



**MODERN MULTI-TENANT OFFICE BUILDING
± 13,000 SF | OWNER-USER OR INVESTMENT**

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BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

TABLE OF CONTENTS

PROPERTY INFORMATION	3
EXECUTIVE SUMMARY	4
PROPERTY INFORMATION	5
EXTERIOR PHOTOS	6
INTERIOR PHOTOS	8
FLOOR PLAN	10
SURVEY	12
AREA OVERVIEW	13
AREA MAPS	14
ABOUT THE AREA & DEVELOPMENTS	16
IN THE AREA	18
DEMOGRAPHIC OVERVIEW	19
SALE COMPS	20
RENT COMPS	21
CONTACT INFORMATION	22
BROKER PROFILE	23
DISCLAIMER	24
CONFIDENTIALITY AGREEMENT	25

PROPERTY INFORMATION

EXECUTIVE SUMMARY



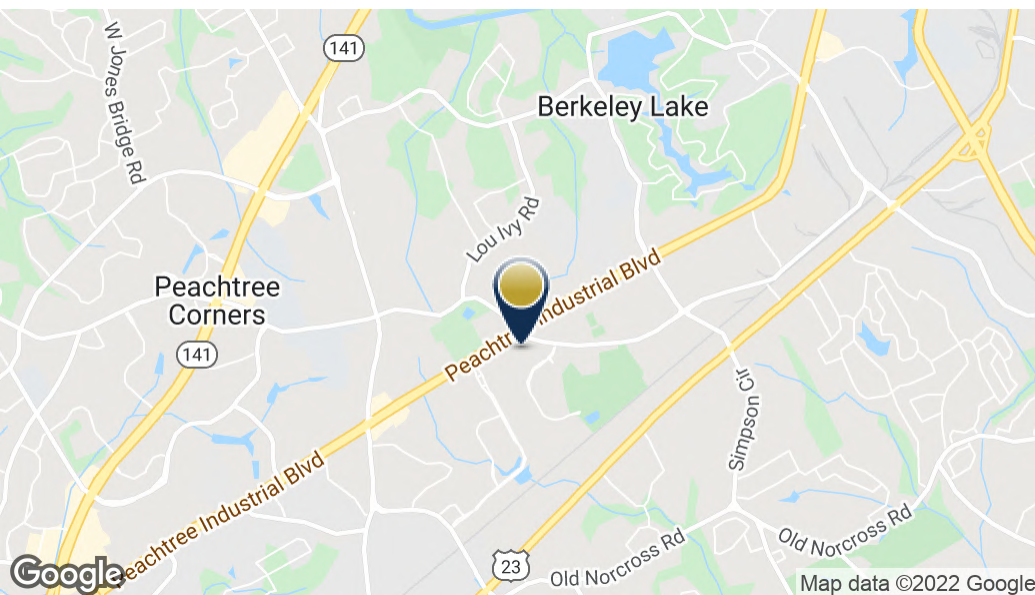
PROPERTY DESCRIPTION

This distinct, modern office building boasts $\pm 13,000$ SF of unique office space, ideal for a variety of professional uses. This building is situated within metro Atlanta in Peachtree Corners GA, the largest city in Gwinnett County, and just 20 miles from Downtown Atlanta. Nestled comfortably between affluent Dunwoody and Duluth, the property benefits from surrounding restaurants, housing options, hotels, shopping, sports and entertainment. Nearby retailers include Target, Kroger, The Home Depot as well as The Forum shopping center on Highway-141.

The offering is currently vacant and could be occupied by an owner-user or investor looking to lease the space. There are 10 units ranging in size from several ± 130 SF executive suites to an entire floor. The property features modern architecture with a two-story atrium lobby and expansive windows.

