



PROPERTY INFORMATION

± 16- ACRE REDEVELOPMENT SITE

GENERAL

Property Address:	2641 N Berkeley Lake Road NW, Duluth, GA 30096
County:	Gwinnett

SITE

Site Size:	± 15.99 Acres
Parcel ID:	R6261-130
Zoning:	PUD (City of Duluth)
Proposed Use:	Office, Medical, Mixed-Use, Industrial

EXISTING STRUCTURE

Building Name:	Building 100, Point Berkeley
Building Size:	138,600 SF
Year Built:	2008
Building Condition:	Shell

FINANCIAL

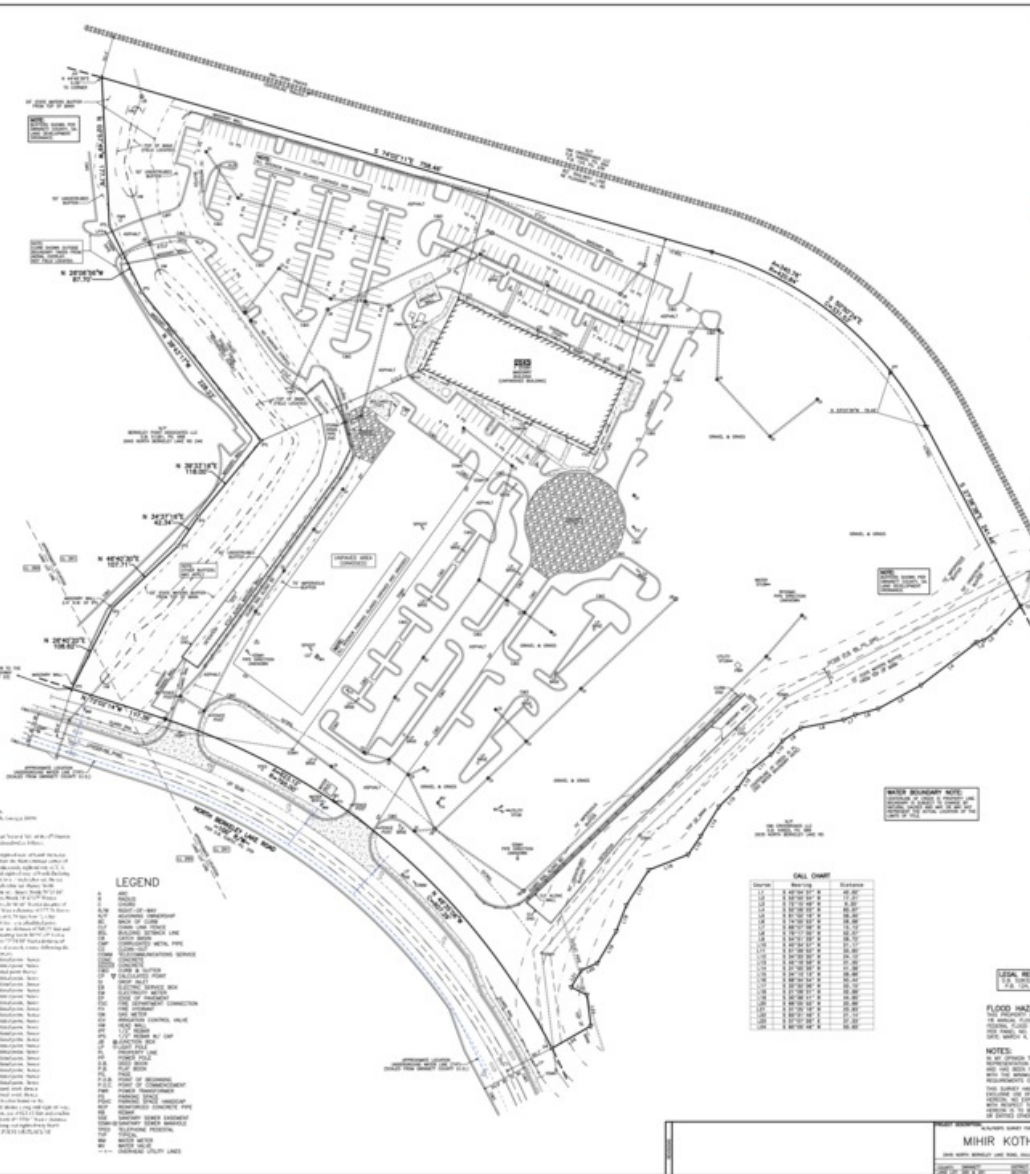
Sale Price:	Contact Bull Realty
-------------	---------------------

PROPERTY HIGHLIGHTS

- 138,600 SF, 7-story building with abundant parking & excess surrounding land available for sale
- The total parcel size is 15.99 acres. Existing structure and parking utilize ± 6 acres.
- The existing structure and parking is available together with the excess developable land (± 10 acres in front of and next to existing structure)
- Long, tree-lined avenue leads to round-about in front of attractive facade
- Structure left unfinished from the recession; concrete structure completed in 2008 with limited MEPs
- Initially intended as a four-building, mixed-use development surrounding interior courtyards with surface parking plus a parking deck
- Zoned PUD (City of Duluth): <http://bit.ly/392R1Wj> (See page 142 on link for info on PUD zoning)
- This zoning gives Duluth the authority to approve uses on a case-by-case basis
- Duluth is encouraging many uses including office, mixed-use, medical and others

SURVEY & PHOTOS

± 16- ACRE REDEVELOPMENT SITE





MICHAEL WESS, CCIM
Partner, Bull Realty
404-876-1640 x150
MWess@BullRealty.com

PROFESSIONAL BACKGROUND

Michael Wess' passion for 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 while receiving the school's single annual real estate scholarship. While there, Michael also received two additional degrees in finance and international business while also minoring in Spanish.

Michael joined Bull Realty in 2016 and began building his business practice based on integrity, superior client service and exceptional results. 2018 served as Michael's breakout year, individually closing 23 transactions valued at over \$25,000,000, which landed him #3 of 32 brokers at the firm and the firm's 'Partner' title. Since 2018, Michael Wess and Andy Lundsberg teamed up and sold approximately \$400 million across almost 200 transactions. These days, the partnership averages almost a closing a week and over \$100M in sales annually.

The team holds many pricing records in and around Atlanta, including highest price per acre, highest price per unit, and highest price per square foot for various product types and categories. The team also prides itself in its ability to close transactions that have proved complicated during selling previous attempts.

Michael continuously attends seminars, conferences, and classes to improve his knowledge of real estate, finance and economics. An Associate Broker since 2021, Michael is a pinned Designee of the prestigious Certified Commercial Investment Member (CCIM) Institute since 2017 and has been an annual member of the Atlanta Commercial Board of Realtors Million Dollar Club since 2018.

Michael is also a 'big brother' in the Big Brothers Big Sisters organization and enjoys other philanthropic endeavors. He completed his



ANDY LUNDSBERG
Partner, Bull Realty
404-876-1640 x107
Andy@BullRealty.com

PROFESSIONAL BACKGROUND

Andy Lundsberg has over 20 years of sales, marketing and commercial real estate experience. He specializes in the acquisition and disposition of multifamily and boutique retail/office type properties throughout metro-Atlanta. Andy Lundsberg is recognized as the top producer at Bull Realty for the last 8 years in a row with gross sales exceeding well over \$100 million year to date 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 (2008 - Present)