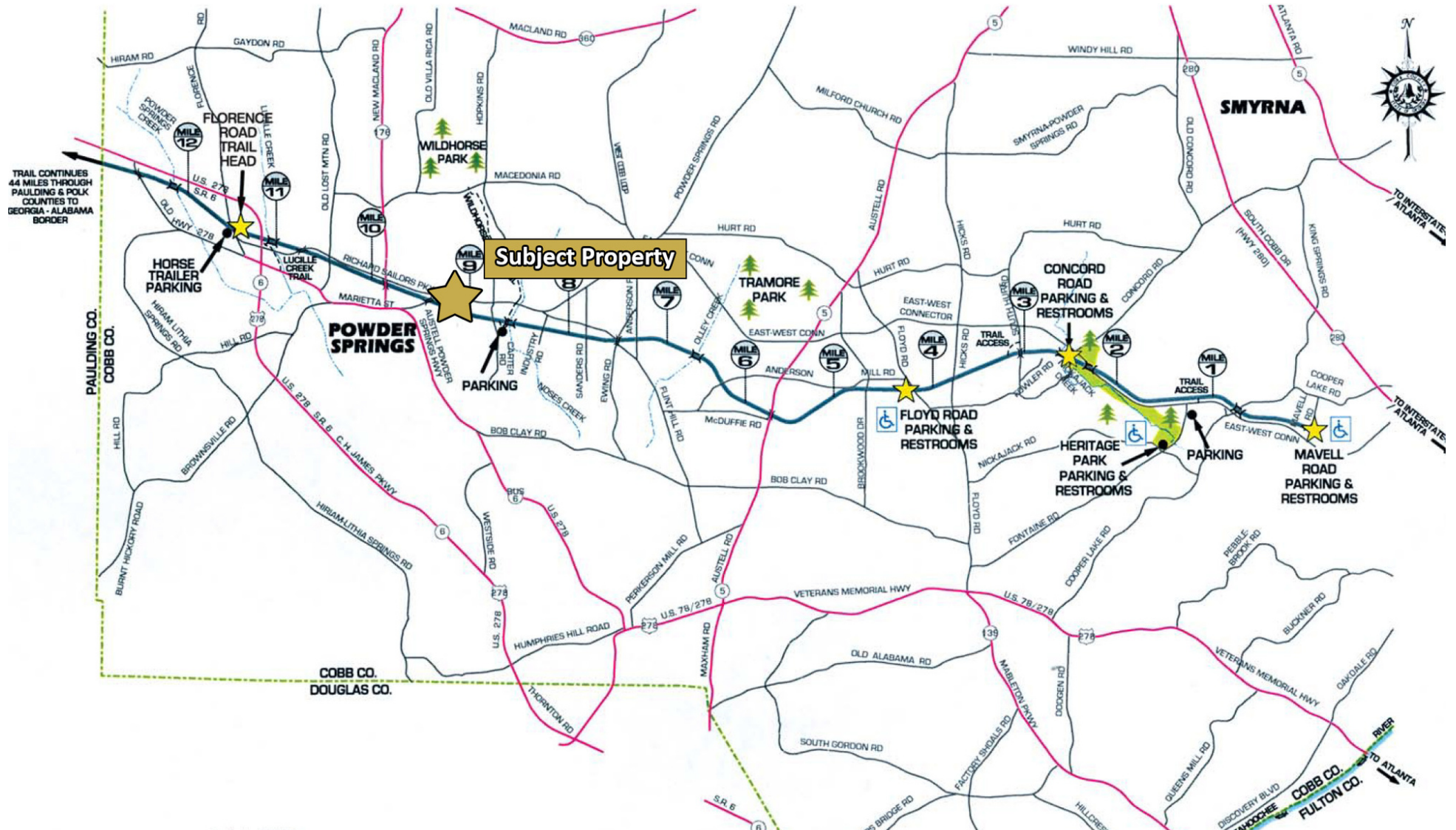
IN THE AREA

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SILVER COMET TRAIL MAP

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ABOUT THE AREA

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POWDER SPRINGS, GA

Located twenty-five miles northwest of Atlanta, Powder Springs is well-positioned within Cobb County, Georgia, with convenient access to Metro Atlanta businesses and attractions.

The beautiful, historic and Downtown and Towne Square are hosts to events, concerts and shopping with connecting trails and routes to the popular Silver Comet Trail. Other Powder Springs attractions include: the Southern Quilt Trail, the Seven Springs Museum, the nationally-known Cobb County BMX park, integrated city bike and pedestrian trails and many recreational parks including the new Seven Springs Water Park.

In addition to local attractions, Powder Springs is in close proximity to Cobb County and Metro Atlanta tourism attractions including Six Flags Over Georgia, Sweetwater Creek State Park and Kennesaw Mountain National Battlefield.

SILVER COMET TRAIL

The Silver Comet Trail is 61.5 miles long, and located 13 miles northwest of Atlanta, Georgia. The trail starts at the Mavell Road Trailhead in Smyrna, Georgia, and ends at the Georgia/Alabama state line. It is free to the public, and travels west through Cobb, Paulding and Polk counties. This quiet, non-motorized, paved trail is for walkers, hikers, bicyclists, rollerbladers, horses, dog walkers and is wheelchair accessible.

