

Subject Property



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PROPERTY INFORMATION

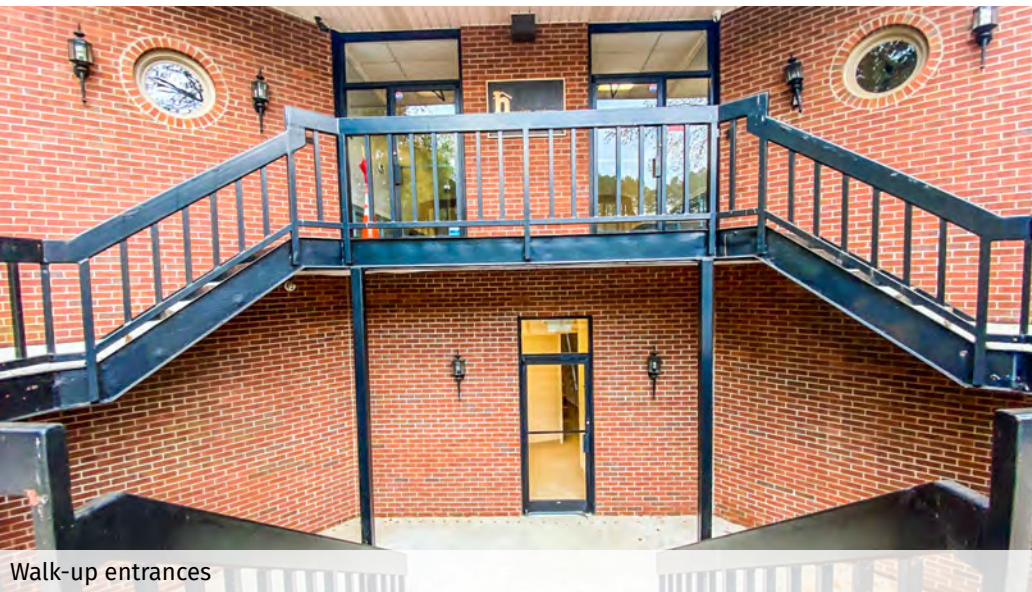


EXECUTIVE SUMMARY

TWO-STORY OFFICE BUILDING | PRIME LOCATION NEAR I-285 | ± 13,294 SF



Monument signage visible from Interstate N Parkway



Walk-up entrances

PROPERTY DESCRIPTION

Bull Realty is pleased to present this well-located, two-story, 13,294 SF brick office opportunity. Boasting an outstanding location in the Cumberland Galleria/Sandy Springs market with immediate access to I-285, the property is 3 miles from the I-285/I-75 interchange and is 0.5 mile from the Chattahoochee River's Powers Island Trail.

Separate entrances for the first and second floor units as well as interior stairs offer the potential for an owner to occupy one unit and lease out the remaining space. Surrounded by an abundant workforce population as well as dining, housing and entertainment options, this asset provides an excellent owner/user opportunity with income potential.

PROPERTY HIGHLIGHTS

- 13,294 SF freestanding office building
- Outstanding location near I-285 and I-75
- 0.5-acre site and 0.6-acre permanent easement
- Efficient 2-story design with separate, walk-up entrances for each floor
- Potential for bottom unit to be leased as individual suites
- Monument signage available and visible from Interstate N Parkway
- 67 surface parking spaces (5:1,000 SF)
- Excellent owner/user opportunity



Price | \$2,600,000



13,294 SF

PROPERTY INFORMATION

TWO-STORY OFFICE BUILDING | PRIME LOCATION NEAR I-285 | ± 13,294 SF

BUILDING

Property Address:	5505 Interstate N Parkway, Atlanta, GA 30328
County:	Fulton
Building Size:	13,294 SF
Year Built:	1980
Number of Possible Suite Configurations:	2-20
Signage:	Monument