PROPERTY HIGHLIGHTS

- $\pm 13,000$ SF creative loft office building
- Modern architecture and design
- Ideal for owner/user or investment
- Impressive two-story glass lobby
- Electronic access control system
- Campus-like setting with ample greenspace
- 57 Surface parking spaces (4.38:1,000 SF ratio)
- Easy ingress/egress accessibility
- Direct access to Peachtree Industrial Blvd from S Old Peachtree Road



 **\$2,500,000**  **$\pm 13,000$ SF**

PROPERTY INFORMATION

BUILDING

Property Address:	4898 S Old Peachtree Road, Norcross , GA 30071
County:	Gwinnett
Building Size:	1±3,000 SF
Year Built:	1992
Year Renovated:	2020
Number of Suites:	10
Signage:	Monument

SITE

Site Size:	±1.7 Acres
Zoning:	OI (Gwinnett County)
Parcel ID:	R6270-003
Parking Spaces:	± 57 (4.3 : 1,000 SF)

CONSTRUCTION

Foundation:	Slab
Exterior:	Brick
Roof:	TPO Membrane
Number of Stories:	2
Construction:	Masonry

FINANCIAL

Price/SF:	\$192.30
Occupancy:	Vacant
Sale Price:	\$2,500,000
Lease vs Purchase Analysis:	https://bit.ly/3pLynM5
Owner-User vs Investment Cash Flow Comparison:	https://bit.ly/394Td3d



