

OFFERING MEMORANDUM

TROPHY BUCKHEAD VILLAGE RETAIL OPPORTUNITY

3 BUILDINGS | TRAFFIC LIT CORNER | ± 0.3 ACRES

Roswell Road

E Andrews Drive



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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

HANOVER

BUCKHEAD VILLAGE

Gentry

ele

One Buckhead
Plaza

The Sutton

ST REGIS

WHOLE
FOODS
MARKET

THE IRBY

A BROADSTONE
COMMUNITY

92 W
PACES

JLB

Peachtree Rd

Roswell Road

Cains Hill Pl

Paces Ferry Pl NW

Buckhead
Village Lofts



Andrews Square

E Andrews Drive



BULL REALTY

ASSET & OCCUPANCY SOLUTIONS

CAMDEN



Gentry

ST REGIS

THE IRBY

92W PACES

WHOLE FOODS MARKET

Atlanta History Center

REGIONS

CHIDO+PADRES

Woody's

HIGH SOCIETY

Michael Evans Floral

REBECCA PINNACLE FITNESS

DOG DAYS

FIT

Andrews Square

LA GREEN

Lucy's MARKET

RED DOOR

JUST DOG TALK

HIDE

Benjamin Moore

90 YEARS HENRI'S BAKERY & DELI

SATIS

yebo.

Paragonia

SW BOX

ALTON LANE

THE LONDON TRADING CO

w.port pieces

Roswell Road

E Andrews Drive

CAMDEN



BULL REALTY
Asset & Occupancy Solutions

PREMIER BUCKHEAD VILLAGE LOCATION

3236 & 3240 Roswell Road and 18 East Andrews Drive

The subject offering of the three buildings on the corner of Roswell Road and East Andrews Drive provides a generational opportunity to purchase three street retail buildings in Buckhead Village. The offering includes a total of $\pm 5,250$ SF across the three buildings and two billboards on a ± 0.3 -acre parcel. The property, located at a signalized intersection, has among the best visibility and traffic counts in Buckhead Village. Additionally, with its rolled curbs, it has unmatched access and controls 15 on-site parking spaces.

Buckhead Village, frequently referred to as the Rodeo Drive of the South, contains some of the highest concentrations of upscale retail and restaurants in the southeast. The king of all Atlanta condos, the St. Regis Residences, is just a few blocks away, and it has been joined in recent years by a slew of new million-dollar-plus condo developments nearby. From upscale retail such as Hermes and Christian Louboutin to local restaurant favorites Gypsy Kitchen and Southern Gentlemen, Buckhead Village is the luxury location of Atlanta.





PROPERTY HIGHLIGHTS



Three street retail buildings located in Buckhead Village



Extremely rare offering in a limited supply market



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



Value-Add or User Investment Opportunity

OFFERING SUMMARY

ADDRESSES 3236 Roswell Rd
3240 Roswell Rd
18 E Andrews Dr

SQUARE FEET $\pm 2,500 + 1,500 + 1,250 = \pm 5,250$ SF

TOTAL LAND AREA ± 0.296 Acres

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

PARCEL IDS 17 009900020517

PRICE \$6,500,000

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



**SURROUNDED BY HIGH-QUALITY
AMENITIES IN THE IMMEDIATE AREA**

HIGHLIGHTS

RARE ASSEMBLAGE OPPORTUNITY

- Three-building offering that encompasses $\pm 5,250$ SF and ± 0.3 acres
- Rare investment opportunity in a hot high-demand, low-supply market