SITE

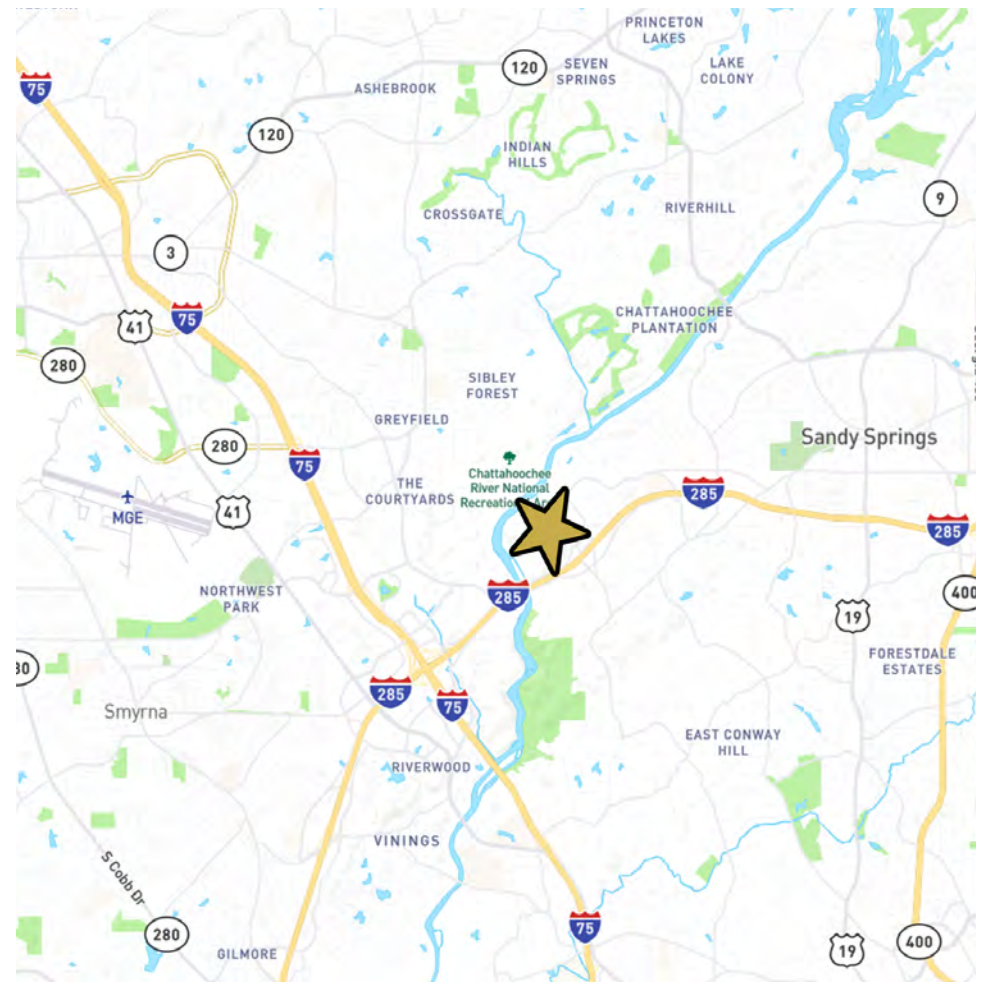
Site Size:	0.5 Acres and 0.6-acre permanent easement
Zoning:	C1
Parcel ID:	17 020500020013
Parking Spaces:	67
Parking Ratio:	5:1,000 SF

CONSTRUCTION

Foundation:	Concrete
Exterior:	Masonry
Number of Stories:	2
Elevator:	No
Roof:	Membrane with warranty through 7/23/2030

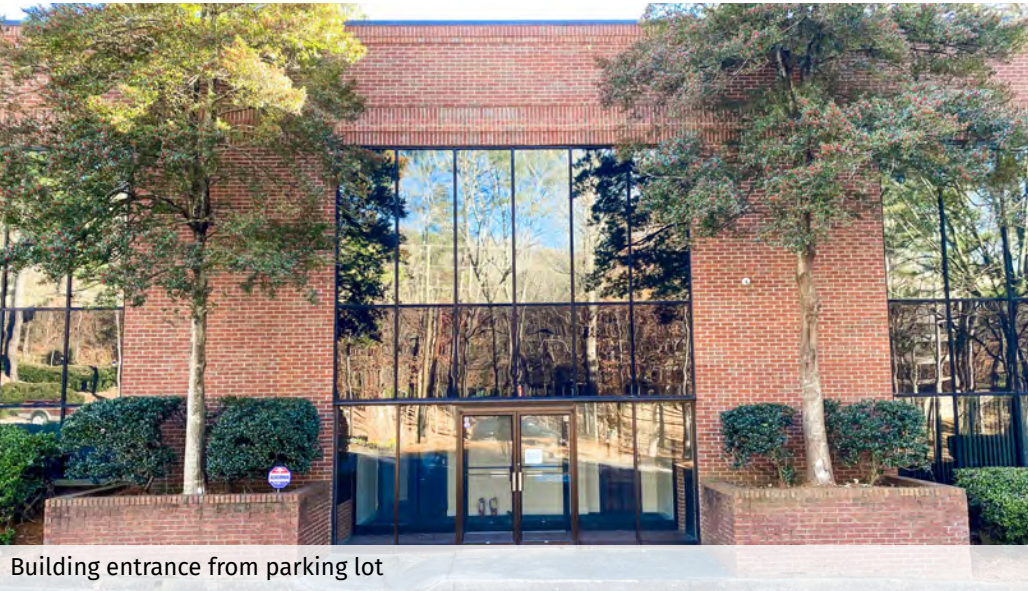
FINANCIAL

Price/SF:	\$195.58
Occupancy:	Vacant
Sale Price:	\$2,600,000



PHOTOS

TWO-STORY OFFICE BUILDING | PRIME LOCATION NEAR I-285 | ± 13,294 SF



Building entrance from parking lot



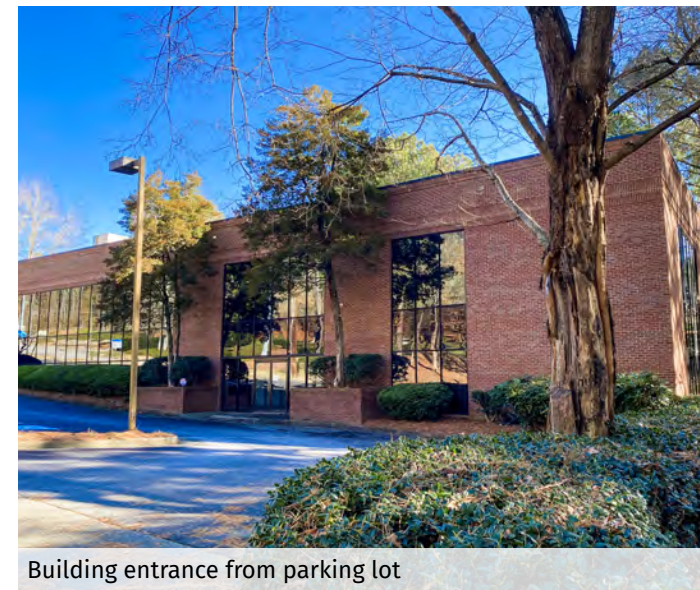
Front of building from Interstate N Parkway