EXTERIOR PHOTOS



EXTERIOR PHOTOS



INTERIOR PHOTOS

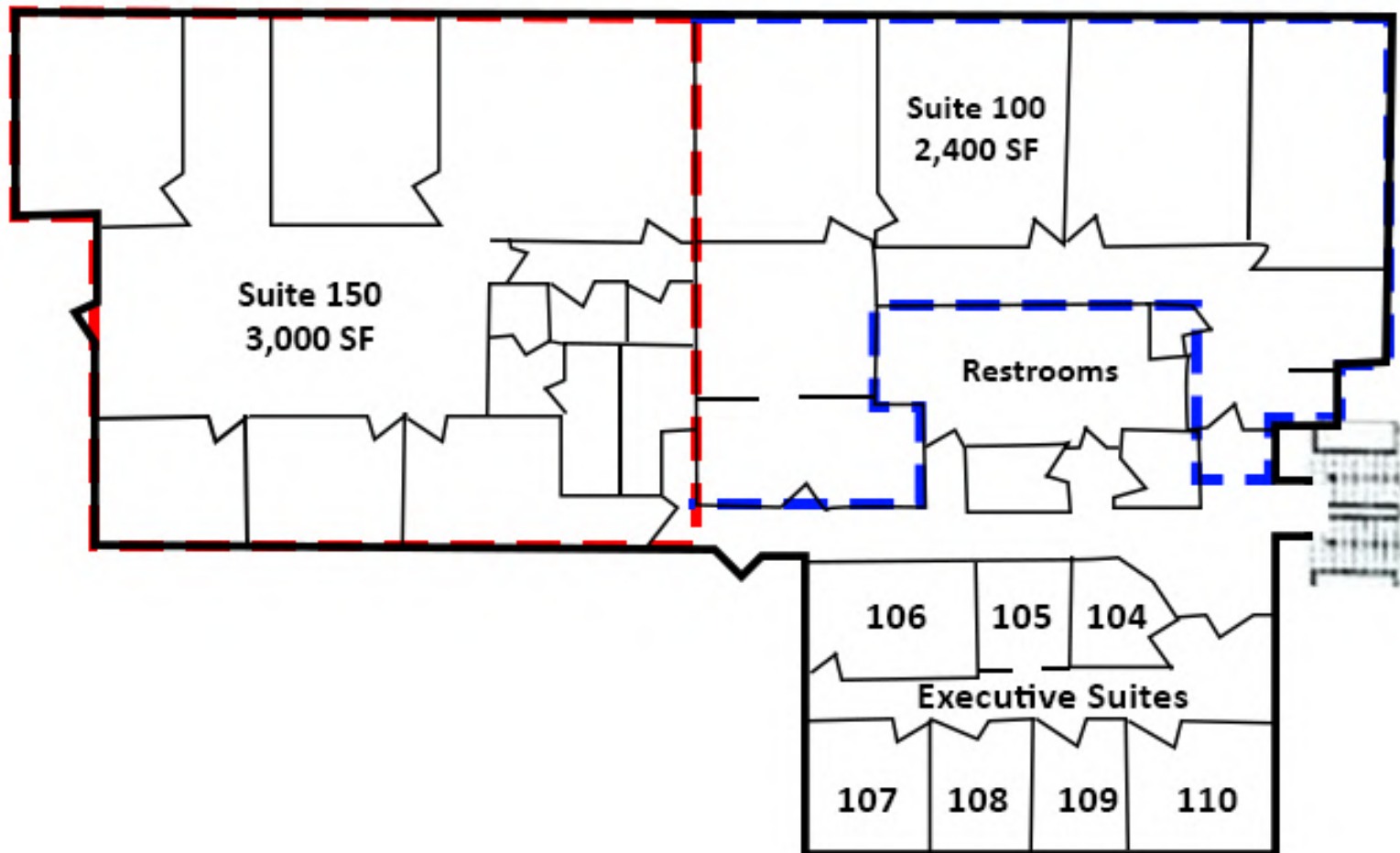


INTERIOR PHOTOS

