



Virtual Property Tour



**SUBURBAN ATLANTA OFFICE BUILDING | 51,152 SF
AVAILABLE FOR ACQUISITION OR LEASE**

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Exclusively listed by Bull Realty, Inc.

EXECUTIVE SUMMARY

KENNESAW | SUBURBAN ATLANTA OFFICE BUILDING | 51,152 SF



PROPERTY OVERVIEW

Bull Realty is pleased to present the opportunity to buy or lease an impressive and well-located office building in Kennesaw, a popular Atlanta suburban community.

The building features an attractive lobby entrance, flexible floor plans and sunlit interiors. As a former Aaron's headquarters, the building is well-equipped and can be ready for occupancy quickly.

This is an ideal location for a business or investor in one of the fastest growing cities in the state, only 1 mile from I-75 and 11 miles from I-285. Occupants enjoy quick access to multiple dining, shopping and housing options including nearby Whole Foods-anchored Kennesaw Marketplace and Target-anchored Barrett Pavilion.

PROPERTY HIGHLIGHTS

- Impressive 51,152 SF, 2-story brick office building
- 25,576 SF available on each floor
- Includes elevator access and back-up generator power
- Walking distance to many retail and dining options
- 1 mile from I-75 and 11 miles from Atlanta's I-285 interchange
- Also available for lease at rates as low as \$16/SF NNN for the entire building on an as-is basis
- Rents in 1 mile radius range from \$24.14 - \$28.50/SF Full Service
- **Take the virtual tour:** <https://bit.ly/2XoZWye>



Sale Price | \$9,650,000



Lease Rate | \$16/SF NNN

PROPERTY INFORMATION

KENNESAW | SUBURBAN ATLANTA OFFICE BUILDING | 51,152 SF

BUILDING

Property Address:	1015 Cobb Place Boulevard, Kennesaw, GA 30144
County:	Cobb
Building Size:	51,152 SF
Building Class:	B
Year Built:	2001
Number of Stories:	2
Proposed Use:	Office
Space Available:	25,576 - 51,152 SF

SITE

Site Size:	3.33 Acres
Parcel ID:	20-0173-0-007-0
Zoning:	LI/OI
Signage:	Monument
Parking:	201 surface spaces

