

OFFERING MEMORANDUM

STATELY OFFICE BUILDING IN DOWNTOWN DECATUR | \pm 4,888 SF

Andy Lundsberg
Partner, Bull Realty
Andy@BullRealty.com
404-876-1640 x107

Michael Wess, CCIM
Partner, Bull Realty
MWess@BullRealty.com
404-876-1640 x150

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



BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

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PROPERTY INFORMATION



EMORY
UNIVERSITY

3.2 Miles



W Ponce de Leon Ave



Commerce Drive



Swanton Way



EXECUTIVE SUMMARY



PROPERTY DESCRIPTION

201 Swanton Way, a stately $\pm 4,888$ SF office building in bustling Downtown Decatur, is now available for purchase. This move-in ready asset, with a 95 Walk Score and 17 parking spaces, is truly a rare opportunity in this A+ location. Located at the signalized intersection of Swanton Way and Commerce Drive, the property is steps from MARTA Decatur, the Decatur Square, DeKalb County Courthouse and the abundance of boutique restaurants and retail that is consistently noted in national rankings. The property is also 2.6 miles to Emory University, Emory University Hospital and Emory Village, 2.7 miles to Your Dekalb Farmer's Market and 4.4 miles to Ponce City Market and the Eastside BeltLine Trail.

PRIME LOCATION

- $\pm 4,888$ SF stately office building in A+ Downtown Decatur location
- Includes 6 corner offices, break room, conference room, open work space and more
- ± 0.33 -acre site at signalized corner of Swanton Way and Commerce Street
- 95 Walk Score: steps from MARTA Decatur, the Decatur Square and DeKalb County Courthouse and an abundance of restaurants and retail
- 17 surface parking spaces
- Member of three-building Decatur Commons condo association
- Zoned City of Decatur C-2: <https://bit.ly/3j6UQCE>

PROPERTY INFORMATION

BUILDING

Property Address:	201 Swanton Way, Decatur, GA 30030
County:	DeKalb
Building Size:	± 4,888 SF
Year Built:	1985
Signage:	Monument

SITE

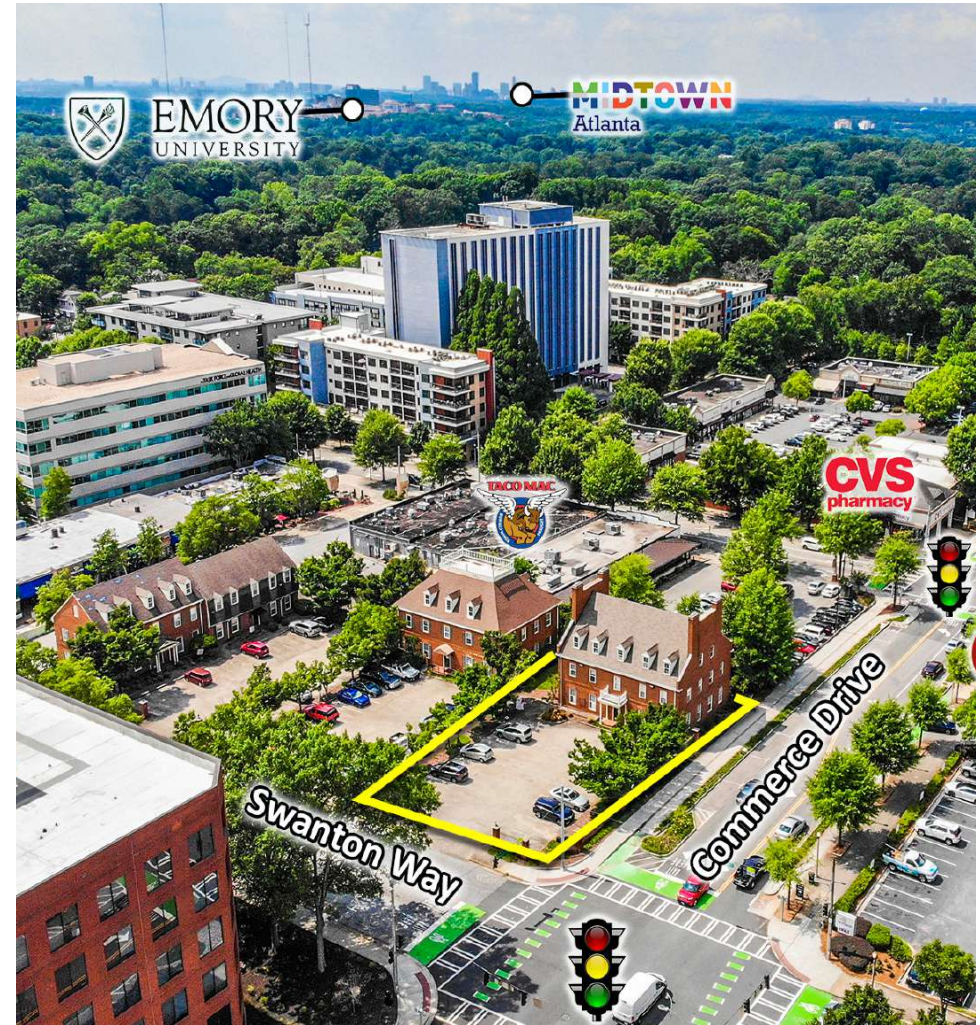
Site Size:	± 0.33 acres
Zoning:	City of Decatur C-2 https://bit.ly/3j6UQCE
Parcel ID: Condos:	15-246D-06-023, 15-246D-06-024
Parking Spaces:	17
Parking Ratio:	3.5/1,000 SF

