



Roswell Road NE

E Andrews Dr NW



OFFERING MEMORANDUM

PREMIER BUCKHEAD VILLAGE OPPORTUNITY

5 BUILDINGS | 0.63 ACRES

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Exclusively listed by Bull Realty, Inc.

PROPERTY OVERVIEW

Linburgh/Morosgo

Midtown
Atlanta

Buckhead
Village District

Piedmont Rd

THE BRYANT
AT BUCKHEAD VILLAGE

309
EAST PACES

THE CHARLES

ele

MODERA

The Sutton

One Buckhead
Plaza

ST REGIS

Peachtree Rd

HANOVER

BUCKHEAD VILLAGE

Gentry

WHOLE
FOODS
MARKET

92 W
PACES

THE IRBY

A BROADSTONE
COMMUNITY

JLB

Buckhead
Village Lofts

Roswell Road NW

Cains Hill Pl

Paces Ferry Pl NW

Andrews Square

E Andrews Dr NW



BULL REALTY

CAMDEN



Gentry

BUCKHEAD VILLAGE

ST REGIS

THE IRBY

92W PAGES

Atlanta History Center



Michael Evans Floral



Andrews Square



ALTON LANE



w.port pieces

Roswell Road NE

E Andrews Dr NW

CAMDEN



BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

PREMIUM BUCKHEAD VILLAGE LOCATION

3236 & 3240 Roswell Rd and 18, 20 & 22 East Andrews Dr NW

This unique offering consists of five properties and two billboards on approximately 0.63 acres at the highly-visible, traffic lit corner of East Andrews Drive NW and Roswell Road NW. This prime Buckhead Village location, where land is in very high demand with limited supply, makes this an irreplaceable once in-a-lifetime opportunity. The existing buildings are all tenant occupied with short-term leases at below-market rents allowing for tremendous upside potential for a new owner through repositioning or future redevelopment of the site.

If you would like to set up a time to tour, please contact **Michael Wess** 404-876-1640x150, or **Andy Lundsberg** 404-876-1640x107.

To receive additional information and financials, please execute the confidentiality agreement.

Do not disturb tenants or management. Do not visit the site without an appointment through Bull Realty.





PROPERTY HIGHLIGHTS



0.63-Acre assemblage opportunity ideally located in the premium Buckhead Village



Rare investment opportunity in a hot high-demand, low-supply market



Surrounded by hundreds of luxury shops, trendy restaurants and premium apartments



Zoning permits a multitude of options including office, retail, residential and related uses

OFFERING SUMMARY

ADDRESSES 3236 Roswell Rd NW
3240 Roswell Rd NW
18 E Andrews Dr NW
20 E Andrews Dr NW
22 E Andrews Dr NW

TOTAL SQUARE FEET 11,000 SF

TOTAL LAND AREA 0.63 Acres

ZONING [SPI-9 SA2](#) - Buckhead Overlay District
[SPI-9 SA3](#) - Buckhead Overlay District

PARCEL IDs 17 009900020517
17 009900020574
17 009900021259
17 009900020970
17 009900020947

PRICE Please Contact Bull Realty

**Please do not visit site without an appointment.
Please do not disturb management or tenants.**

PROPERTY INFORMATION

PARCEL 1

PARCEL NUMBER	17 009900020517
SITE SIZE	0.2966 Acres
ZONING	SPI-9 SA2 - Buckhead overlay district
MAX HEIGHT	150'
FLOOR AREA RATIO (FAR)	8.2
BUILDING 1	3236 Roswell Rd NW
BUILDING 2	3240 Roswell Rd NW
BUILDING 3	18 East Andrews Dr NW
SQUARE FEET	2,500 + 1,500 + 1,250 = 5,250 SF

PARCEL 2

PARCEL NUMBER	17 009900020574
SITE SIZE	0.062 Acres
ZONING	SPI-9 SA2 - Buckhead overlay district
MAX HEIGHT	150'
FLOOR AREA RATIO (FAR)	8.2
BUILDING 4	20 E Andrews Dr NW
SQUARE FEET	750 SF

PARCEL 3

PARCEL NUMBER	17 009900021259
SITE SIZE	0.2089 Acres
ZONING	SPI-9 SA3 – Buckhead Overlay District
MAX HEIGHT	150'
FLOOR AREA RATIO (FAR)	8.2
BUILDING 5	22 E Andrews Dr NW, Suite A 22 E Andrews Dr NW, Suite B
SQUARE FEET	2,500 + 2,500 = 5,000 SF

PARCEL 4

PARCEL NUMBER	17 009900020970
SITE SIZE	0.03 Acres
ZONING	SPI-9 SA2 - Buckhead overlay district
MAX HEIGHT	150'
ADDRESS	N/A

PARCEL 5

PARCEL NUMBER	17 009900020947
SITE SIZE	0.03 Acres
ZONING	SPI-9 SA2 - Buckhead overlay district
MAX HEIGHT	150'
ADDRESS	N/A