FINANCIAL

2019 Taxes:	\$148,090
Lease Rate:	\$16/SF NNN
Price/SF:	\$188.65
Sale Price:	\$9,650,000

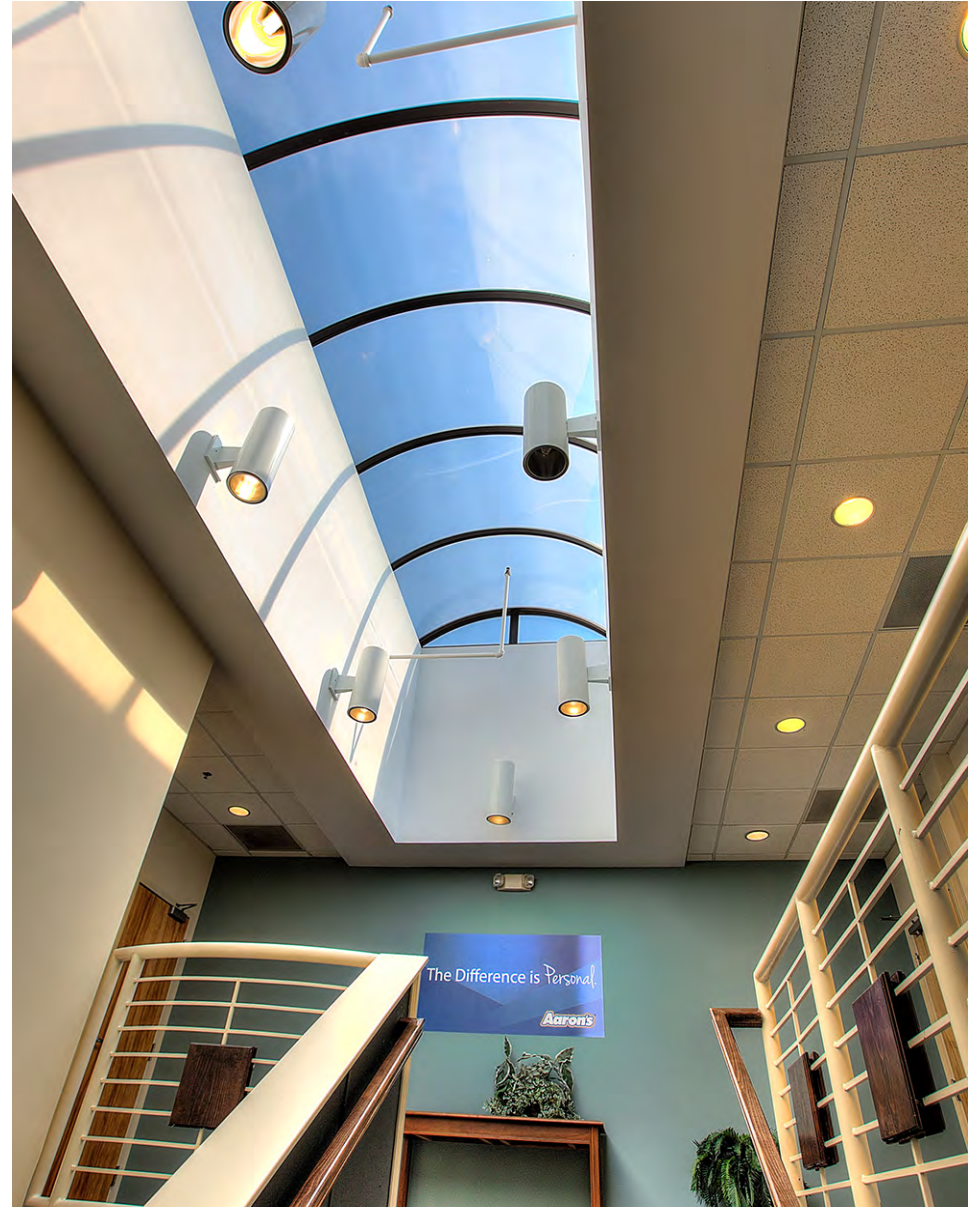
CONSTRUCTION

Exterior:	Brick
Elevator:	Yes
Backup generator:	Yes