Walk-up entrances from parking lot



Monument signage visible from Interstate N Parkway



Building entrance from parking lot

PHOTOS

TWO-STORY OFFICE BUILDING | PRIME LOCATION NEAR I-285 | ± 13,294 SF



Mail/break area off of kitchen



Kitchen with ample cabinet storage



Restrooms and water fountain



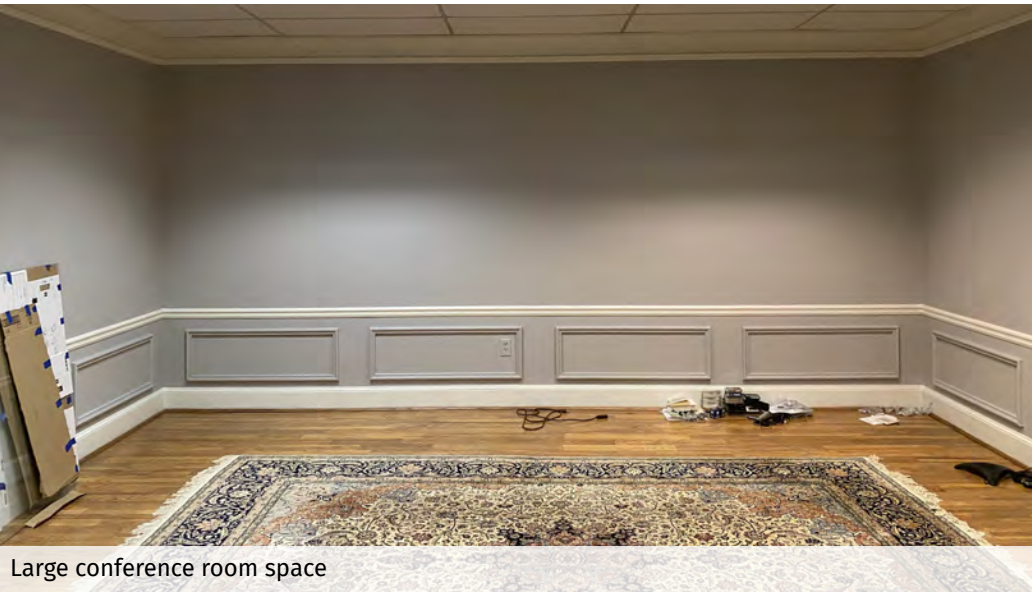
Kitchen with ample cabinet storage



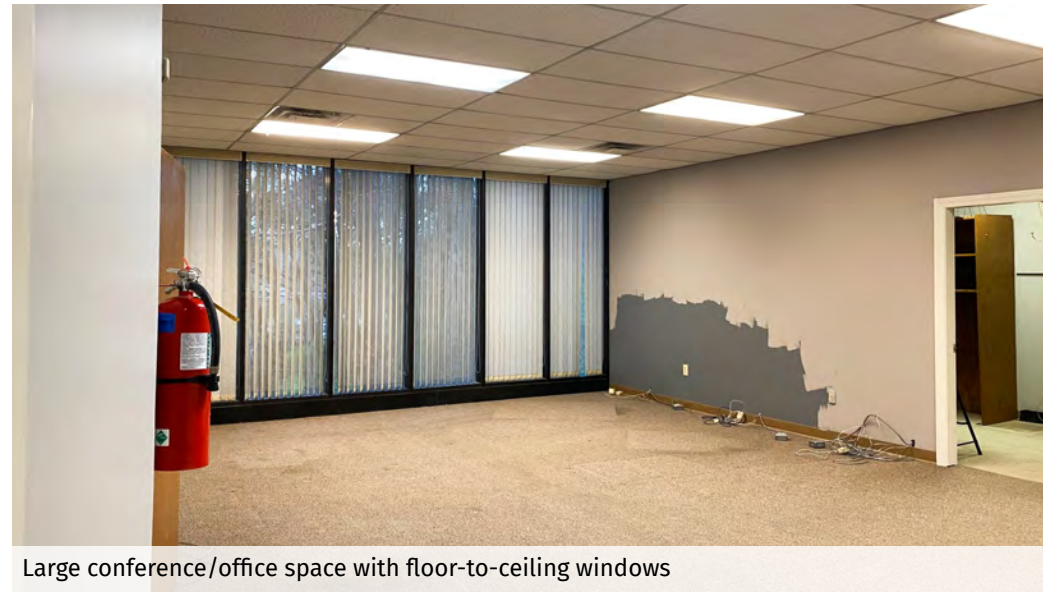
Private office with floor-to-ceiling windows