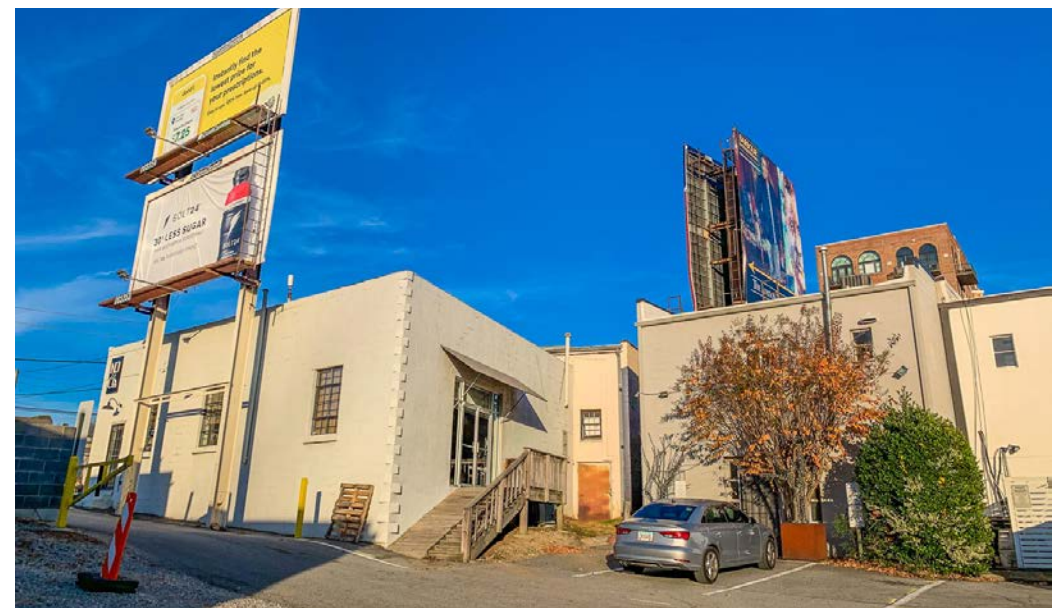
ACCESSIBLE LOCATION WITH NEARBY AMENITIES

- 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, Peachtree 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

Address: 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

Address: 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.

Address: 18 East Andrews Dr

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>

ABOUT THE AREA

Lenox Mall & Phipps Plaza



carter's



ATLANTA
TECH VILLAGE

CoStar Group

terminus



nexidia

SIMON

Roswell Road



E Andrews Drive

ABOUT THE AREA

BUCKHEAD, GA

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. 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.



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.

WALKER'S PARADISE ([Source](#))



Walk Score
92



Transit Score
44



Bike Score
64



Marta Station
Buckhead - 1.5 Miles

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 eight 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 AC

TOTAL SF
365,000

OF RETAILERS
50+

Dior

HERMÈS
PARIS

GYPSY
KITCHEN

WARBY PARKER

YEPPEA
& CO

BARRY'S



HIGHLAND YOGA

SPANX[®]
BY SARA BLAKELY



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 DEVELOPMENTS

1



PHIPPS PLAZA RENOVATION

New developments in the plaza include the Nobu Hotel Atlanta next door, One Phipps Plaza offices and public greenspace The Green at Phipps Plaza. Located on the north side of Phipps Plaza along Phipps Boulevard, the new Life Time Buckhead is billed as a fitness resort with the company's first rooftop beach club in Atlanta.

2



ICON BUCKHEAD

Located on Peachtree Road in the heart of the popular Buckhead Business District, the 35-story Icon Buckhead Apartments project consists of 363 luxury apartments with exciting street-level retail. Spectacular amenities including an expansive pool deck and a fabulous rooftop terrace with beach-entry hot tub, bar and lounge and an 8th-floor club room and indoor/outdoor bar.

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.

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

Located in one of Atlanta's most prestigious neighborhoods, The Graydon is a luxury residential high-rise soaring 22 stories above historic Buckhead. The Graydon Buckhead features 41 exclusive residences with open floor plans, spacious terraces, and world class amenities. The Graydon has announced that it is completely sold out as of October 2023.

5



HEARTIS BUCKHEAD

Brimming with energy and sophistication, Heartis Buckhead is one of the largest senior living communities in the Atlanta area. It is a luxurious boutique community for passionate people looking to fill their lives with their favorite things. Enjoy modern touches, expansive views, and endless activities for all the beautiful days ahead.

6



UPCOMING DEVELOPMENTS

1



THE BEVERLY BY ALTA

National real estate developer Wood Partners reports the wood-framing stage has begun at The Beverly by Alta, a seven-story apartment project at 3314 Piedmont Road described as “modern and luxurious,” adjacent to the former Disco Kroger. The Beverly by Alta project is projected to wrap in early 2024, with pre-leasing scheduled for later this year.