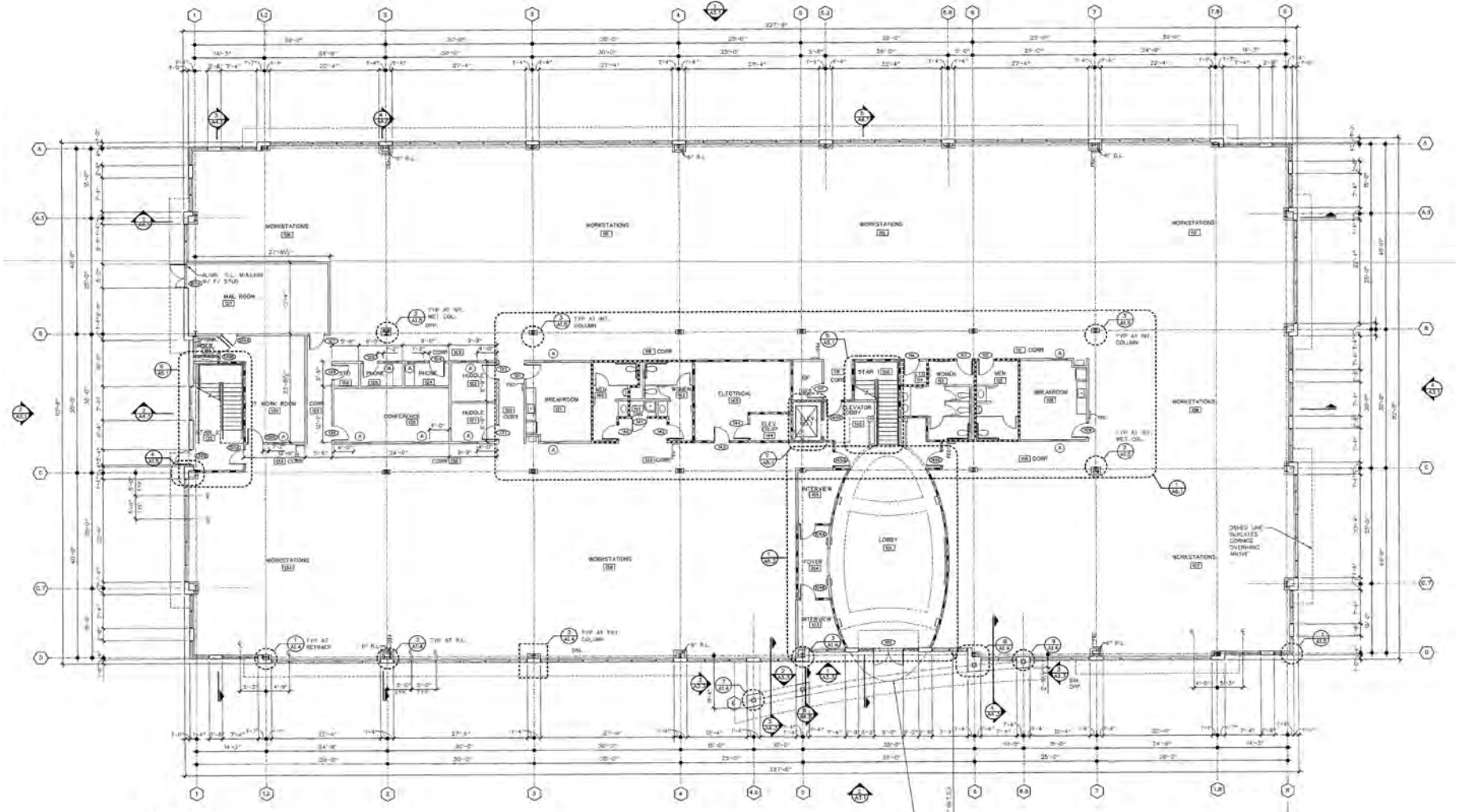
PHOTOS

KENNESAW | SUBURBAN ATLANTA OFFICE BUILDING | 51,152 SF



FLOOR PLANS

KENNESAW | SUBURBAN ATLANTA OFFICE BUILDING | 51,152 SF

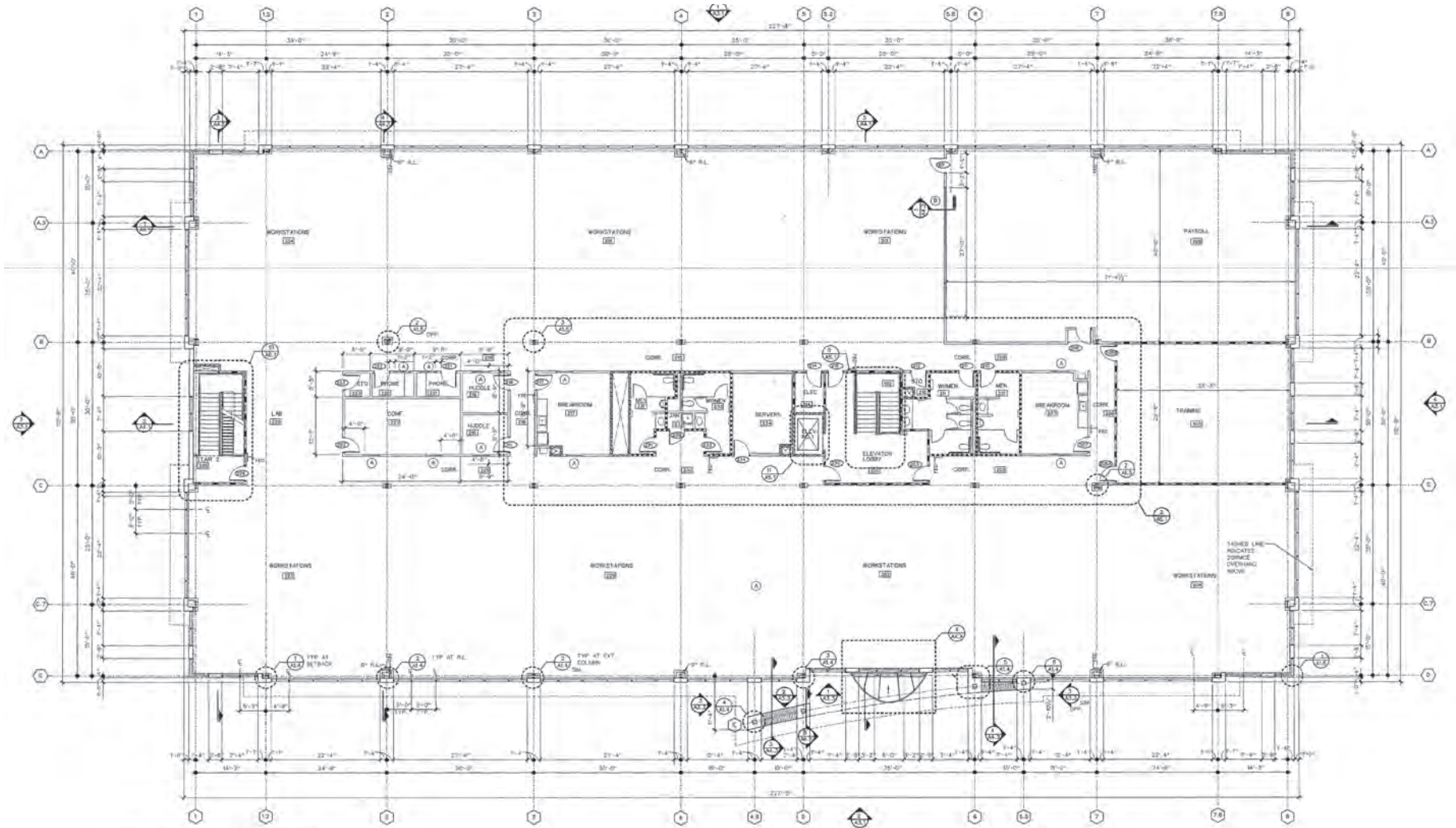


1