PHOTOS

TWO-STORY OFFICE BUILDING | PRIME LOCATION NEAR I-285 | ± 13,294 SF



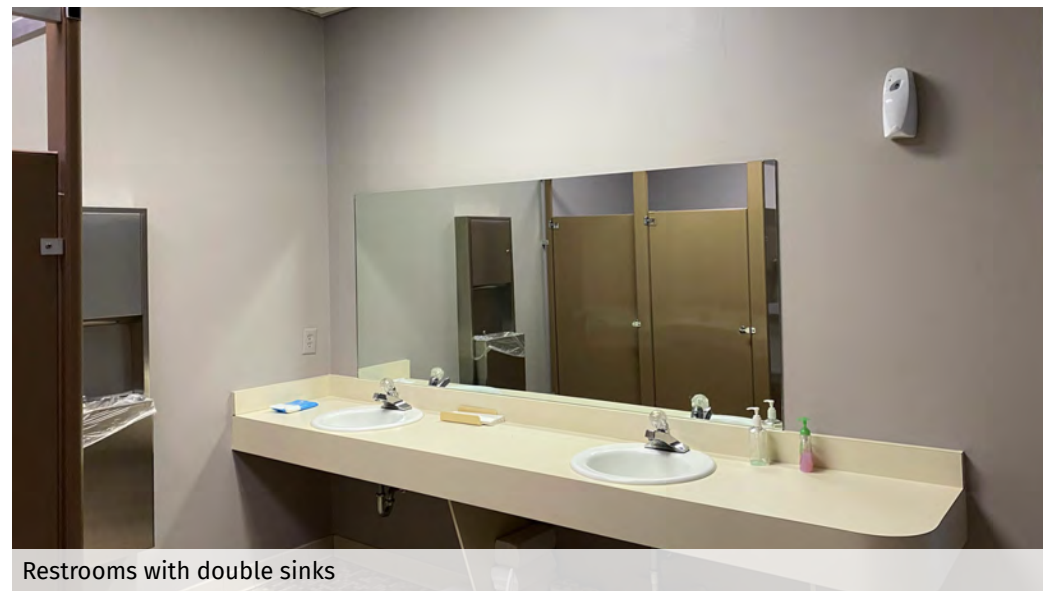
Large conference room space



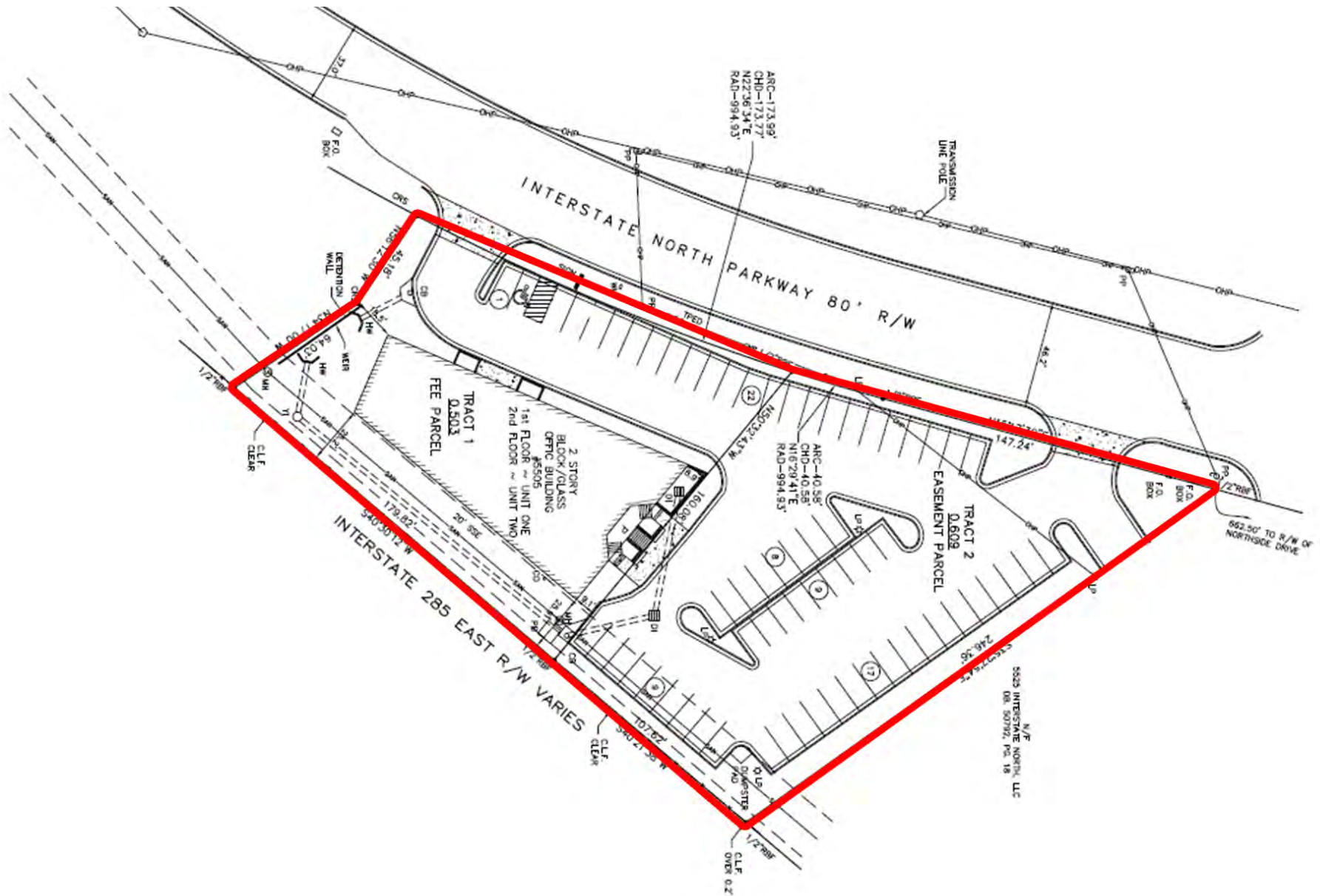
Large conference/office space with floor-to-ceiling windows