FINANCIAL INFORMATION

# OF BUILDINGS	5
# OF TENANTS	8 + 2 Billboards
GROSS INCOME	± \$384,879
NOI	± \$349,305





SURROUNDED BY HIGH-QUALITY AMENITIES IN THE IMMEDIATE AREA

HIGHLIGHTS

RARE ASSEMBLAGE OPPORTUNITY

- Five-parcel, five-building offering that encompasses 11,000 SF and 0.63 acres
- Rare investment opportunity in a hot high-demand, low-supply market
- 100% occupancy, however, this opportunity is available now for owner-occupant or immediate redevelopment

ACCESSIBLE LOCATION WITH NEARBY AMENITIES

- Surrounded by high-quality shopping, dining and hotels within the immediate area including The Shops at Buckhead, Lenox Square Mall and Phipps Plaza
- Buckhead Village District encompasses more than 1.5 million square feet of retail, residential and restaurant space.
- The Property benefits from its access to major thoroughfares including Roswell Road and Georgia State Route 400.

STRONG DEMOGRAPHICS

- The Property is strategically located in a high-growth, affluent and well-educated area.
- Average household income within a 1-mile radius is \$151,366- more than double the national average of \$68k, and some of the highest income demographics in the nation.
- 78% of the surrounding demographic is a white-collar worker with at least a bachelor's degree

EXTERIOR PHOTOS



TENANT PROFILES



PEOPLE'S

Suite #: 3236 Roswell Rd

Occupies: 2,500 SF

People's is a women's clothing store and fashion boutique that specialize in providing the highest-quality garments for their clients.

Source: https://www.facebook.com/Peoples-1481680622139935/about/?ref=page_internal



H.G. ROBERTSON FINE SILVER

Suite #: 3240 Roswell Rd

Occupies: 1,500 SF

H.G. Robertson is Atlanta's premier full-service silver retailer. H G. Robertson has a wide selection of antique and new sterling silver and has replacement sterling silver flatware, holloware, and sterling silver gifts. Services: Whether you are looking to repair or polish your silver, sell your silver or receive a professional appraisal, our company is comprised of some of the most highly regarded experts in the silver trade.

Source: <https://www.yelp.com/biz/h-g-robertson-fine-silver-atlanta>

NOAH J. & Co.

NOAH J. & CO.

Suite #: 18 East Andrews

Occupies: 1,250 SF

Noah J. & Co. carries items of great beauty and quality. They are proud to represent custom upholstery and casegood lines in addition to offering a large selection of in-stock items. With an array of art, lighting, decorative objects, books, and containers, the shop is a go-to destination for those searching for the perfect finishing touches for a space. They also frequently stock one-of-a-kind treasures, so each time you visit you're likely to spy a new delight.

Source: <https://www.noahj.co/about>

TENANT PROFILES

Sol Alterations

Bridal, formals, business or casual... Sol Alterations can repair or alter any garment as quickly as you need it. Staffed with an expert tailor with 40+ years of experience, Sol Alteration is open six days a week. You can always depend on Sol Alterations to get your work done whenever you need it.

Source: : <https://sol-alterations.business.site/>

SOL ALTERATIONS

Suite #: 20 East Andrews Dr
Occupies: 750 SF



Involved in Interior Design for 25 years, Trayce specializes in residential interiors, making homes welcoming places in which to live. She has shopped in not only the English countryside and the London Markets, but also the French flea market and the countrysides of Provence. She is always looking for a unique, fabulous piece or unexpected treasure, which are sometimes found in the most unusual places

Source:https://vintagebyttc.com/Vintage_by_TTC_-_Home_-_Vintage_by_Trayne_Thomas_Carr_-_Antique_and_Vintage_in_Buckhead,_Atlanta,_Georgia.html

VINTAGE

Suite #: 22 A East Andrews Dr
Occupies: 1,250 SF

**PLEASE SIGN CONFIDENTIALITY AGREEMENT LOCATED ON PAGE 31 OF THIS DOCUMENT
OR
ONLINE AT WWW.BULLREALTY.COM TO ACCESS FULL RENT ROLL**

ABOUT THE AREA

Lenox Mall & Phipps Plaza

salesforce CoStar Group JLL MARTA carter's terminus nexidia ATLANTA TECH VILLAGE GEORGIA STATE SIMON

