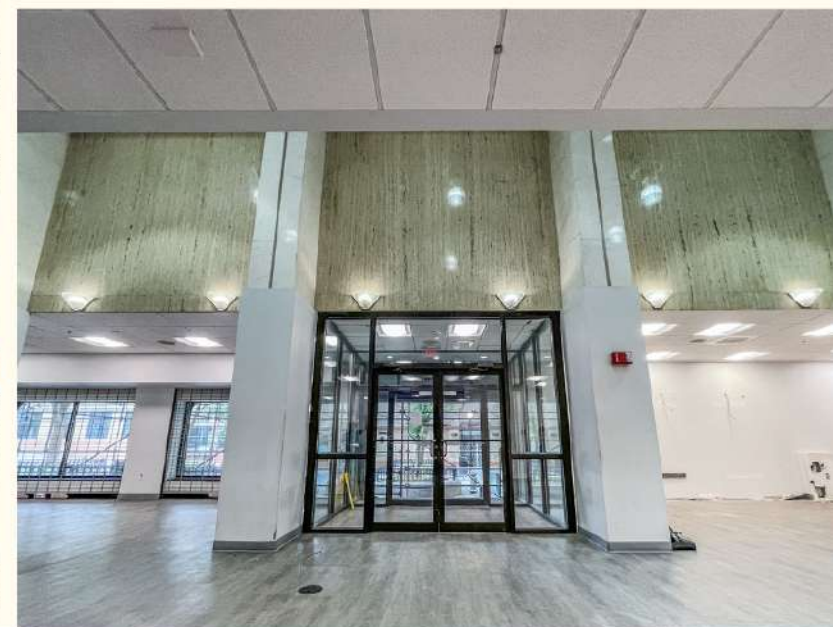




[Click Here to View Property Tour](#)



# OFFERING MEMORANDUM

RETAIL/OFFICE CONDO IN PRIME DOWNTOWN LOCATION |  $\pm 7,120$  SF



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**BULL REALTY**  
ASSET & OCCUPANCY SOLUTIONS

Exclusively listed by Bull Realty, Inc.

Retail/Office Condo in Prime Downtown Location | ± 7,120 SF | Page 2 of 14

# EXECUTIVE SUMMARY



## PROPERTY DESCRIPTION

Located in the heart of Downtown Atlanta, this ground-level, two-story condo is within walking distance to Five Points, Georgia State University, Centennial Park, shopping and some of the best entertainment venues and dining in the city. The condo is at the base of The Metropolitan, a 16-story, high-rise, condominium building, built in 1911 as the Third National Bank Building, and completely renovated and converted into 91 condo homes in 1996. The condo has frontage and signage on Marietta Street, Broad Street and Broad Street Plaza.

## PROPERTY HIGHLIGHTS

- $\pm 7,120$  SF groundlevel two-floor commercial condo available for sale or lease in the heart of Downtown, Atlanta
- Excellent downtown location at the base of The Metropolitan building and within walking distance to many restaurants and retail options
- Corner, signalized location facing Broad Street Plaza walkway, Marietta Street and Broad Street NW
- Located 300' from to Five Points MARTA station
- Zoned SPI-1 SA1
- For more zoning information, click here: <https://bit.ly/3tKlBy8>

**Sale Price | \$875,000**





## PROPERTY INFORMATION

### BUILDING

Property Address:	20 Marietta Street, Atlanta, GA 30303
County:	Fulton
Year Built:	1911
Building Size:	± 7,120 SF
Signage:	Facade

### SITE

Parcel ID:	14-0077-0003-119-4
Zoning:	SPI-1 SA1 <a href="https://bit.ly/3tKlBy8">https://bit.ly/3tKlBy8</a>

### AREA

Traffic Count:	20,912 VPD on Marietta St
Signalized Intersection:	Yes
Neighboring Properties:	Bank of America Financial Center