Private office with floor-to-ceiling windows



Restrooms with double sinks



AERIAL MAP

TWO-STORY OFFICE BUILDING | PRIME LOCATION NEAR I-285 | ± 13,294 SF

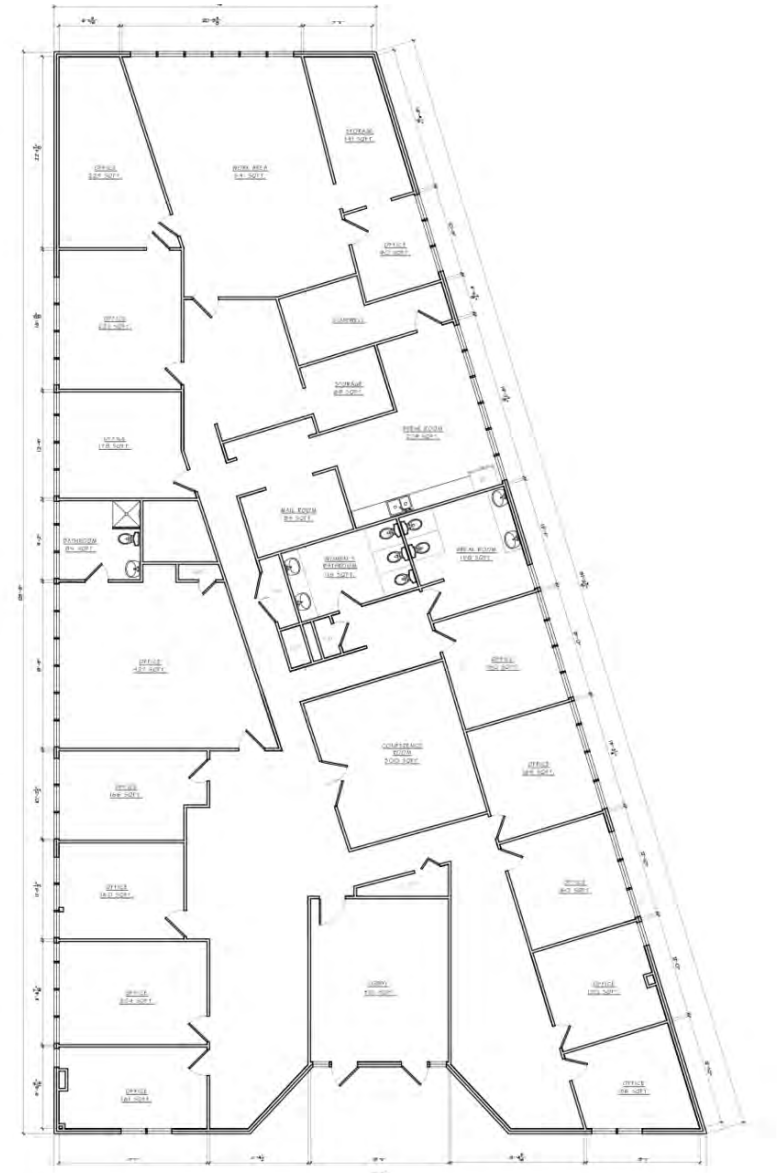


FLOOR PLANS

TWO-STORY OFFICE BUILDING | PRIME LOCATION NEAR I-285 | ± 13,294 SF



LOWER LEVEL



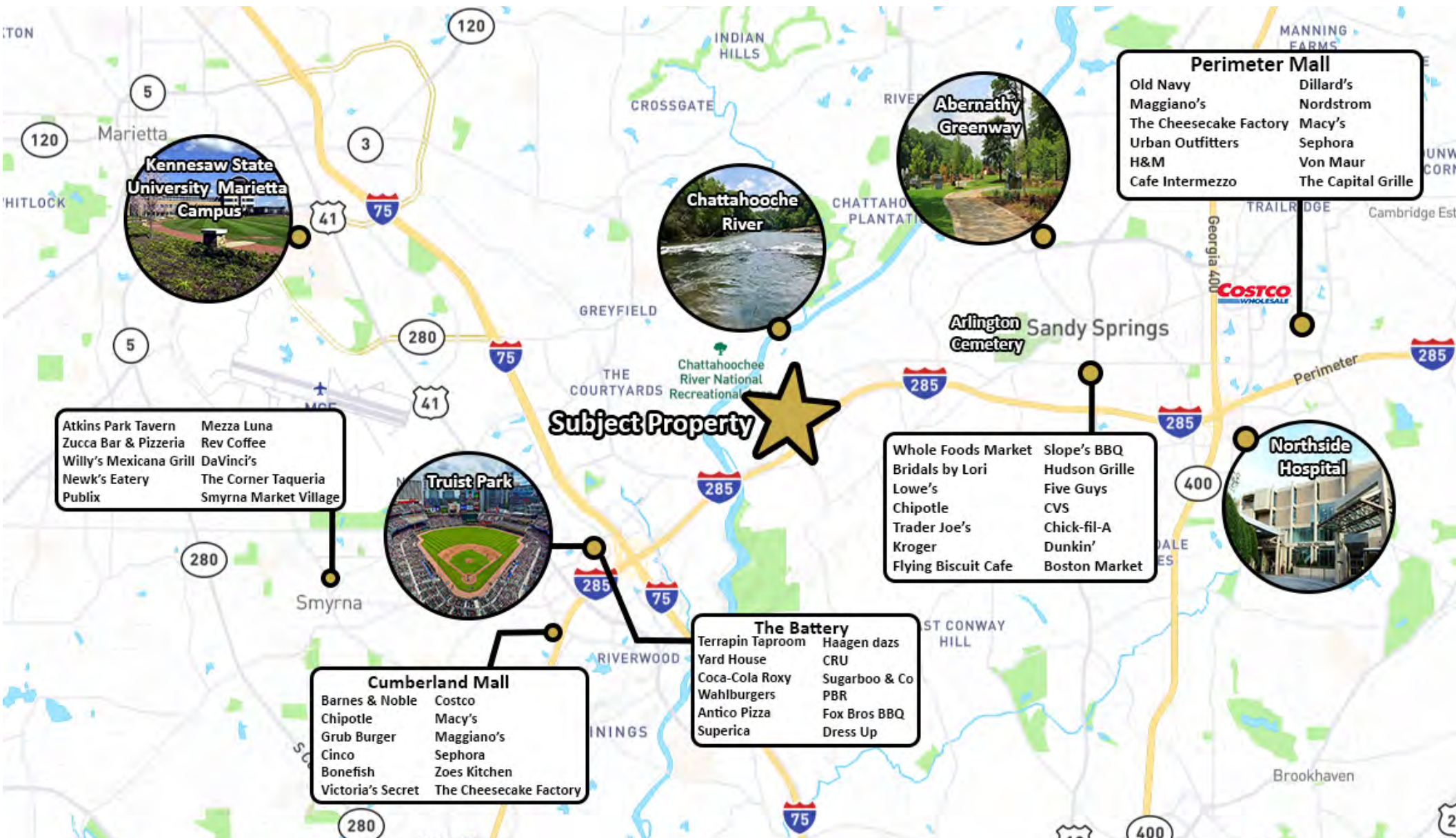
UPPER LEVEL

AREA OVERVIEW



RETAILER MAP

TWO-STORY OFFICE BUILDING | PRIME LOCATION NEAR I-285 | ± 13,294 SF





TRUIST PARK BRAVES STADIUM

Since April 2017, the Braves have called Truist Park their new home. Truist Park is the perfect marriage of classic ballpark feel, modern amenities and southern hospitality, which creates a fan experience unlike any other. Since its opening, friends, families and fans have flocked to enjoy baseball in the new state of the art facility.



THE BATTERY ATLANTA

Surrounding the new Braves stadium is an entertainment district lovingly referred to as The Battery. The district features streets lined with retails, restaurants, bars and entertainment leading up to the stadium. With over 65 retail tenants and four parking decks, The Battery is the perfect spot to unwind before the big game and grab a bite to eat with friends.