Roswell Road NW



E Andrews Dr NW

COME SEE THE NEW SIDE OF LUXURY

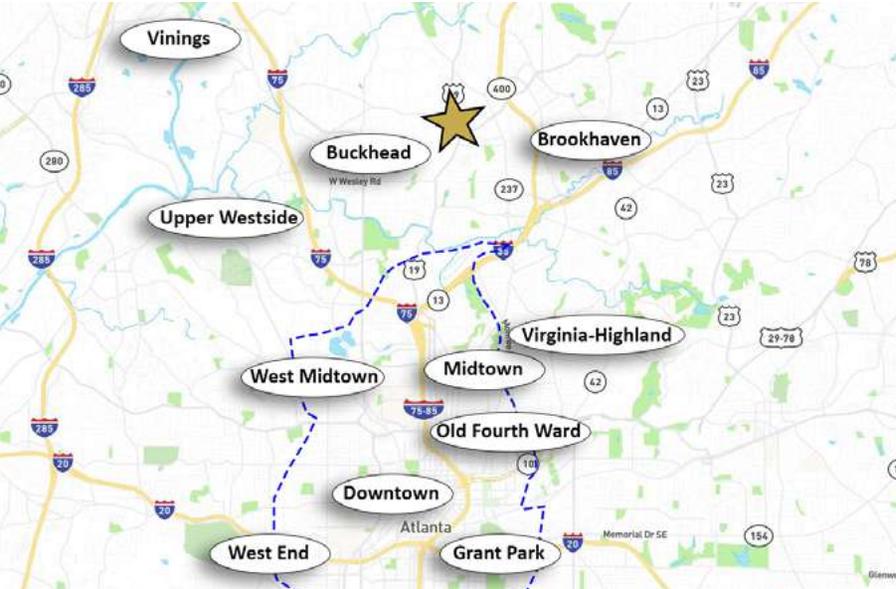
Buckhead Village blends diverse shopping and culinary experiences with welcoming communal spaces, bold design and interactive art installations for a taste of life in the modern South. Located in the heart of Atlanta's iconic Buckhead neighborhood, Buckhead Village offers guests a unique destination to shop from some of the region's top stylemakers, indulge in foods from around the globe and exercise at top-rated studios and wellness centers. There's an experience for everyone inside Buckhead Village. ([Source](#))



STRATEGICALLY
LOCATED
IN A HIGH-GROWTH,
AFFLUENT &
WELL-EDUCATED AREA

LIVE WORK PLAY

Whether stocking up on groceries at Whole Foods, Trader Joe's or Lucy's Market, dining at Lobster Bar, or selecting a custom flower arrangement at Boxwoods, you will find many well-known neighborhood fixtures here. Lenox Square and Phipps Plaza are just up Peachtree Road, where the high-rise office towers and condos are also located. GA-400 access is also nearby, taking you to anywhere you want to go! If you're looking for a low-maintenance lifestyle with a variety of social and cultural activities steps away from your front door, explore Buckhead Village. ([Source](#))



The ultra-walkable neighborhood is a place to mix and mingle in a comfortable but luxurious setting.

VERY WALKABLE ([Source](#))



Walk Score
88



Transit Score
45



Bike Score
71



Marta Station
Buckhead - 1.1 Miles

A DYNAMIC DESTINATION FOR THE MODERN SOUTHERN LIFESTYLE

LOVE WHERE YOU WORK, AND LIVE, AND PLAY, AND DRINK, AND...

From the St. Regis Hotel and Residences to the exclusive new shopping district, Buckhead Atlanta, Buckhead Village is experiencing exponential growth. It is the place to be with exceptional restaurants and shopping, catering to the most affluent clientele in the city. Recently developers vie for the coveted consumers for whom this neighborhood is a daily crossroads. Visitors and locals alike come to shop, experience casual and fine dining, and visit the Atlanta History Center. Buckhead Village is a top Atlanta destination for residents of other communities, but for Buckhead residents, the village is simply part of their daily routine. ([Source](#))

STEP INTO BUCKHEAD

At the heart of Buckhead around the intersections of Lenox, Peachtree and Piedmont Roads, is a shopping district with more than 1,500 retail units where shoppers spend more than \$3 billion a year. In addition, Buckhead contains the highest concentration of upscale boutiques in the United States. The majority are located at Lenox Square and Phipps Plaza, sister regional malls located diagonally across from each other at the intersection of Peachtree and Lenox Roads. This commercial core also has a concentration of “big-box” retailers.

Buckhead offers world-class shopping, dining, entertainment, workspace and housing in an unsurpassed location for the ultimate urban luxury lifestyle.



BUCKHEAD VILLAGE DISTRICT

WHERE THE CITY BECOMES THE NEIGHBORHOOD

Buckhead Village District is approximately 356K square feet of retail and office portfolio, which includes two development parcels totaling 2.7 acres, was built in 2014 and is situated in the heart of Atlanta's Buckhead neighborhood. The open-air destination spans six city blocks bordering Peachtree, East Paces Ferry and Pharr Roads, and features more than 50 stores and restaurants along a lush streetscape setting. The property is home to international luxury brands such as Hermès, Spanx's Global Headquarters, health and wellness studios, and a variety of dining options. [\(Source\)](#)

>**Location** Buckhead Village District is at the intersection of Peachtree Road and East Paces Ferry Road and West Paces Ferry Road.

Site Size 2.7 Acres	Total SF 365,000	# of Retailers 50+
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WHERE STYLE AND ELEGANCE MEET SOUTHERN CHARM