THE DILLON BUCKHEAD

The development will offer 144 condominiums in one- to three-bedroom configurations covering 1,400 to 2,500 square feet. The tower also offers three lower penthouse levels with 12-foot ceilings and private terraces, and the building’s crown has a single penthouse with 13-foot ceilings and “a unique set of premium features,” Kolter Urban said.

4



2



321 PHARR ROAD

Plans call for claiming the full block, save a Chevron gas station at the corner of Pharr Road and Grandview Avenue. The 528,500-square-foot building would include 406 apartments, continuing a surge of new luxury rental options around the Village over the past decade.

ARTHUR M. BLANK FAMILY RESIDENCES

At sites on both sides of Piedmont Hospital’s glassy new 16-story Marcus Heart and Vascular Center, the Shepherd Center has officially broken ground for construction of two buildings on the western side of Peachtree. The new buildings are part of a \$350-million campaign to benefit Shepherd Center patients and families called “Pursuing Possible.”

5



3



359 EAST PACES FERRY

20-story multi-family tower using mostly mass timber in Buckhead Village has received approval from the area’s development review committee. Chicago-based Harbor Bay Ventures wants to build the more than 516,000-square-foot tower at 359 East Paces Ferry Road. It would include 314 units and 2,400 square feet of retail space. More than 300 residential parking spaces and 36 bicycle parking spaces are also planned.

OXTON ATLANTA

Ardent Companies announced in March a new food-and-beverage venture called Oxtan that will reimagine more than 35,000 square feet of ground-level office space at Piedmont Center, a sprawling property along Piedmont Road considered Buckhead’s largest office park. The first signed tenant, Scofflaw Brewing Co., will be taking a 5,500-square-foot space that spills into a courtyard area along Piedmont Road.

6



Buckhead Saloon
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

Shops Around Lenox

Dantanna's
Flower Child
Crate & Barrell
Core Power Yoga

Soul Cycle
Lululemon
fab'rik
West Elm

Phipps Plaza

AMC Theater
Hugo Boss
Bottega Veneta
A Pea In The Pod
Chico's
Dior

Davio's
Ecco
Fendi
Grand Lux Cafe
Gucci
Jeffrey

Prada
Sur La Table
Tiffany & Co.
Saks
Tory Burch
Versace

Lenox Square

Bloomingdales
Anthropologie
Burberry
Coach
Free People
J. Crew
Louis Vuitton
Macy's
Neiman Marcus

Urban Outfitters
Zara
California Pizza
Cheesecake Factory
Corner Bakery
Cousins Main Lobster
Food Court
True Food Kitchen
Zinburger