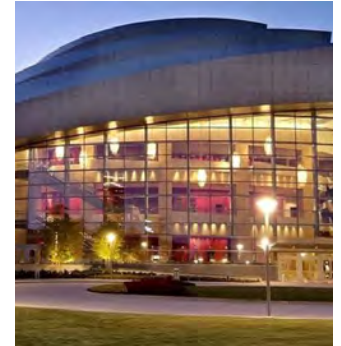


CUMBERLAND MALL

Cumberland mall features a wide variety of stores and restaurants in Atlanta. Anchored by Costco and Macy's, and housing over 127 stores, this mall is sure to feature something for everyone. With a convenient location close to the Cobb Galleria Centre Convention Center and Truist Park, this is the preferred shopping destination for visitors and residents alike.

COBB ENERGY CENTER

The Cobb Energy Center is one of Atlanta's premier entertainment venues featuring acts and performances from all over the world. The 2,750 seat theater promotes live entertainment to metro-Atlanta through hosting shows, ballet, concerts, opera, performances, corporate meetings and events.



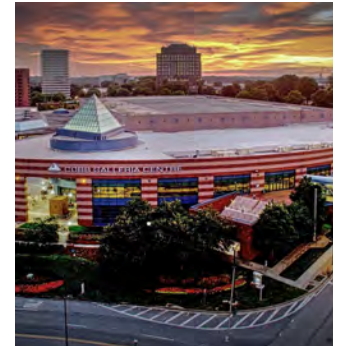
HOME DEPOT HEADQUARTERS

The Home Depot is a fortune 30 company with over 400,000 employees. It is the premier global provider for home repair supplies and equipment. Their weekend warrior clientele epitomize the DIT attitude of America and have contributed to the strong financial performance of the company. With headquarters in Atlanta, The Home Depot is one of the top employers for attracting local talent.