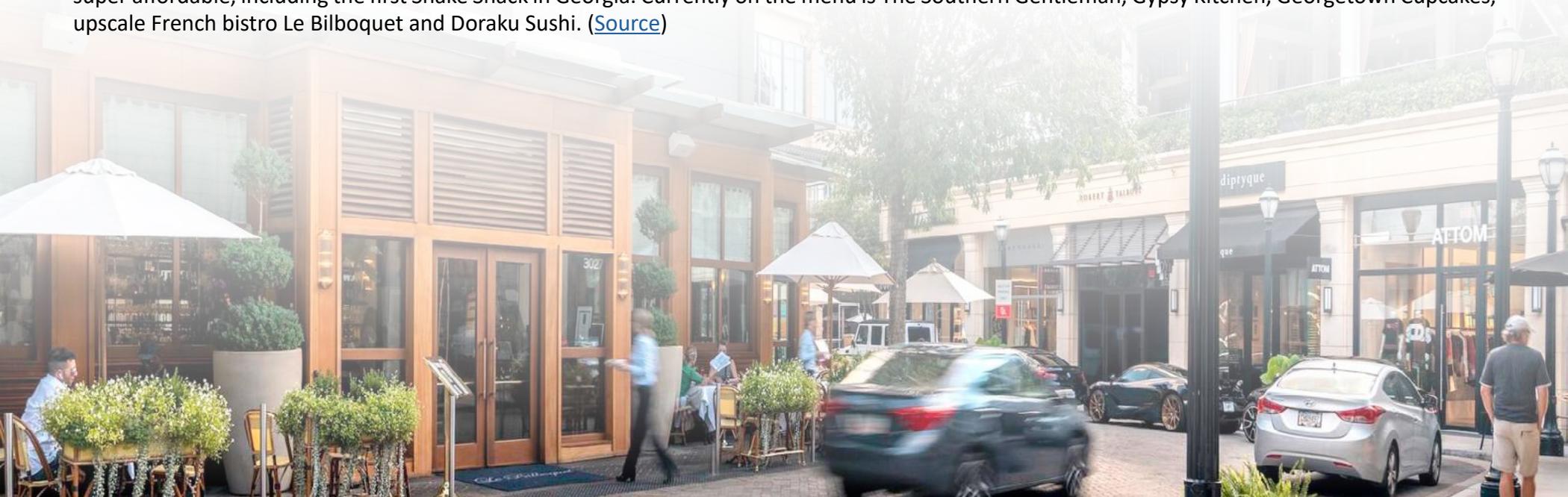
THE BEST OF MODERN CITY LIVING

Buckhead Village District (formerly The Shops Buckhead Atlanta) is another addition to the luxurious Buckhead community. This eight-block neighborhood contains everything you need for a successful adventure. From high-end retail such as Hermes to bowling and dining options that span the globe, Buckhead Village District has it all.

Buckhead Village District spans eight blocks of Buckhead and features everything from high-end shopping to amazing dining experiences. Fashionable travelers from around the world visit Buckhead Village District to experience a distinctive collection of more than 50 designer shops, restaurants and cafes set amidst six beautifully landscaped streets. Visitors will discover world-renowned luxury brands along with today's contemporary designer labels that are exclusively found only at Buckhead Village District including Dior, Hermes, Tom Ford, Christian Louboutin and more.

The ultra-walkable, eight-block complex is a place to mix and mingle in a comfortable but luxurious setting. Developers have been quick to say the area is not a mall, but rather the redevelopment of a chunk of Buckhead.

The retail side of things is anchored by Hermes, Atlanta-started Spanx and Etro. Dining options in the Buckhead Village District span from high-end to super affordable, including the first Shake Shack in Georgia. Currently on the menu is The Southern Gentleman, Gypsy Kitchen, Georgetown Cupcakes, upscale French bistro Le Bilboquet and Doraku Sushi. ([Source](#))



NEW & UPCOMING DEVELOPMENTS

GENTRY APARTMENTS

Construction on Gentry launched in summer 2018, and officials with Hoar Construction and development partner LMC have construction recently completed the 21-story building. Standing at 3172 Roswell Road in Buckhead Village, Gentry replaced a one-acre surface parking lot with 290 luxury rentals. Elsewhere the property offers 6,000 square feet of retail at the street and a six-level parking deck with 458 spaces. Available studios at the Hanover project (627 square feet) start from \$1,837 monthly, while the largest penthouse floorplans are \$11,695 and up. ([Source](#))

HANOVER BUCKHEAD VILLAGE

Located next to historic Buckhead Theater and directly across from Charlie Loudermilk Park, Hanover Buckhead Village places you in the center of the choicest neighborhood in Atlanta. Their 353 luxury apartments, in a 21-story building feature spacious living areas with soaring ceilings, accent walls, and spa-inspired bathrooms. Residents have access to a resort-style pool with designated outdoor grilling and dining areas. ([Source](#))

THE IRBY

Named for Henry Irby, the man widely believed to have founded Buckhead in the 1800s, The Irby, a new apartment tower near The Shops Buckhead Atlanta named after Henry Irby, the man widely believed to have founded Buckhead in the 1800s, welcomed its first residents this year. The Alliance Residential project has 277 units, with entry points being studios of less than 600 square feet for about \$1,600 monthly.

Designed by The Preston Partnership, the development features 12 stories for a total of 277 studio, one- and two-bedroom open-floorplan units positioned above 13,150-square-foot of ground-floor retail and restaurant space with bakery, café, and marketplace Le Bon Nosh taking up one of them. ([Source](#))



Gentry Apartments



Hanover Buckhead Village



The Irby



NEW & UPCOMING DEVELOPMENTS

1



PHIPPS PLAZA RENOVATION

The dynamic, reimagined development is headlined by the arrival of Nobu Hotel and Restaurant Atlanta, along with a 90,000 SF Life Time® healthy living and entertainment destination. A 13-story, 350,000 SF, Class A office building is yet another element of the redevelopment. Phased opening beginning in early 2021.