Umi
Seasons 52
Restoration Hardware
King & Duke
Chops Lobster Bar

Buckhead Village District

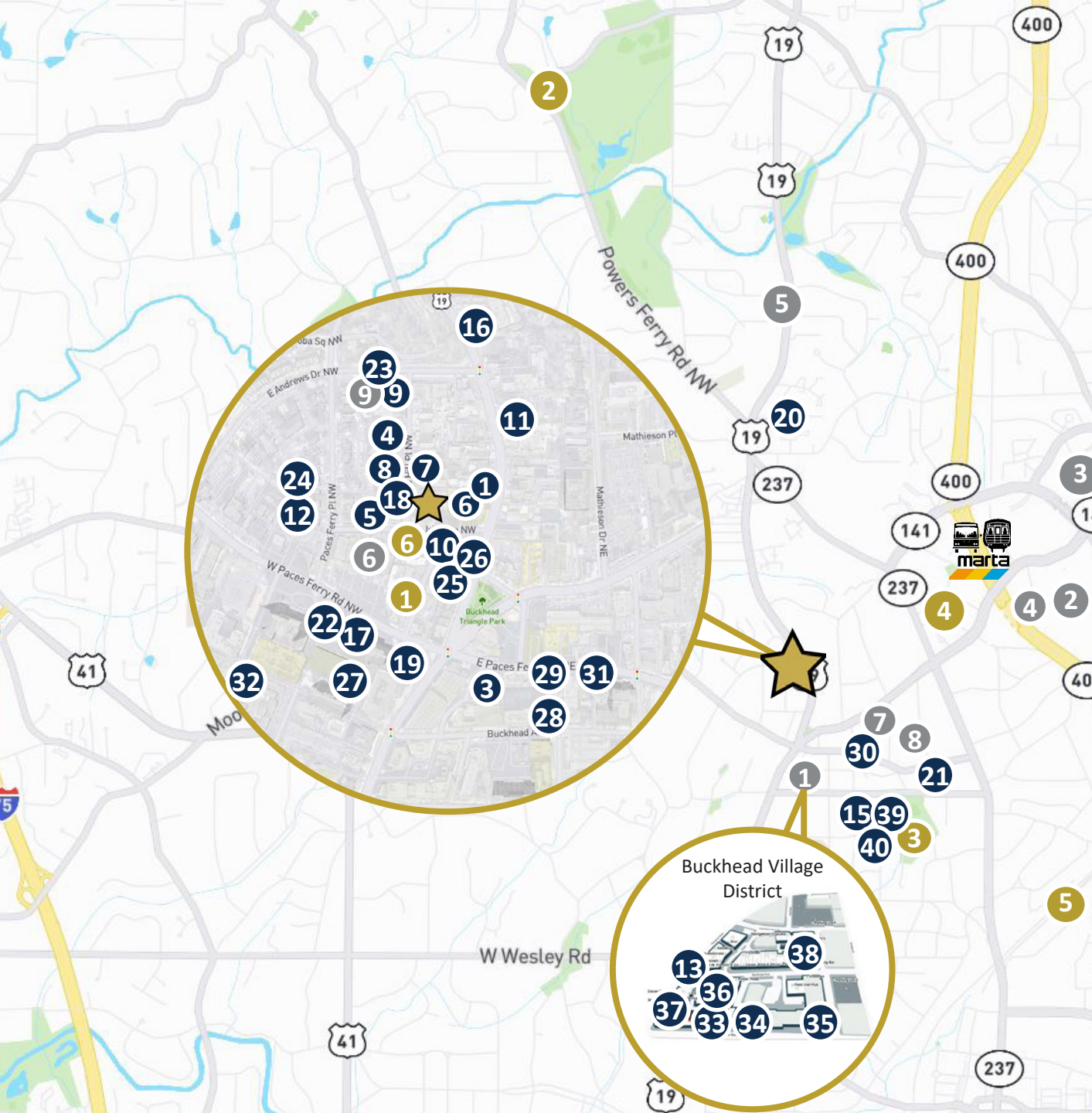
Dior
Intermix
Tom Ford
Planet Blue
L'Occitane
Bonobos
Canali
Barry's Bootcamp
Flywheel

Spanx HQ
Christian Louboutin
Hermes
Jimmy Choo
American Cut
Fado
Gypsy Kitchen
Le Bilboquet
Shake Shack