CONSTRUCTION

Exterior:	Masonry
Number of Stories:	2
Elevator:	No

FINANCIAL

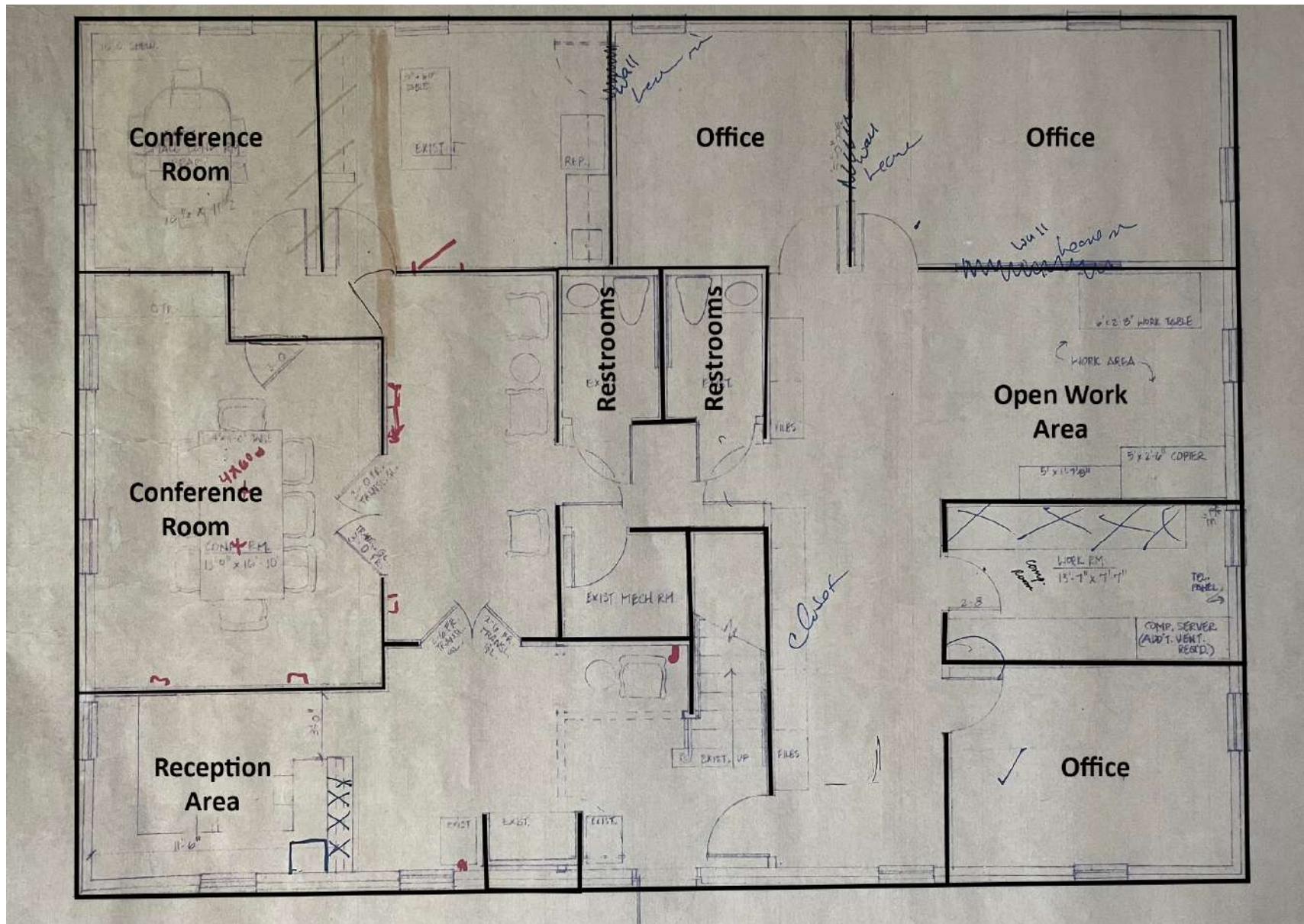
Occupancy:	Vacant at Closing
Sale Price:	Contact Bull Realty for more information