2



ICON BUCKHEAD

The 36-story Peachtree & Stratford project consists of 362 luxury apartments with 32,000 SF street level retail. The property features a pool terrace atop an adjacent parking structure and clubroom amenity with rooftop fire pit terrace on the 36th floor of the residential tower.

3



MODERA PROMINENCE

Mill Creek Residential continues to expand in Atlanta with the development of Modera Prominence, a luxury mixed-use apartment community. The community features 319 apartment homes and 21,000 SF of retail. First move-ins opened in 2020.

309 EAST PACES

Creative loft office space located between The Shops Buckhead Atlanta and multiple dense residential and office towers. This mixed-use building has 79,900 SF of loft-office space directly above the street level retail and restaurant space.

4



THE GRAYDON BUCKHEAD

Real estate and investment firm Kolter Urban, based in Florida's Palm Beach County, will be entering the Atlanta market for the first time with a project called Graydon Buckhead. Construction began at the 2520 Peachtree Road site in 2020. Expect 47 residences in 22 floors, with views from Buckhead to downtown.

5



HEARTIS BUCKHEAD

Dallas-based healthcare real estate firm, Caddis, just unveiled plans for an upscale senior living community: the 18-story, 213-unit, 278,000 SF Heartis Buckhead. For Caddis, Heartis Buckhead is its largest project to date and one of the largest such projects now under construction anywhere in the United States. When completed, it will also be one of the largest senior living communities in the Atlanta area.

6



- Buckhead Saloon
- Big Sky Buckhead
- Buckhead Theater
- Whole Foods
- Your Pie
- Marshalls
- The Capital Grille
- Dancing Goats
- Trader Joe's
- Stagecoach
- PetsMart
- CVS
- Churchills
- Henri's Baker & Deli
- Portofino
- The Iberian Pig
- Piece of Cake
- The Big Ketch
- Patagonia
- Sherwin Williams



- ### Phipps Plaza
- | | | |
|------------------|----------------|---------------|
| AMC Theater | Davio's | Prada |
| Hugo Boss | Ecco | Sur La Table |
| Bottega Veneta | Fendi | Tiffany & Co. |
| A Pea In The Pod | Grand Lux Cafe | Saks |
| Chico's | Gucci | Tory Burch |
| Dior | Jeffrey | Versace |

- Umi
- King & Duke
- Seasons 52
- Chops Lobster Bar
- Restoration Hardware

- ### Buckhead Village District
- | | |
|------------------|---------------------|
| Dior | Spanx HQ |
| Intermix | Christian Louboutin |
| Tom Ford | Hermes |
| Planet Blue | Jimmy Choo |
| L'Occitane | American Cut |
| Bonobos | Fado |
| Canali | Gypsy Kitchen |
| Barry's Bootcamp | Le Bilboquet |
| Flywheel | Shake Shack |



- ### Shops Around Lenox
- | | |
|-----------------|------------|
| Dantanna's | Soul Cycle |
| Flower Child | Lululemon |
| Crate & Barrel | fab'rik |
| Core Power Yoga | West Elm |

- Red Pepper
- Bones
- Fogo de Chao
- Buckhead Diner
- Corner Cafe
- Eclipse di Luna
- Land Rover
- Hennessy Jaguar