Atlanta Fish Market
Anis Cafe & Bistro
Elbow Room
Pricci

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

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



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

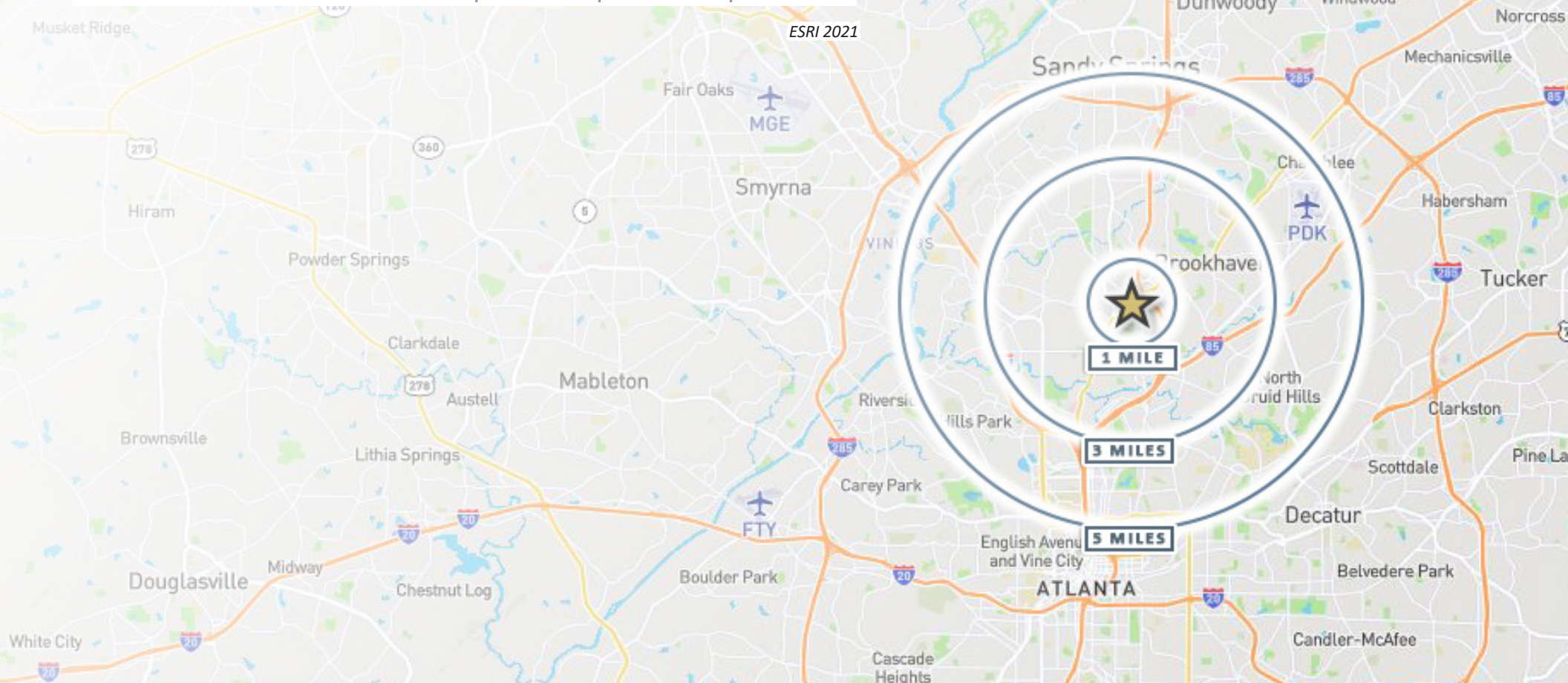
1	Buckhead Theater	2	Cadence Bank Ampitheatre
3	Buckhead Baseball	4	AMC Dine-in Theatre
5	The Painted Pin	6	The Pool Hall

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		

DEMOGRAPHIC OVERVIEW

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	21,386	128,131	340,471
TOTAL HOUSEHOLDS	13,002	66,567	167,722
AVERAGE HOUSEHOLD INCOME	\$209,164	\$210,735	\$195,975



ATLANTA

#1 METRO TECH HUB

- BUSINESS FACILITIES' 2021 METRO RANKINGS REPORT

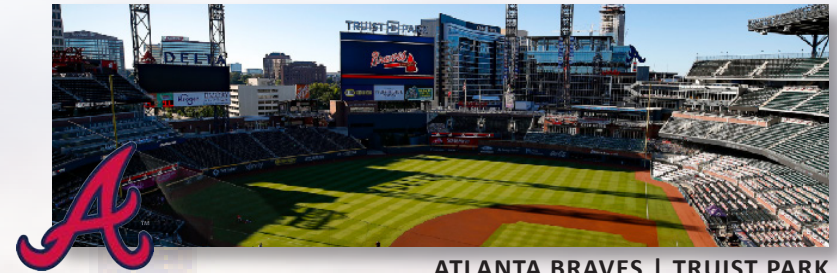
Atlanta is an exciting destination with world-class restaurants, a festive nightlife, several major league sports teams and an abundance of cultural attractions. Atlanta's arts and culture scene is complemented by in-town neighborhoods that give the city even more depth.

Home to the second busiest and most efficient airport in the world, Hartsfield-Jackson Atlanta International Airport, and the Maynard H. Jackson International Terminal, getting to and from Atlanta is easy.