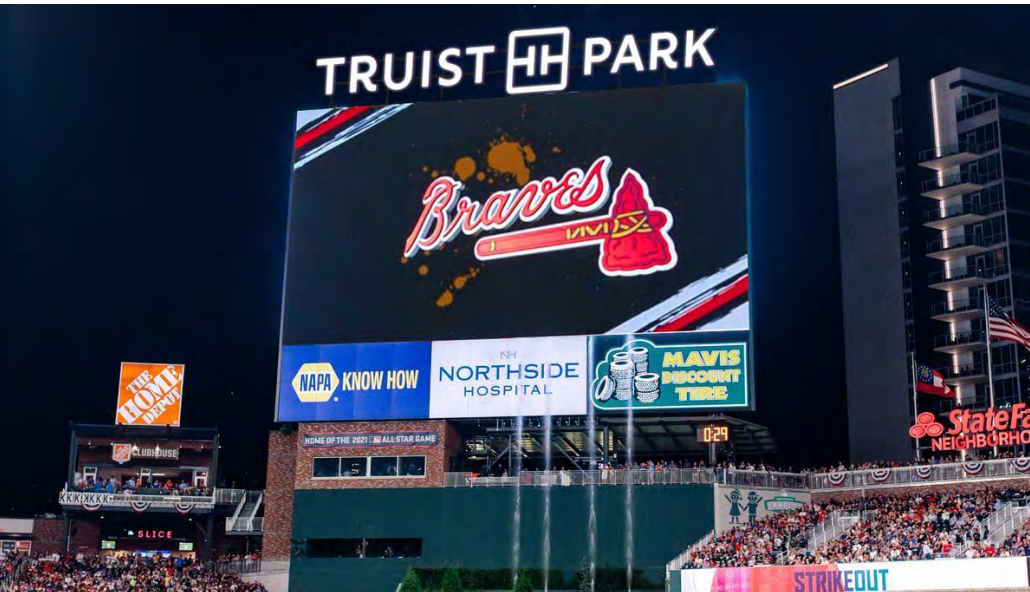
COBB GALLERIA

The Cobb Galleria is Atlanta's premier destination for hosting conventions and exhibitions. It has hosted over 20,000 events and 10 million guests, including wedding, automotive, camping, anime conventions and more. This 320,000 SF facility is ideal for large events and trade shows seeking to maximize attendee exposure.



ABOUT THE AREA

TWO-STORY OFFICE BUILDING | PRIME LOCATION NEAR I-285 | ± 13,294 SF



CUMBERLAND GALLERIA

Cumberland, GA has shown itself to be a cultural and commercial hub by developing world-class facilities. This area is home to the new Truist Braves Stadium, Battery Atlanta, Cumberland Mall, Cobb Energy Center and Home Depot global headquarters. This prime location draws consumers for leisure, shopping, sports, nightlife and entertainment.



SANDY SPRINGS

Sandy Springs is a suburb of northern Fulton County with parts of the city outside the Perimeter. Neighboring Buckhead, Atlanta's third-largest business district, to the north and only a 15 minute ride to Downtown, Sandy Springs is a popular location for those seeking a home or business location in the center of it all. In 2014, the city was named one of the "Fastest Growing Cities" by Forbes, and one of the "Best Places to Live" in 2010 by CNN. Nationally recognized Northside Hospital, St. Joseph's Hospital and Children's Healthcare of Atlanta all call Sandy Springs home. The city is served by five interstate interchanges on I-285 and GA-400 as well as multiple MARTA stations and transit stops.

* Source: <https://www.visitsandysprings.org/> & <https://www.SmyrnaGA.Gov>

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

ATLANTA TOP EMPLOYERS

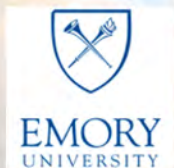
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TOP EMPLOYERS




DELTA

EDUCATION



MAJOR ATTRACTIONS



TRUIST  PARK

DEMOGRAPHIC OVERVIEW

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HIGHLIGHTS

- \$202,506 average household income in a 1-mile radius
- 177,333 workforce population