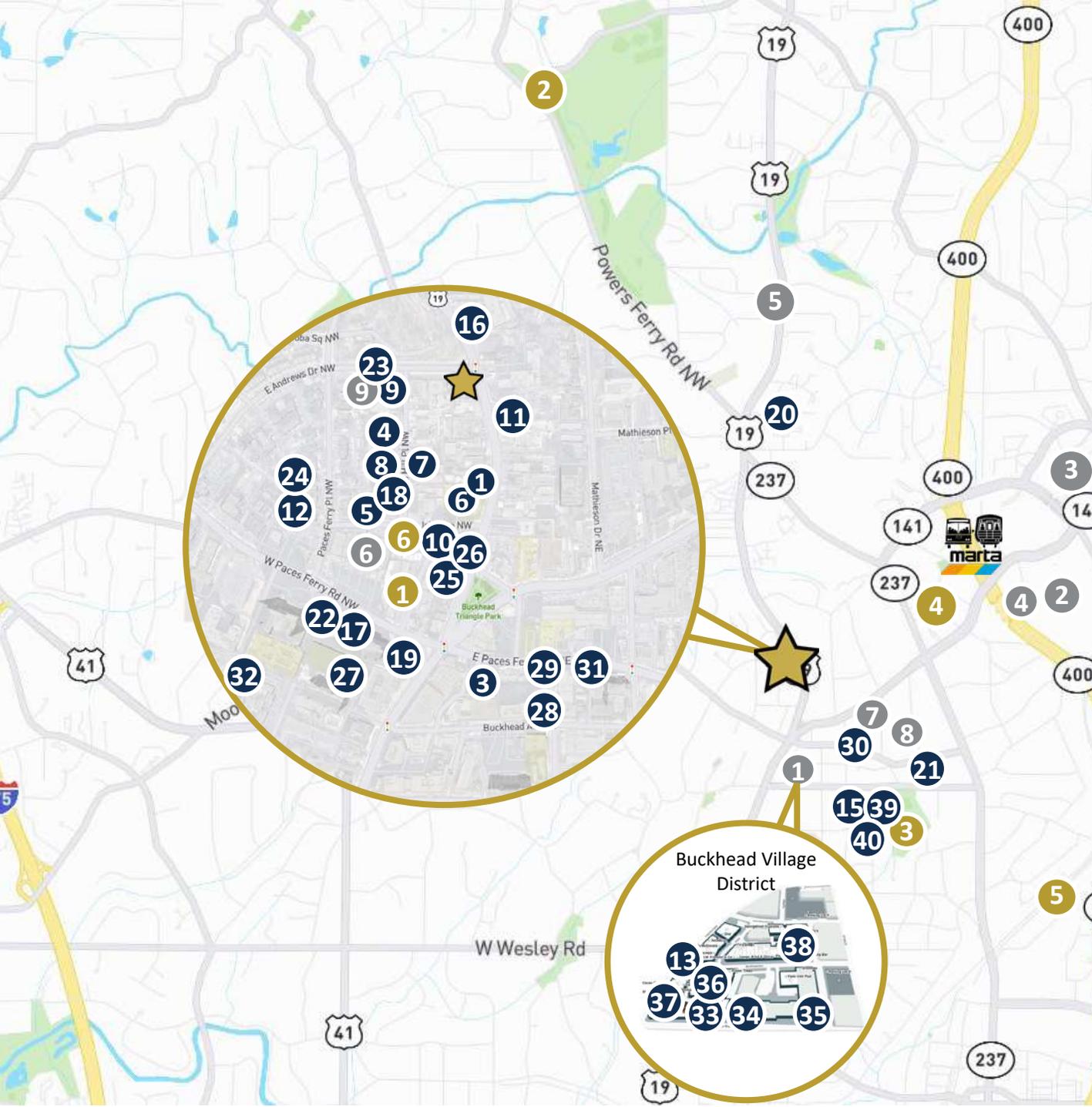
- ### Lenox Square
- | | |
|---------------|----------------------|
| Bloomingdales | Urban Outfitters |
| Anthropologie | Zara |
| Burberry | California Pizza |
| Coach | Cheesecake Factory |
| Free People | Corner Bakery |
| J. Crew | Cousins Main Lobster |
| Louis Vuitton | Food Court |
| Macy's | True Food Kitchen |
| Neiman Marcus | Zinburger |
| Pottery Barn | |

- Atlanta Fish Market
- Anis Cafe & Bistro
- Elbow Room
- Pricci

- Chick Fil A
- Kroger
- Target
- Home Depot
- Best Buy
- Starbucks
- Arby's
- Longhorn Steakhouse
- Taco Mac
- Zesto
- Marshalls
- Smashburger



BULL REAL



BUCKHEAD RESTAURANTS/BARS

1	Genki Sushi	2	Kramer's Buckhead
3	The Capital Grille	4	SAMA
5	Le Bon Nosh	6	Big Sky
7	Churchill's	8	Henri's Bakery
9	Cellar 56	10	Buckhead BBQ
11	Buckhead Saloon	12	The Blind Pig Parlour
13	Gypsy Kitchen	14	Umi
15	Atlanta Fish Market	16	The Big Ketch
17	Chops & Lobster Bar	18	Portofino
19	King + Duke	20	The Ivy
21	Aria	22	Atlas
23	Cafe Posh	24	Chido & Padres
25	Iberian Pig	26	Silvano Pizza
27	St. Regis Bar	28	Cafe Agora
29	Cafe At Pharr	30	Kale Me Crazy
31	Moondogs	32	Swan Coach House
33	American Cut	34	Elbow Room
35	Blue	36	Le Bilboquet
37	Shake Shack	38	Taverna
39	Copper Cove Bistro	40	Anis Cafe & Bistro

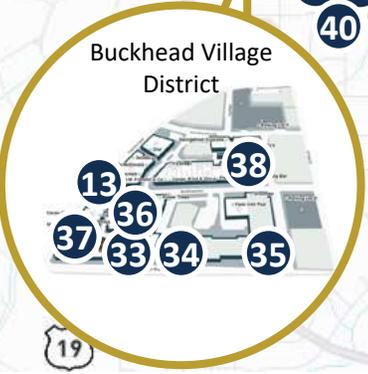
BUCKHEAD ENTERTAINMENT

1	Buckhead Theater	2	Cadence Bank Ampitheatre
3	Buckhead Baseball	4	AMC Dine-in Theatre
5	The Painted Pin	6	The Pool Hall

BUCKHEAD RETAIL

1	Buckhead Village District	2	Lenox Square Mall
3	Phipps Plaza	4	Shops Around Lenox
5	Buckhead Court	6	Whole Foods
7	Trader Joe's	8	Aldi
9	Lucy's Market		

Buckhead Village District



AREA DEMOGRAPHICS

HIGHLIGHTS

- > Average House Hold Income within a 1-mile radius is more than double the national average of \$68k
- >78% of the surrounding demographic is a white-collar worker with at least a bachelor's degree