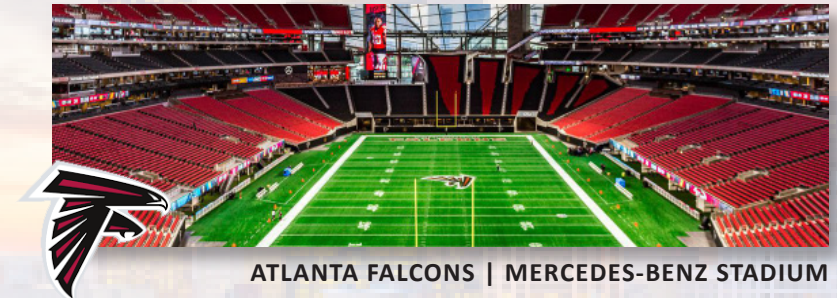


The metro Atlanta area is home to 13 Fortune 500 and 24 Fortune 1000 headquarters. This includes the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS, SunTrust Bank, Mercedes Benz USA, Newell-Rubbermaid and is home to the world renowned Center for Disease Control.

Over 75% of Fortune 1000 companies conduct business operations in the Atlanta metropolitan area, and the region hosts offices of about 1,250 multinational corporations. The Metropolitan Atlanta Chamber of Commerce, corporate executives and relocation consultants, along with Mayor Andre Dickens are committed to actively recruiting new companies to the region. Public and private partnerships with business, financial and non-profit communities are key to spurring quality job creation and investment throughout the city's neighborhoods.



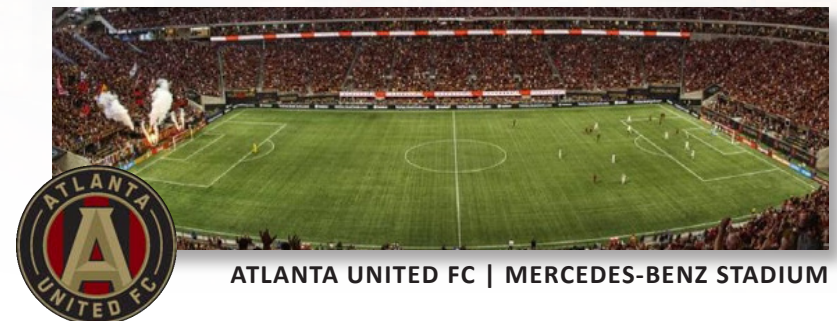
ATLANTA BRAVES | TRUIST PARK



ATLANTA FALCONS | MERCEDES-BENZ STADIUM



ATLANTA HAWKS | STATE FARM ARENA



ATLANTA UNITED FC | MERCEDES-BENZ STADIUM

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 TOP 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 Atlantic Yards

NOTABLE AREA EMPLOYERS

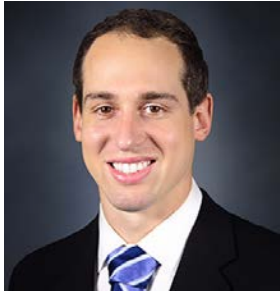
carter's

SPANX[®]
BY SARA BLAKELY



CONTACT INFORMATION

BROKER PROFILES



MICHAEL WESS, CCIM

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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
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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

MISSION:

To provide a company of advisors known for integrity and the best disposition marketing in the nation

SERVICES:

Disposition, acquisition, project leasing, tenant representation and consulting services

SECTORS OF FOCUS:

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties

AMERICA'S COMMERCIAL REAL ESTATE SHOW:

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants including Bull Realty's founder Michael Bull share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or on the show website: www.CREshow.com.

Bull Realty is continuing to expand by merger, acquisition and attracting agents with proven experience. As a regional commercial brokerage firm doing business across the country, the firm recently celebrated 25 years in business and \$1.9 billion annual transaction volume.

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25

YEARS IN
BUSINESS



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HEADQUARTERED
IN
ATLANTA, GA

LICENSED IN
8
SOUTHEAST
STATES



\$1.9

BILLION DOLLAR
VOLUME FROM SALES
AND LEASING
TRANSACTIONS
IN 2021

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
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Andy Lundsberg
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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.