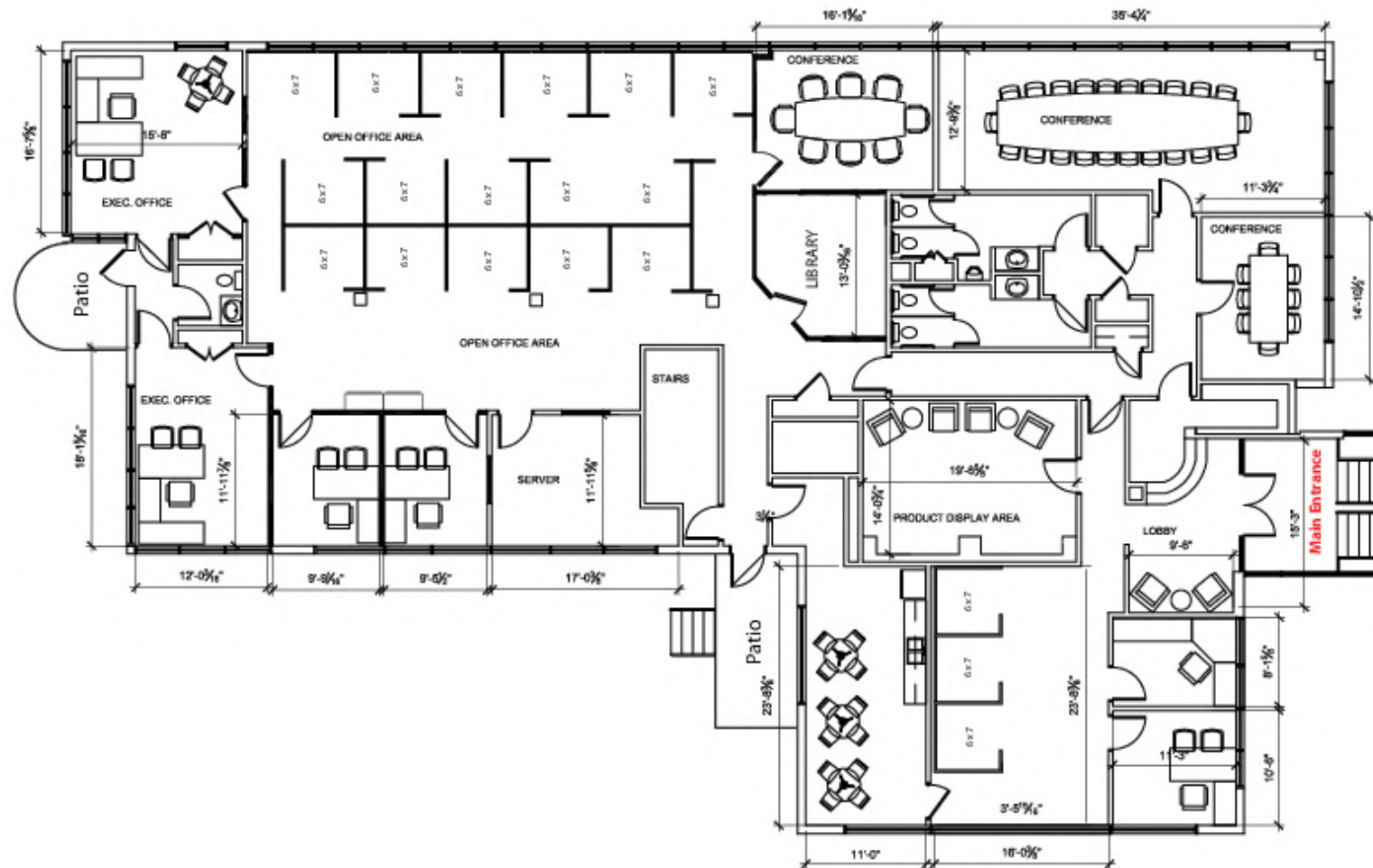


FIRST FLOOR PLAN

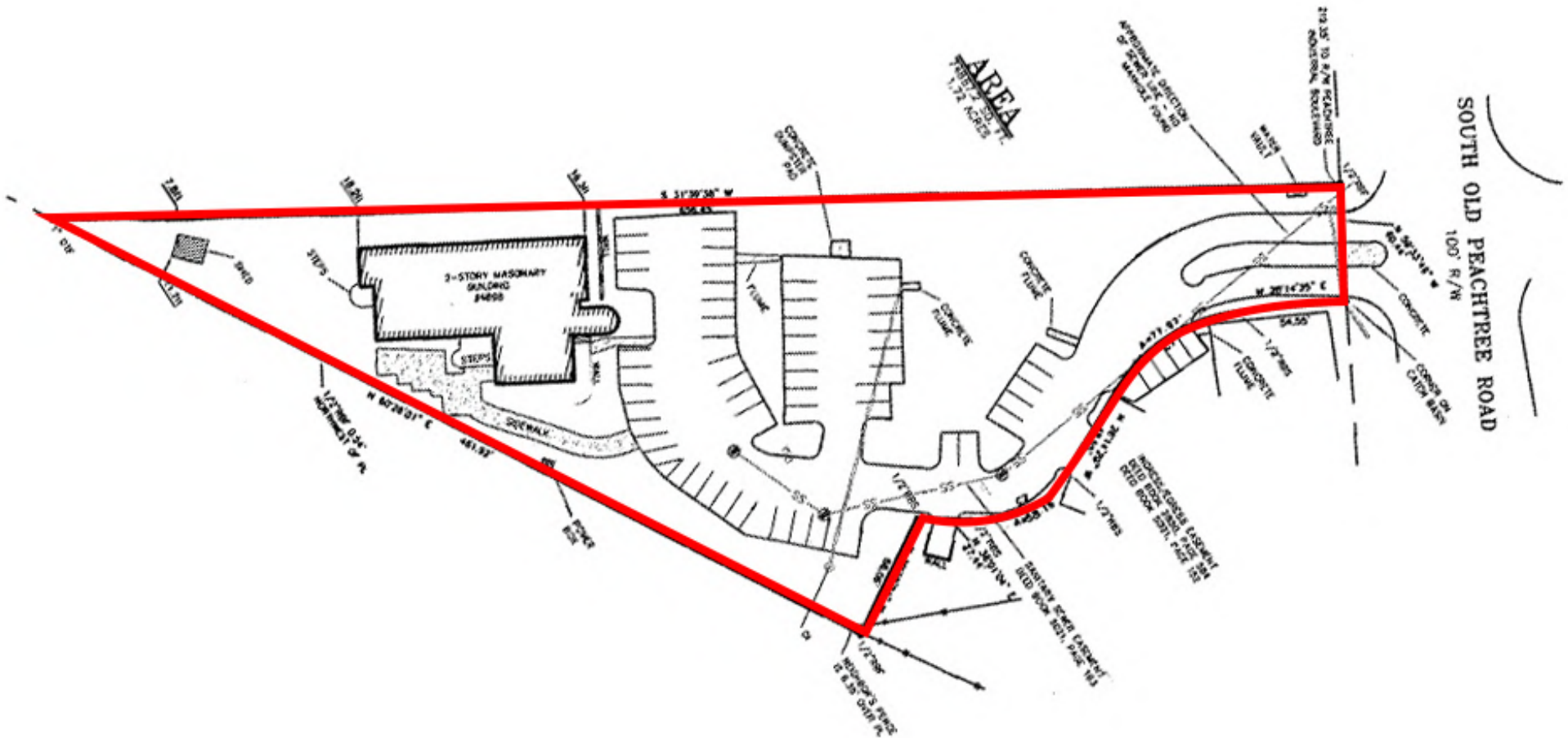
(Not to Scale)