DEMOGRAPHICS



1 Mile	3,746
3 Miles	50,229
5 Miles	177,333

POPULATION



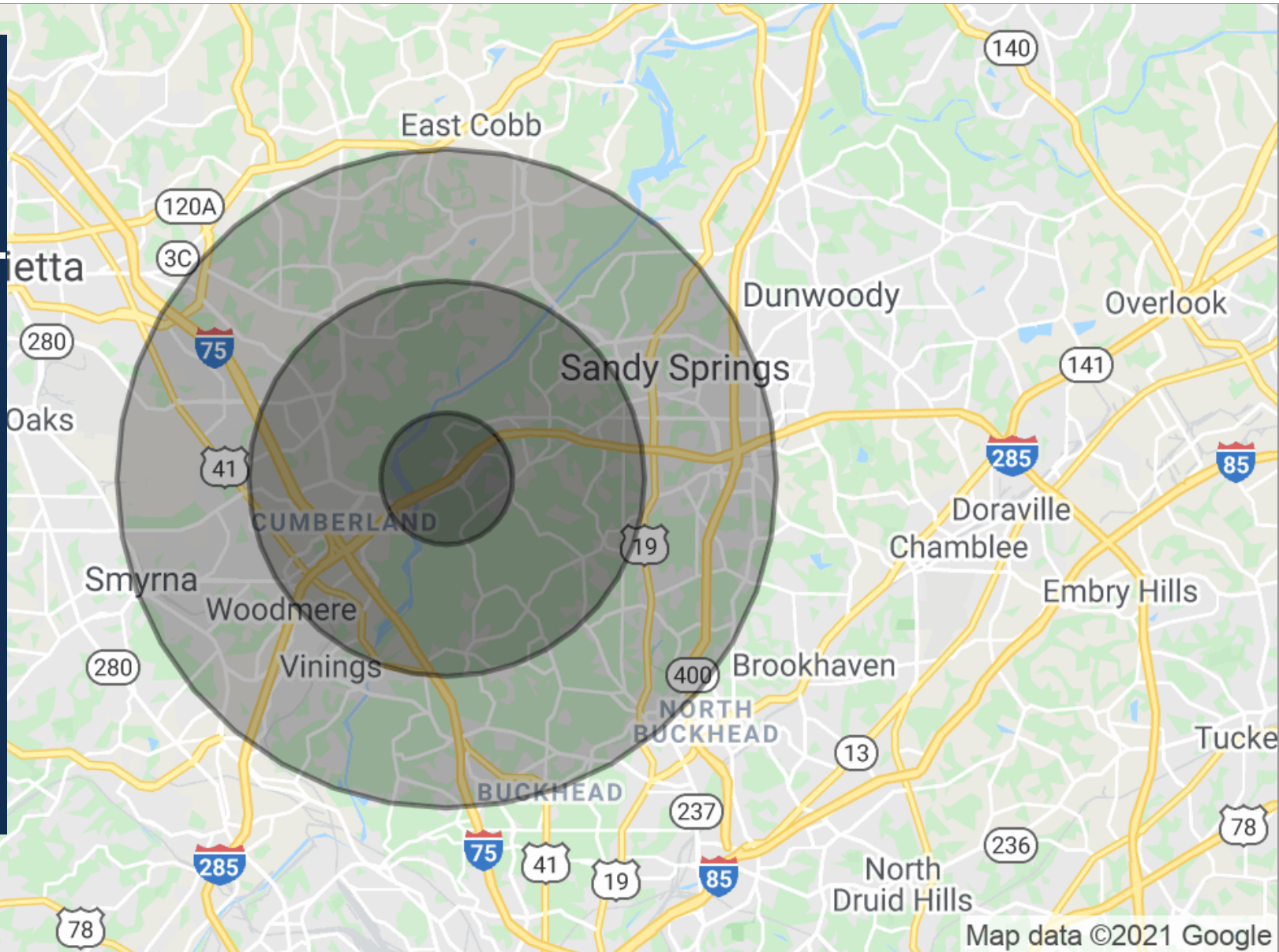
1 Mile	1,488
3 Miles	22,470
5 Miles	80,079

HOUSEHOLDS



1 Mile	\$202,506
3 Miles	\$131,644
5 Miles	\$112,803

AVG. HH INCOME



SALE COMPS

TWO-STORY OFFICE BUILDING | PRIME LOCATION NEAR I-285 | ± 13,294 SF

★ Subject Property



SUBJECT PROPERTY

ADDRESS	CITY	ASKING PRICE	YEAR BUILT	BUILDING SIZE	PRICE/SF	SITE SIZE	SOLD DATE
5505 Interstate N Parkway	Atlanta	\$2,600,000	1980	13,294 SF	\$195.58	0.5 AC	-

SALES COMPS

ADDRESS	CITY	SALE PRICE	YEAR BUILT	BUILDING SIZE	PRICE PSF	SITE SIZE	SOLD DATE
1 124 Johnson Ferry Road	Sandy Springs	\$3,450,000	1997	10,620 SF	\$324.86	0.85 AC	12/03/2019
2 6133 Peachtree Dunwoody Road	Atlanta	\$2,150,000	2000	7,100 SF	\$302.82	0.6 AC	12/27/2019
3 5416 Glenridge Drive	Atlanta	\$3,600,000	1998	12,796 SF	\$281.34	1.0 AC	09/29/2020
4 506 N Roswell Street	Marietta	\$1,540,000	1956	7,000 SF	\$220.00	1.15 AC	05/28/2019

CONTACT INFORMATION



BROKER PROFILE

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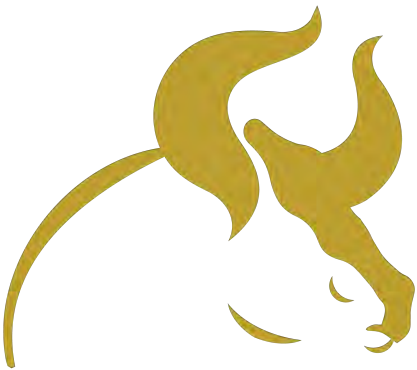
SEAN WILLIAMS

S.V.P. The Office Group



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PROFESSIONAL BACKGROUND

Sean Williams specializes in delivering expert brokerage advisory services for investors and corporate users of office properties in the Atlanta MSA and Georgia.

Utilizing the latest technology and digital resources, Sean provides the highest levels of professionalism combining a diligent work ethic and attention to detail. As a native and life-time resident of Atlanta, Sean has half a century of history and first-hand knowledge of commercial real estate in Atlanta and the southeastern region.

Experience:

Some of Sean's recent projects and clients include: Northwinds Summit, Weatherstone Park, Avalon Center Office Park, Atlanta Executive Center, The Eclipse, Alpharetta Medical Center, Barrett Court Offices, Peachtree Dunwoody Park, Oakdale Business Park, Atlanta West Business Center, Peachtree Corners Corporate Centre, Technology Park/Atlanta, Woodpark Medical Office, The Windsor Over Peachtree, Towne Lake Business Center, Edward Jones, 1-800-FLOWERS, Cobb Pediatric Therapy Services, Byram Healthcare, Allergy & Asthma of GA, DSI Renal, IP Communications, Lekotek of Georgia, Milan Eye Center, DynamiX Web Design, Alpharetta Medical Group, Davis & Church Engineering and PT Solutions.

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

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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.