FIRST FLOOR

FLOOR PLANS

KENNESAW | SUBURBAN ATLANTA OFFICE BUILDING | 51,152 SF



2

SECOND FLOOR

RETAILER MAP

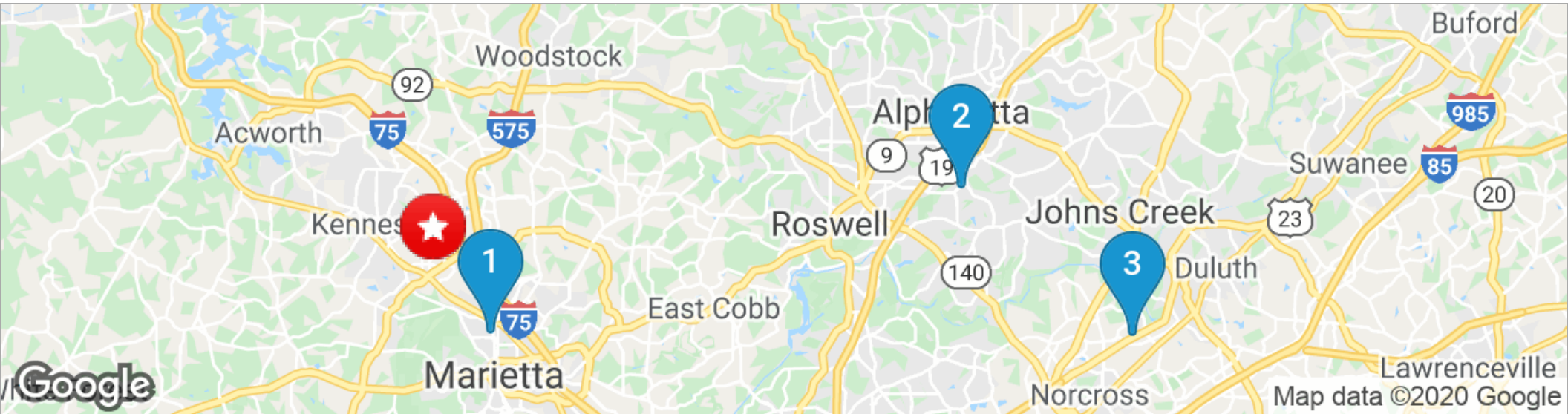
KENNESAW | SUBURBAN ATLANTA OFFICE BUILDING | 51,152 SF