SECOND FLOOR PLAN



SURVEY

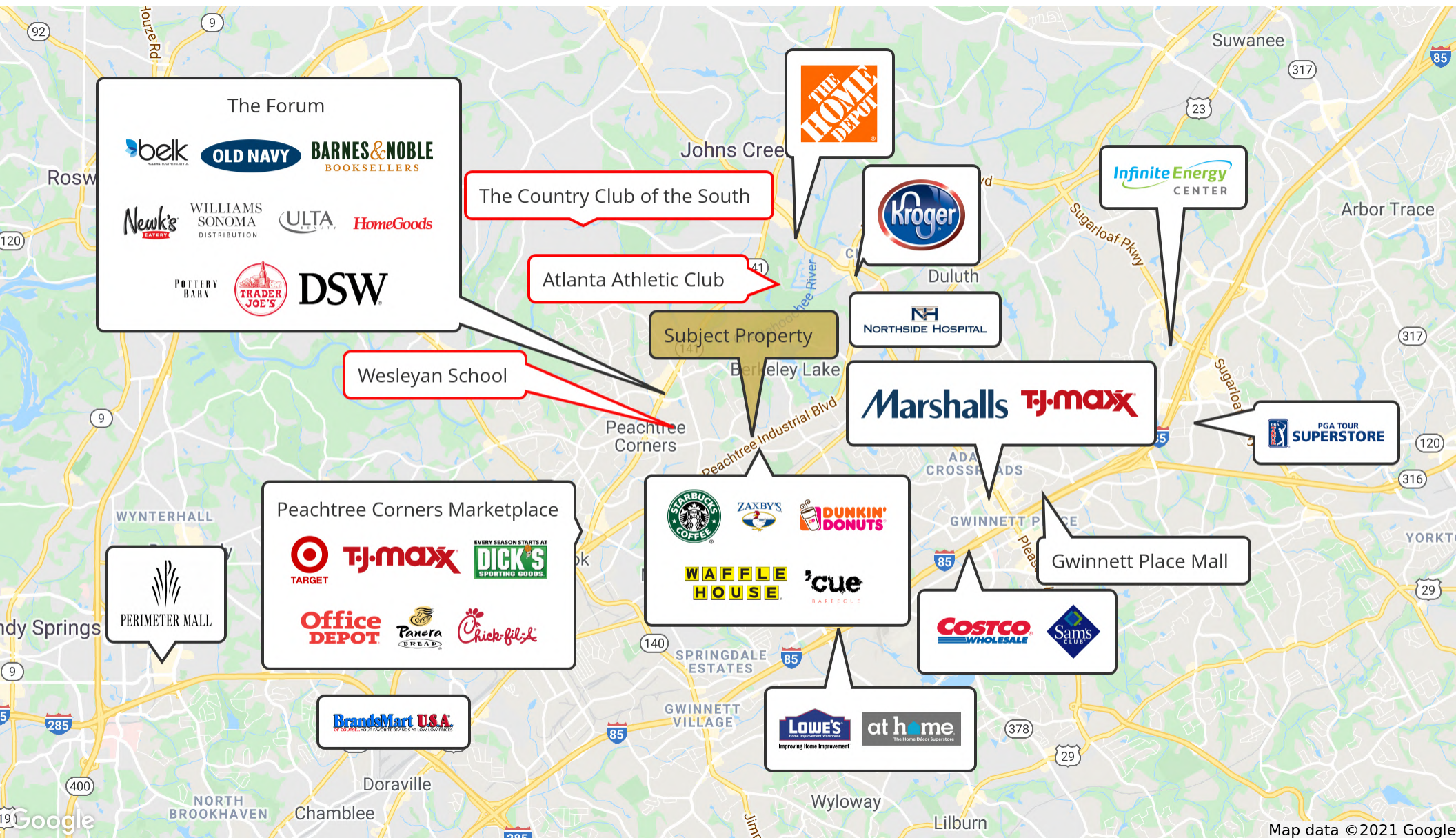


AREA OVERVIEW

AREA MAPS



AREA MAPS



Map data ©2021 Google

ABOUT THE AREA & DEVELOPMENTS

PEACHTREE CORNERS

Situated in Gwinnett County, Georgia, Peachtree Corners is conveniently located to major highways, I-85, I-285 and GA 400 and is just 30 minutes northeast of Atlanta. The city's Town Center features numerous retail shops, 15 restaurants, and a \pm 2-acre Town Green. A gathering place for the community, the Town Green features plenty of open space for outdoor concerts, an elevated deck that overlooks the Green, and children play structures. Peachtree Corners is an active, family-oriented city where residents enjoy a variety of living lifestyles

In addition, Peachtree Corners is home to an 11.5-mile, multi-use trail system connecting the community to shops, restaurants, and office parks. Technology Park, located in Peachtree Corners, is home to Fortune 500 businesses and continues to attract high-tech companies drawing top-tiered engineering talent from around the country.