DEMOGRAPHICS



POPULATION

1 mile	23,345
5 mile	128,620
10 mile	274,448



HOUSEHOLDS

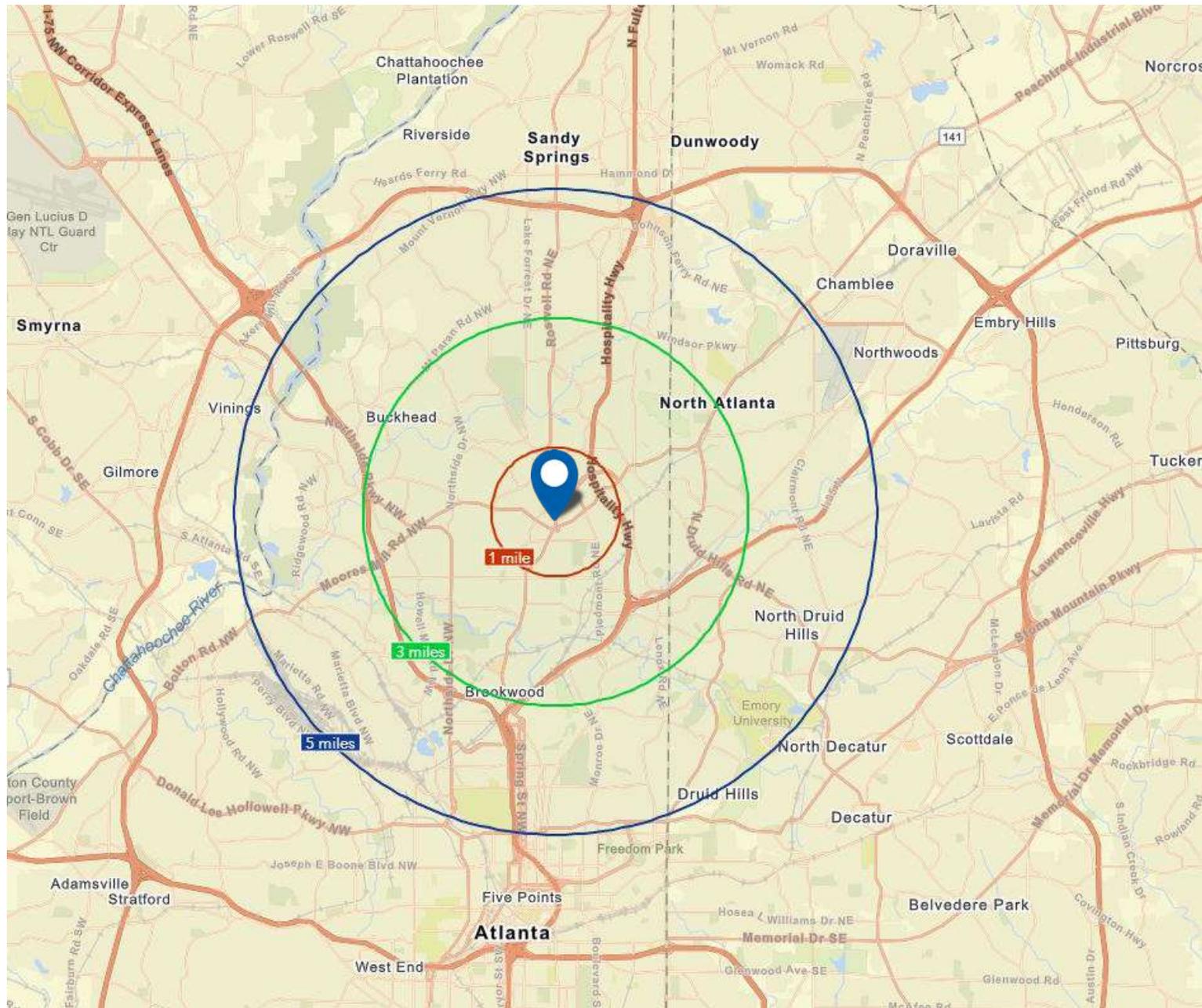
1 mile	13,483
5 mile	64,350
10 mile	163,634



AVG. HH INCOME

1 mile	\$151,366
5 mile	\$156,090
10 mile	\$142,169

Source: ESRI 2020



ATLANTA GEORGIA

MAJOR ATTRACTIONS



WORLD-CLASS DESTINATIONS

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.

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.

ATLANTA

BUSINESS-FRIENDLY CITY

Atlanta, the capital and most populous city in Georgia, is the ninth-largest metro in the United States with over 5.9 million residents. It prides itself on its low business costs, tax-friendly environment, diverse economy and suburb quality of life. Encompassing a GDP over \$270 billion, the Atlanta metropolitan area is a true “world city.”

HOME TO FORTUNE 500 COMPANIES

Atlanta has the third-highest concentration of Fortune 500 headquarters in the U.S., and over 75% of the Fortune 1000 conduct business in the Atlanta Metropolitan Area. 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.

CONTINUOUS ECONOMIC DEVELOPMENT

The city’s continuous growth is expected to continue with recently executed or announced corporate relocations such as UPS, Mercedes-Benz, NCR, Honeywell, and General Electric. Atlanta has also become a mega center for movie production due to tax credits implemented in 2008.