The Silver Comet Trail was built over an abandoned rail line and connects to the Chief Ladiga Trail in northeast Alabama. Both trails were built on connected rail lines that carried passengers and freight throughout the south and southeastern United States.

* Source: www.cityofpowdersprings.org & www.silvercometga.com



ABOUT THE AREA

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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.

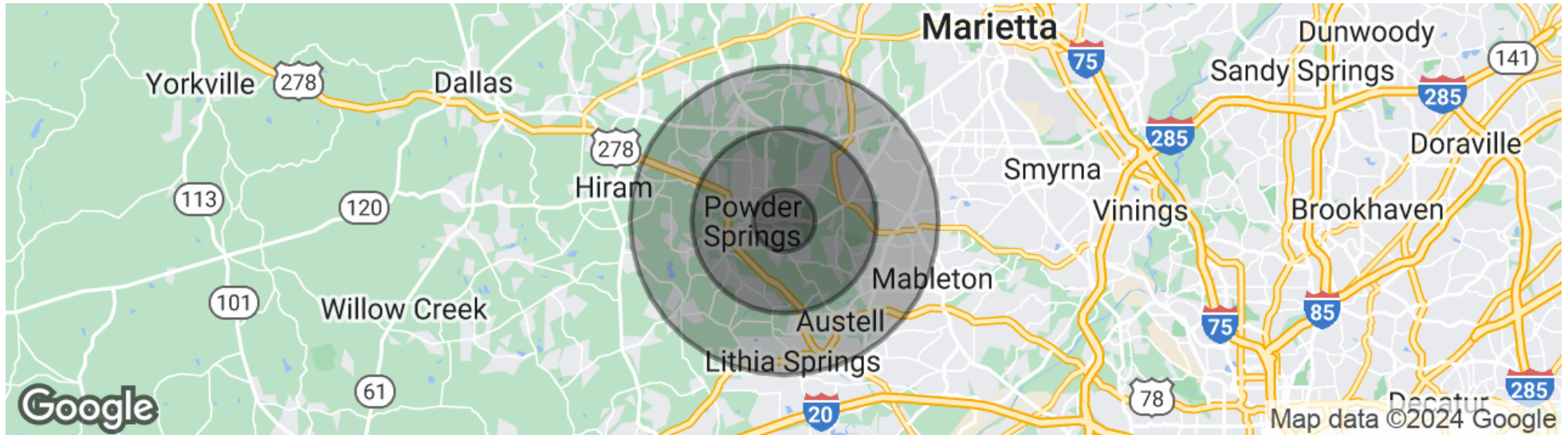
Home to the busiest and most efficient airport in the world, Hartsfield-Jackson Atlanta International Airport, and the Maynard H. Jackson International Terminal, getting to Atlanta is easy. With a variety of transportation options throughout the city, our guides, maps, shuttles, tours and Atlanta Ambassadors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

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 the Atlanta's economy, with the city serving as the regional, national or global headquarters for many corporations. Atlanta contains 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, and Newell-Rubbermaid. Over 75 percent 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 on account of 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.



DEMOGRAPHICS MAP

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,725	39,637	109,230
Average age	38.5	36.4	36.1
Average age (Male)	37.0	34.2	34.7
Average age (Female)	39.1	38.0	37.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,716	13,913	38,669
# of persons per HH	2.8	2.8	2.8
Average HH income	\$72,104	\$68,909	\$71,194
Average house value	\$144,394	\$186,275	\$205,452

* Demographic data derived from 2020 ACS - U.S. Census



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Professional Background

Jared utilizes Bull Realty's successful marketing platform to help clients with all types of properties. His experience in the automotive business and financial services industry helps Jared assess the real value of a property or a company's space needs and determine how to best deal with today's market.

Jared has experience in office, automotive properties and all types of commercial real estate, especially distressed assets. Jared has been instrumental in stabilizing commercial properties with more than two hundred signed leases completed since 2008. The leases consisted of office, warehouse and automotive facilities. Additionally, Jared sells as many as two dozen properties per year. His wide variety of listings throughout the metro Atlanta area keeps a steady stream of buyers calling.

In addition to his commercial real estate experience, Jared has eleven years experience as a financial advisor (NASD Series 7, 6, 63, 66; GA Life/Health/Variable licenses). Prior to that, he spent a decade in the automotive industry.

Jared is a member of the Atlanta Commercial Board of Realtors and is a CCIM candidate. He lives in Douglasville with his wife and daughter. His interests include mountain biking, skiing, golf, music and standard bred horses.

Bull Realty is a commercial real estate sales, leasing, and advisory firm headquartered in Atlanta licensed in nine Southeast states. The firm was founded in 1998 on two primary missions: to provide a company of advisors known for integrity and to provide the best disposition marketing in the nation. Still guided by these philosophies, the firm's services have expanded to include disposition, acquisition, project leasing, tenant representation and consulting services. To add additional value and efficiency for clients, advisors focus on specific sectors and services in the office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, automotive, hospitality and single tenant net lease sectors.

The firm produces America's Commercial Real Estate Show, a national video show and podcast enjoyed by millions of people around the country. Industry analysts, leading market participants and the firm's founder Michael Bull share market intelligence, forecasts and success strategies. The show has aired every week since 2010 on Apple Podcast, all major podcast sites, YouTube and www.CREshow.com.

TEAM PROFILE

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Analyst