AREA DEVELOPMENTS AND INVESTMENTS

- Corners Connector, a new section of the city's 11.5-mile multi-use trail system, opened Aug. 26, 2020
- The Town Center, a 21-acre shopping and dining entertainment complex designed to be the heart of the city, opened in April 2019.
- A pedestrian bridge near the Technology Park is set for completion this fall.
- Curiosity Lab, an autonomous vehicle and smart-city laboratory, opened in Sept. 2019 to further develop Technology Park into a tech-focused hub.
- Intuitive Surgical recently invested \$1.2 million into its office space
- Siemens invested \$6 million in its Parkway Lane facility
- The staff at biotech firm Akesogen has tripled to about 150 employees
- The American Society of Heating, Refrigerating and Air-conditioning Engineers (ASHRAE) will relocate 120 jobs to the city and is in the midst of a \$16 million renovation on its facility.

* Source: <https://bit.ly/36Puxcu>

ABOUT THE AREA & DEVELOPMENTS



PEACHTREE CORNERS TOWN CENTER

This premier mixed-use development, located at the corner of Peachtree Parkway and Medlock Bridge Road, includes 51,000 SF of restaurants and 18,560 SF of retail. It also includes a theatre, municipal parks, and an integrated pedestrian trail system. Over 70 upscale townhomes will also be constructed. Town Center is expected to generate \$16.4 million in annual sales and \$1.3 million in annual sales tax revenue.



THE FORUM

The Forum on Peachtree Parkway in Norcross, Georgia offers an elite collection of merchants, gathered in a beautifully unique, European-influenced outdoor mall. Stroll The Forum's Main Street, while enjoying the best selection of shopping and dining that this Atlanta area has to offer.



TECHNOLOGY PARK

A total of five redevelopment projects have been identified within the 500-acre Technology Park, a hub of tech companies from start-ups to larger entities, are seeing reconstruction and renovation. Peachtree Corners targets businesses in technology and bio tech, as well as startups. Currently, there are 188 computer or computer-related services companies there.

75-ACRE MIXED-USE DEVELOPMENT

A master plan for a massive 75-acre mixed-use development along Governors Lake Parkway in Peachtree Corners including hotels, office space and hundreds of residences could create a "signature project" at the highly visible southern gateway into the city. Details of the development have not yet been determined.



NEW TECH HQ - BRIGHTREE

Brightree, a cloud-based healthcare software company, recently opened their new HQ in Peachtree Corners. The open-office concept and modern industrial feel of its newly-renovated 65,000-SF offices will be a draw for young tech professionals, and as a result, Peachtree Corners added 160 new jobs.



CORTLAND PEACHTREE CORNERS

A Peachtree Corners redevelopment that turned two office buildings from the 1970s into almost 300 modern apartments has sold for just over \$66 million. Atlanta-based apartment giant Cortland bought the 296-unit Echo Lakeside apartments, paying \$66.1 million, according to Gwinnett property records.



IN THE AREA

WESLEYAN SCHOOL

Wesleyan School is a private K-12 Christian school located 20 miles north of Atlanta in the suburban city of Peachtree Corners, Georgia, United States. It was founded in 1963 and has existed on its current grounds since 1996. The school includes grades K-12 with a total student body of 1,179 for the 2019–2020 school year. The high school is composed of 496 students, is a member of the Georgia High School Association, and competes in the A-Private classification in Region 5. The conclusion of campus construction is a significant achievement for the Peachtree Corners school, which moved from Sandy Springs in the fall of 1996. With the completion of Gillfillan Hall, the Wesleyan campus now has 429,694 SF of permanent space under roof.