WORLD-CLASS EDUCATION

Atlanta houses several of the top higher education institutions in the United States including Georgia Institute of Technology, Emory University, Georgia State University and Kennesaw State University.

ATTRACTIONS AND TOURISM

Attractions in Atlanta include the largest aquarium in the western hemisphere, the CNN Center, the Fox Theater, the King Center and the new \$1.5 billion home of the Atlanta Falcons football franchise, Mercedes-Benz Stadium. Hartsfield-Jackson Atlanta International Airport is the world’s busiest airport, making the city a hub for business and tourism travelers alike.



#1 Most-Traveled
Airport in the World



\$270 Billion
GDP in Metro-Atlanta



17 Fortune 500
HQ in Atlanta



Top U.S. Metro with
#1 Lowest Cost of
Doing Business

Georgia Tech’s Technology Square is a R&D incubator for over 100 companies and is “one of the incubators changing the world.”
-Forbes 2010 & 2013



#4 Metro Area for Largest Increase
in Population, 2015-2016
-U.S. Census Bureau Population Division



**Buckhead is a vibrant area
that provides a
great environment for employees
to both live and work**

GROWING AREA DEMAND WITH CORPORATE INVESTMENT

Metro Atlanta has a large IT, software and financial labor force and competitive wages compared to competitive markets. The area's proximity to both Georgia-400 and Interstate-285, allows easy accessibility for the potential labor pool. In addition, approximately 78% of Buckhead's residents have a bachelor's degrees or higher, well above the average for metro Atlanta. As a result, the area has some of the strongest demographics in Atlanta with an average household income of \$156,000.

Multi-national companies are flocking to the area to establish roots and tap into the qualified workforce surrounding the area. Buckhead's pedestrian-oriented, amenity-rich community provides a dynamic environment for some of Atlanta's largest employers and most respected companies. While major corporations call Buckhead home, being here provides important advantages for small businesses too.

- Real estate giants CoStar, JLL and Simon Property Group have major footprints in the area
- Fashion houses Carter's and Spanx both have their HQ in Buckhead
- The University of Georgia's Terry College of Business Executive Education Center is located in Buckhead to host their Executive MBA Program
- Other major employers in Atlanta include Coca Cola, Delta and The Home Depot.
- Microsoft has announced they will be investing \$75M into a new Midtown office, generating an anticipated 1,500 new jobs.



Microsoft's Announced Atlantic Yards

NOTABLE AREA EMPLOYERS



EDUCATIONAL INSTITUTIONS

A HIGHLY-EDUCATED WORKFORCE

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.

Georgia is one of only three states with two or more institutions in the U.S. News 2018 Top 20 Public National Universities. Georgia Tech is ranked No. 7 on the list and the University of Georgia in a tie at No. 16.

The University System of Georgia's economic impact on the state was \$16.8 billion in Fiscal Year 2017 according to the Selig Center for Economic Growth.

ALL LOCATED IN THE ATLANTA MSA



EMORY
UNIVERSITY



KEY FIGURES



18 Institutions
in the Atlanta MSA



100,000+
Annual Graduates



320,000+ Students
(Current Enrollment)

ATLANTA MEDICAL SECTOR

Atlanta is home to a thriving medical industry with some of the most outstanding healthcare facilities in the country providing services for a variety of specialities. Atlanta hospitals and healthcare facilities include:

- Northside Hospital
- CDC Headquarters
- DeKalb Medical Center
- Grady Health System
- Emory University Hospital
- WellStar Kennestone Hospital
- Department of Veteran Affairs Medical Center
- Task Force of Global Health
- Children's Healthcare of Atlanta



CONTACT INFORMATION

BROKER PROFILES



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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, Michael Wess and Andy Lundsberg teamed up and sold over \$200 million in over 100 transactions.

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).

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.



ANDY LUNDSBERG

Partner, Bull Realty
ALundsberg@BullRealty.com
404-876-1640 x 107

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 7 years in a row with gross sales over \$250 million over the last four years, 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)



ABOUT BULL REALTY

Bull Realty is a commercial real estate sales, leasing, and advisory firm headquartered in Atlanta. The firm was founded in 1998 by Michael Bull 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.

Bull Realty has become known as an innovative leader in the industry, providing a powerful platform of services. The firm utilizes a productive team approach of well trained and well supported brokers, working together to provide unprecedented value for clients.

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.

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 3236 Roswell Road, 3240 Roswell Road, 18 East Andrews Dr NW, 20 East Andrews Dr NW, and 22 East Andrews Dr NW, Atlanta, GA 30305. 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 _____

Michael Wess, CCIM
404-876-1640 x 150
MWess@BullRealty.com

Andy Lundsberg
404-876-1640 x 107
ALundsberg@BullRealty.com

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

SIGN
CONFIDENTIALITY AGREEMENT
ONLINE



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.



BULL REALTY

ASSET & OCCUPANCY SOLUTIONS

MICHAEL WESS

PARTNER

404-876-1640 x 150

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ANDY LUNDSBERG

PARTNER

404-876-1640 x 107

Andy@BullRealty.com

**Do not visit site without an appointment.
Do not disturb management or tenants.**