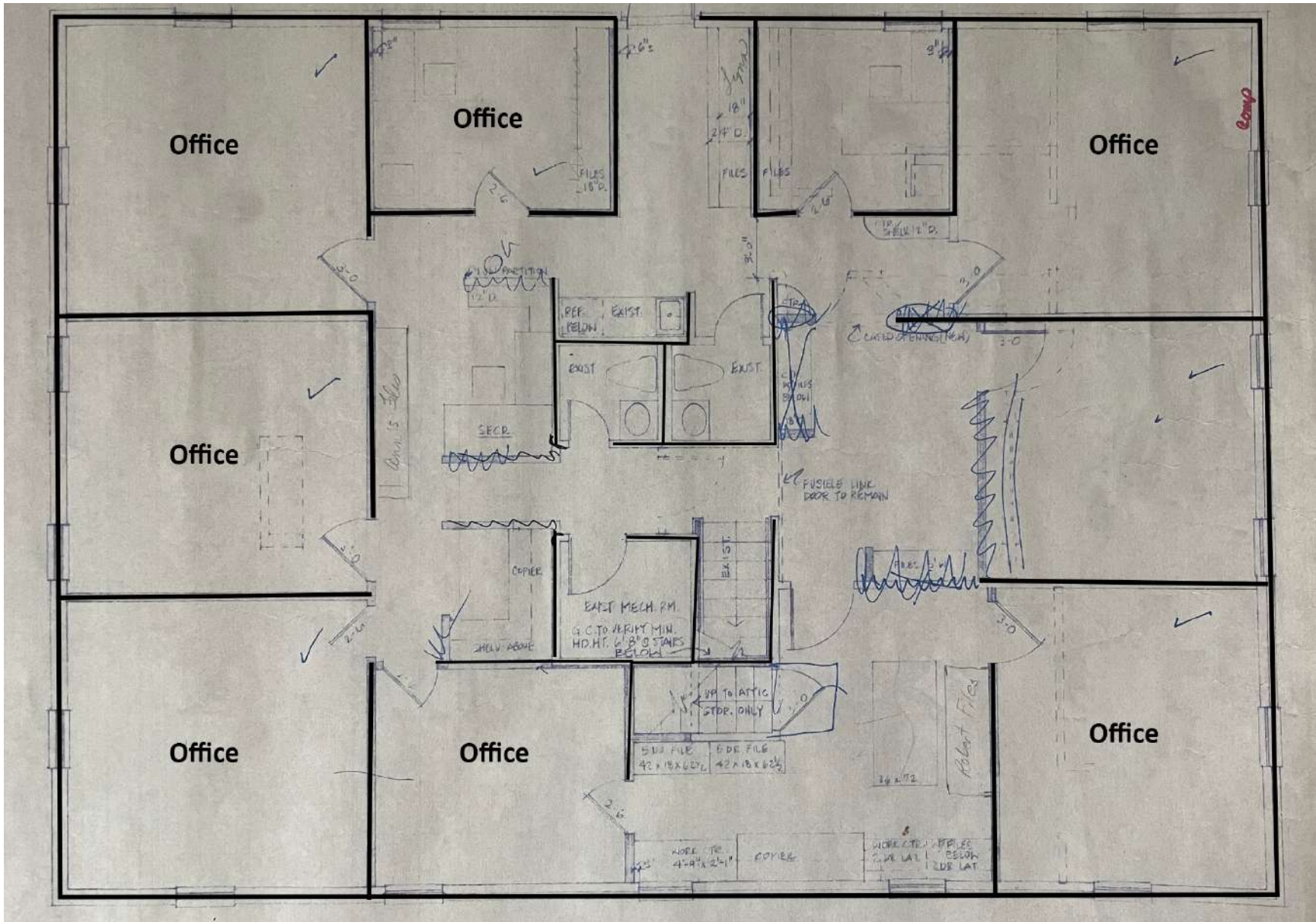
PHOTOS



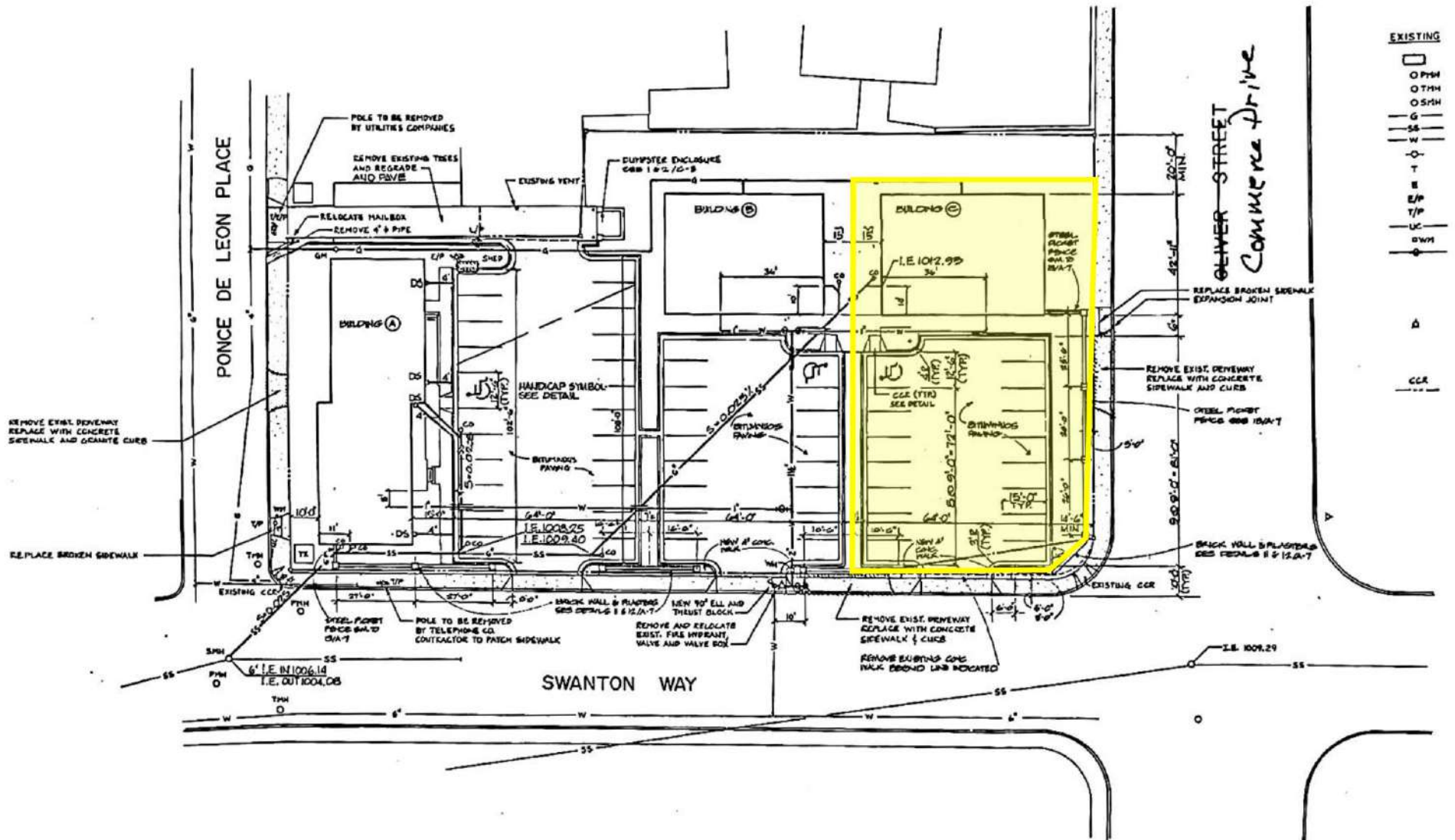
FLOOR PLAN: FIRST FLOOR



FLOOR PLAN: SECOND FLOOR



SURVEY



AREA OVERVIEW



ABOUT THE AREA

DECATUR, GA

Centrally located in the heart of DeKalb County, Decatur is close to practically everything in metro Atlanta. Family fun for all kinds of families is readily available in Decatur in the form of outdoor concerts in the spring and fall; kid-friendly events and festivals; city parks and pools; bike trails; and popular shops that cater to kids. Top destinations around Atlanta are an easy trip from Decatur, and many spots are accessible via MARTA or the free Cliff Shuttle between Decatur and Emory University.