SALE COMPS

KENNESAW | SUBURBAN ATLANTA OFFICE BUILDING | 51,152 SF

★ Subject Property



SUBJECT PROPERTY							
Address	City	Asking Price	Year Built	Building Size	Cap Rate	Price/SF	Sold Date
1015 Cobb Place Boulevard	Kennesaw	\$9,650,000	2001	51,152 SF	-	\$188.65	-
SALES COMPS							
Address	City	Sale Price	Year Built	Building Size	Cap Rate	Price PSF	Sold Date
1 833 Campbell Hill Street NW	Marietta	\$11,965,098	1977	63,000 SF	5.6 %	\$189.92	02/01/2020
2 4555 Mansell Road	Alpharetta	\$9,900,000	1996	52,676 SF	6.7 %	\$187.94	07/01/2019
3 4775 Peachtree Industrial Blvd	Norcross	\$9,000,000	2001	50,267 SF	-	\$179.04	02/01/2019

ABOUT THE AREA

KENNESAW | SUBURBAN ATLANTA OFFICE BUILDING | 51,152 SF

KENNESAW, GA

The city of Kennesaw is convenient to both I-75 and I-575 and has the perfect combination of small-town charm with big city amenities. Designated as a Preserve America Community, which recognizes communities that protect and celebrate their heritage, the local economy has grown significantly in recent years with establishment of retail centers and other businesses, making it a part of the Atlanta MSA.

Town Center, the area immediately surrounding the subject property, has seen growth beyond projections with an increase of new jobs and housing developments. With the expansion of Cobb County International Airport and Kennesaw State University, the location has become an integral player in the trends and investments of the greater region. South Cobb County estimates from late 2019 revealed that only 12% of the county is undeveloped or underdeveloped. This means that relocating a business to this area will likely be the result of seizing the opportunity to occupy or redevelop.

The presence of public buildings, educational resources, a safe, central business district and well-maintained neighborhoods make Kennesaw highly desirable place to work, live and play.

* Source: <https://kennesaw-ga.go>, <https://Facebook.com/CityofKennesaw>, <https://MDJOnline.com>



DEMOGRAPHICS (5-MILE)

POPULATION



185,590

MEDIAN INCOME



\$87,250

MEDIAN AGE



36.5

EMPLOYMENT RATE



96.7%

MED. HOME PRICE



\$271,257

TEAM PROFILE

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Aubri Lienemann
Marketing



Carine Davis
Marketing



Scott Jackson
Analyst

Bull Realty has been retained as the exclusive listing broker to arrange the sale or lease 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, disks and other information provided in connection therewith.

CONFIDENTIALITY AGREEMENT

KENNESAW | SUBURBAN ATLANTA OFFICE BUILDING | 51,152 SF

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 **1015 Cobb Place Boulevard, Kennesaw, GA 30144**. 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 __ / __ / __

Receiving Party

Signature

Printed Name

Title

Company Name

Address

Email

Phone

Fax

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