COUNTRY CLUB OF THE SOUTH

The Country Club of the South consists of 745 homes with 14 acres of common area, 200 acres of trees and 35 acres of wetlands. Country Club of the South is a gated and patrolled neighborhood, which means there are no door-to-door solicitations, nearly zero porch pirates, 2 controlled entrances and a service vehicle entrance. The surrounding public and private schools are highly ranked and most are located within a few miles from the neighborhood.



DEMOGRAPHIC OVERVIEW

DEMOGRAPHICS



POPULATION

1 Mile	5,444
3 Miles	63,840
5 Miles	203,006



HOUSEHOLDS

1 Mile	2,082
3 Miles	23,472
5 Miles	72,366



AVG. HH INCOME

1 Mile	\$99,603
3 Miles	\$86,991
5 Miles	\$80,102



SALE COMPS

★ Subject Property



SUBJECT PROPERTY

ADDRESS	CITY	ASKING PRICE	YEAR BUILT	BUILDING SIZE	PRICE/SF	SITE SIZE	SOLD DATE
4898 S Old Peachtree Road	Peachtree Corners	\$1,250,000	1992	13,000 SF	\$96.15	1.7 AC	-

SALES COMPS

	ADDRESS	CITY	SALE PRICE	YEAR BUILT	BUILDING SIZE	PRICE PSF	SITE SIZE	SOLD DATE
1	4353 Tilly Mill Road	Atlanta	\$1,800,000	2008	13,846 SF	\$130.00	0.62 AC	03/31/2020
2	3772 Satellite Blvd	Duluth	\$1,220,000	1985	12,000 SF	\$101.67	0.28 AC	03/16/2020
3	135 Technology Parkway	Norcross	\$1,767,750	1971	17,051 SF	\$103.67	1.99 AC	10/23/2020
4	1805 Shackleford Court	Norcross	\$1,950,000	2004	18,800 SF	\$103.72	1.75 AC	03/09/2020
5	50 technology Parkway S	Norcross	\$2,350,000	1979	17,200 SF	\$136.63	2.8 AC	10/31/2019

RENT COMPS



RENT COMPS

	ADDRESS	CITY	RENT/SF/YEAR	LEASE TYPE	BUILDING SIZE	SPACE SIZE
1	4270 Peachtree Industrial Blvd	Norcross	\$14.00 SF/yr	NNN	8,850 SF	2,327 SF
2	8470 Holcomb Bridge Road	Alpharetta	\$16.00 SF/yr	NNN	28,248 SF	1,243 SF
3	2385 Pleasant Hill Road	Duluth	\$18.00 SF/yr	NNN	9,600 SF	3,140 SF
4	4390 Pleasant Hill Road	Duluth	\$16.50 SF/yr	NNN	8,485 SF	3,140 SF

CONTACT INFORMATION

BROKER PROFILE

SEAN WILLIAMS

Commercial Real Estate Advisor



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PROFESSIONAL BACKGROUND

Preston Blair, Commercial Real Estate Advisor at Bull Realty, represents owners and sellers throughout the Southeast. Preston has been drawn to commercial real estate since his early college years at Ole Miss. During this time, Preston was a frequent attendee at the International Council of Shopping Center's (ICSC) annual conference in Las Vegas where he immersed himself in industry training and established a network foundation with top developers, brokers, tenants, and investors.

After obtaining his degree in Business Administration from Ole Miss, Preston was selected for entry into Bull Realty's Business Development program. Subsequently, Preston joined the national Real Estate Investment Trust, Brixmor Property Group, as a leasing assistant. Preston has now returned to Bull Realty where his experience, training, and industry relationships are expected to bring value to his client base and synergies to Bull's strategic growth plans.

Preston is a Certified Commercial Investment Member (CCIM) candidate, a Young Leader for the Real Estate Group of Atlanta (REGA) and a member of ICSC. Outside of work, he enjoys staying active and playing golf, as well as, spending time with friends and family.

Bull Realty is a commercial real estate sales, leasing, and advisory firm licensed in nine Southeast states headquartered in Atlanta. 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, 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.



DISCLAIMER

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.

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 **4898 S Old Peachtree Road Peachtree Corners, GA 30071**. 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

Bull Realty, Inc.
50 Glenlake Parkway, Suite 600
Atlanta, GA 30328

Sean Williams
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**SIGN CONFIDENTIALITY
AGREEMENT ONLINE**