The city of Decatur is four square miles of hometown hipness with 18,000 residents inside Atlanta's I-285 perimeter highway. Ponce de Leon Avenue is the main street, connecting Decatur to the city of Atlanta, just six miles to the west, and to historic Stone Mountain, just six miles to the east. A quintessential college town, Decatur is home to Agnes Scott College, Columbia Theological Seminary within the city limits. Branches of the Art Institute of Atlanta and DeVry University bring hundreds of commuting students, faculty and staff to our downtown square. Emory University is close by with a free shuttle carrying students and residents between campus and downtown Decatur. And with more than 200 mostly independent shops, restaurants, galleries, salons and other service businesses, Decatur draws students, office workers, residents and visitors who love to "shop local" in their walkable tree-shaded downtown.

Decatur is a destination in itself for foodies, fashionistas and fun-lovers. They flock here for critically acclaimed restaurants, including Cakes & Ale, Watershed, Leon's, Twain's and the Brickstore, that emphasize farm-to-table concepts and hand-crafted beers. Storefront boutiques like Squash Blossom, Boogaloos, Vivid and Rokit specialize in the latest trends with a spotlight on organic, fair trade goods, sustainable materials and local designers. At night, musicians take the stage at Eddie's Attic where the Indigo Girls, Sugarland, Sean Mullins and John Mayer played in their early days and still drop by for surprise visits. Live music of all genres can be found at numerous other venues in downtown Decatur and Oakhurst Village just to the south.