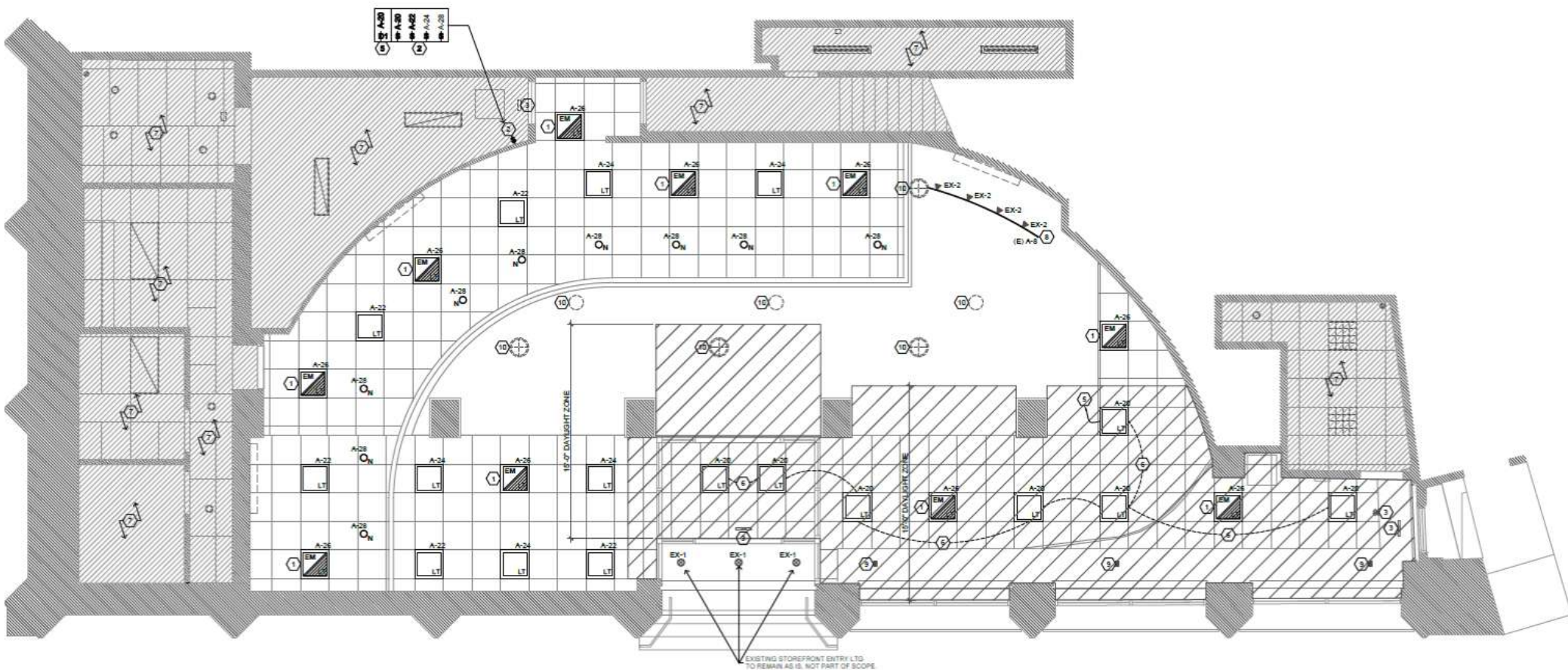
### FINANCIAL

For Sale:	\$875,000
Sale Price/SF:	\$130



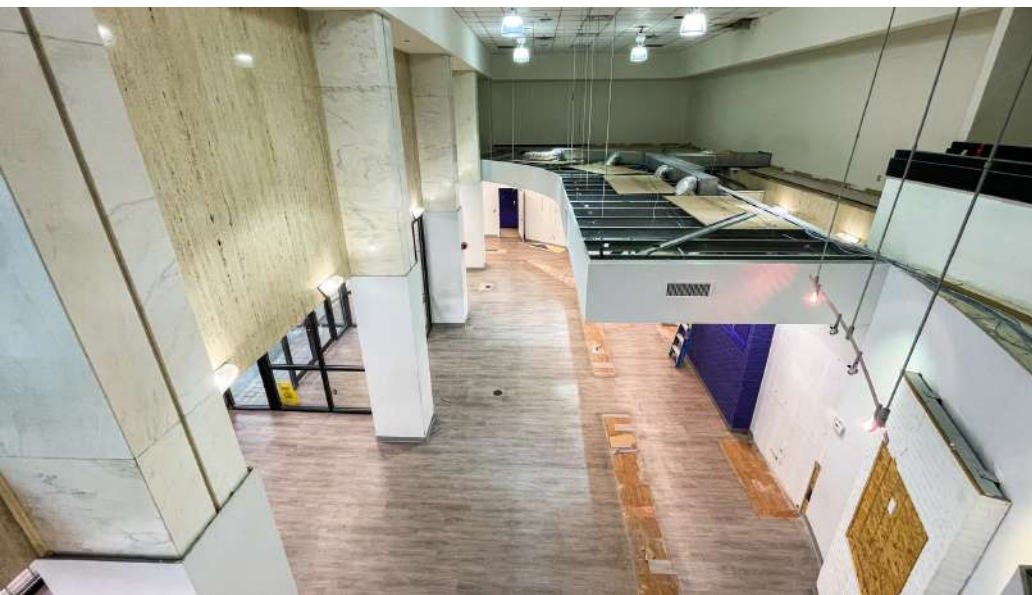
**RETAIL/OFFICE CONDO**  
PRIME DOWNTOWN LOCATION | ± 7,120 SF

## FLOOR PLANS





## PHOTOS





## EXTERIOR PHOTO



Broad Street Plaza Walkway



## IN THE AREA





## IN THE AREA



### STATE FARM ARENA

Located in the heart of Downtown Atlanta's Centennial Park District, State Farm Arena is surrounded by an array of world-class attractions, restaurants, parks, hotels and lounges. With 2,800 hotel rooms, 25 restaurants and 15 attractions all within walking distance, planning a trip to State Farm Arena offers endless possibilities.



### GULCH REDEVELOPMENT

Adjacent to MARTA Five Points Station and Overlooking Centennial Olympic Park, will be the new Gulch redevelopment, Centennial Yards. Centennial Yards will feature world-class shopping, great hotels, innovative workplaces for businesses of all sizes and loft-style apartments.



### GEORGIA AQUARIUM

The Georgia Aquarium, located in Atlanta, Georgia, is a 501(c)(3) non-profit organization that contains more than 11 million gallons of water. The aquarium is also the largest in the United States and third largest in the world.



### CENTENNIAL OLYMPIC PARK

Centennial Olympic Park is a 22-acre public park located in Downtown Atlanta, Georgia owned and operated by the Georgia World Congress Center Authority. It was built by the Atlanta Committee for the Olympic Games as part of the infrastructure improvements for the 1996 Summer Olympics.



### MERCEDES -BENZ STADIUM

Mercedes-Benz Stadium serves as the home of the Atlanta Falcons (NFL) and Atlanta United (MLS). Along with concerts previously held at the Georgia Dome, new marquee events are hosted throughout the year. Mercedes-Benz stadium has a capacity of 71,000 seats and the total cost is estimated at \$1.4 billion. The stadium has also hosted Super Bowl LIII, 2020 Final Four (NBA), 2018 National Championship and the 2017 SEC Championship.



### GEORGIA STATE UNIVERSITY

With six campuses throughout metro Atlanta, the university provides its world-class faculty and more than 54,000 students with unsurpassed connections to the opportunities available in one of the 21st century's great global cities. Students, faculty and alumni enjoy a unique campus personality and culture based on ambition, hard work, dedication and perseverance.





# ABOUT THE AREA

## ATLANTA, GA

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. These locations are in the neighborhoods of Midtown, Virginia-Highland, Little Five Points and Inman Park - a short cab ride away.

Home to the busiest and most efficient airport in the world, Hartsfield-Jackson Atlanta International Airport, and the Maynard H. Jackson International Terminal, makes getting to Atlanta easy. With a variety of transportation options throughout the city, our guides, maps, shuttles, tours and Atlanta Ambassadors make getting around Atlanta easy as well.



## DEMOGRAPHICS (5-MILE)

### POPULATION



319,945

### MEDIAN INCOME



\$75,243

### MEDIAN AGE



33.3

### WALKING SCORE



97 (Walker's Paradise)

### MED. HOME PRICE



\$338,438



# 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



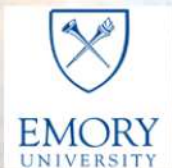
# ATLANTA TOP EMPLOYERS

## TOP EMPLOYERS



DELTA

## EDUCATION



## MAJOR ATTRACTIONS



TRUIST  PARK



# BROKER PROFILE



**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, consistently ranked in the top five nationally. While there, Michael also received two additional degrees in finance and international business.

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, 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 \$300 million in over 100 transactions.

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. He enjoys spending time with family and friends.



**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)



# 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.