* Source: <https://www.decaturga.com/>

DEMOGRAPHICS



POPULATION

1 Mile 14,394

3 Miles 100,556

5 Miles 289,926



HOUSEHOLDS

1 Mile 6,484

3 Miles 42,149

5 Miles 123,599



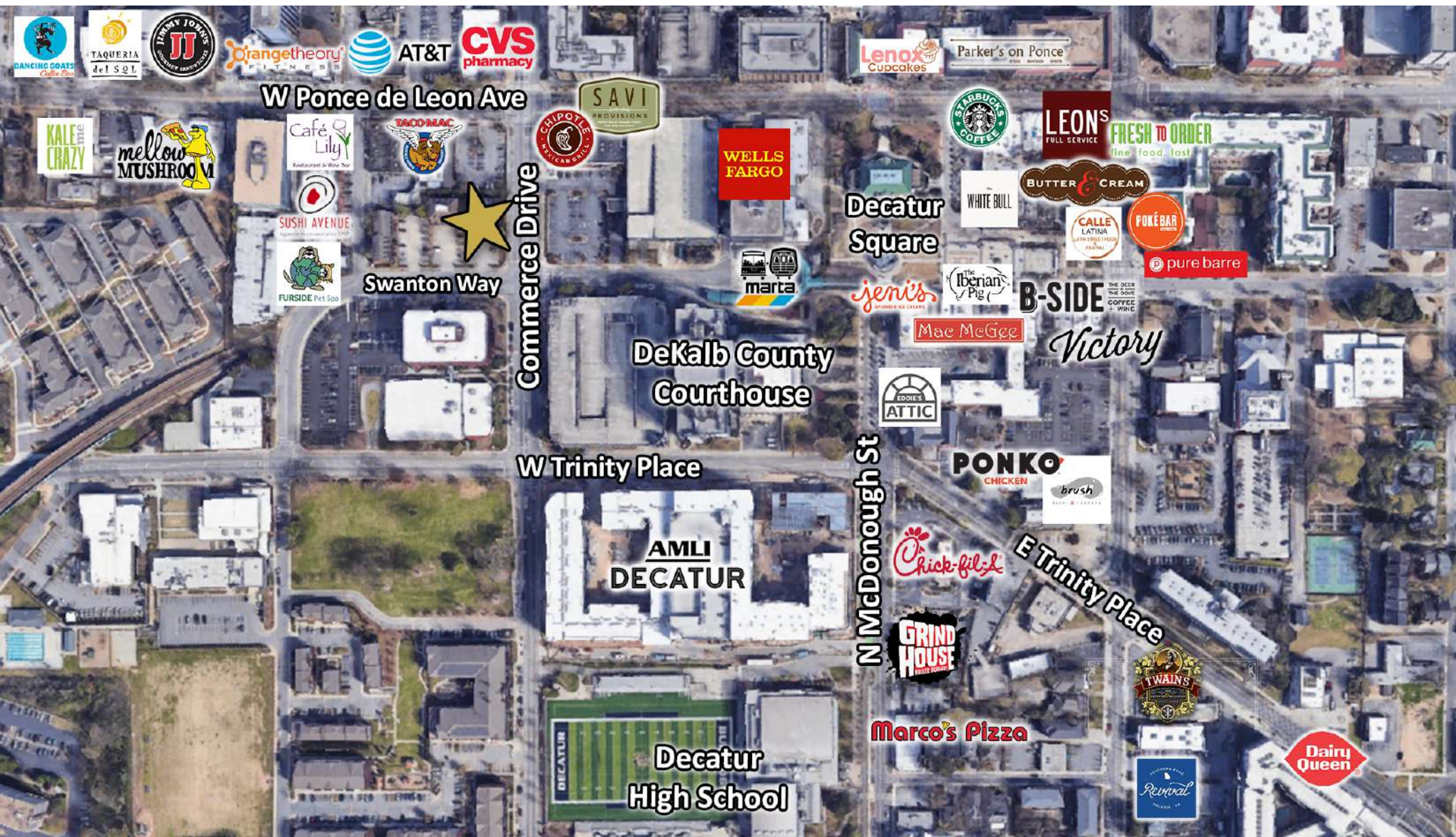
AVG. HH INCOME

1 Mile \$88,768

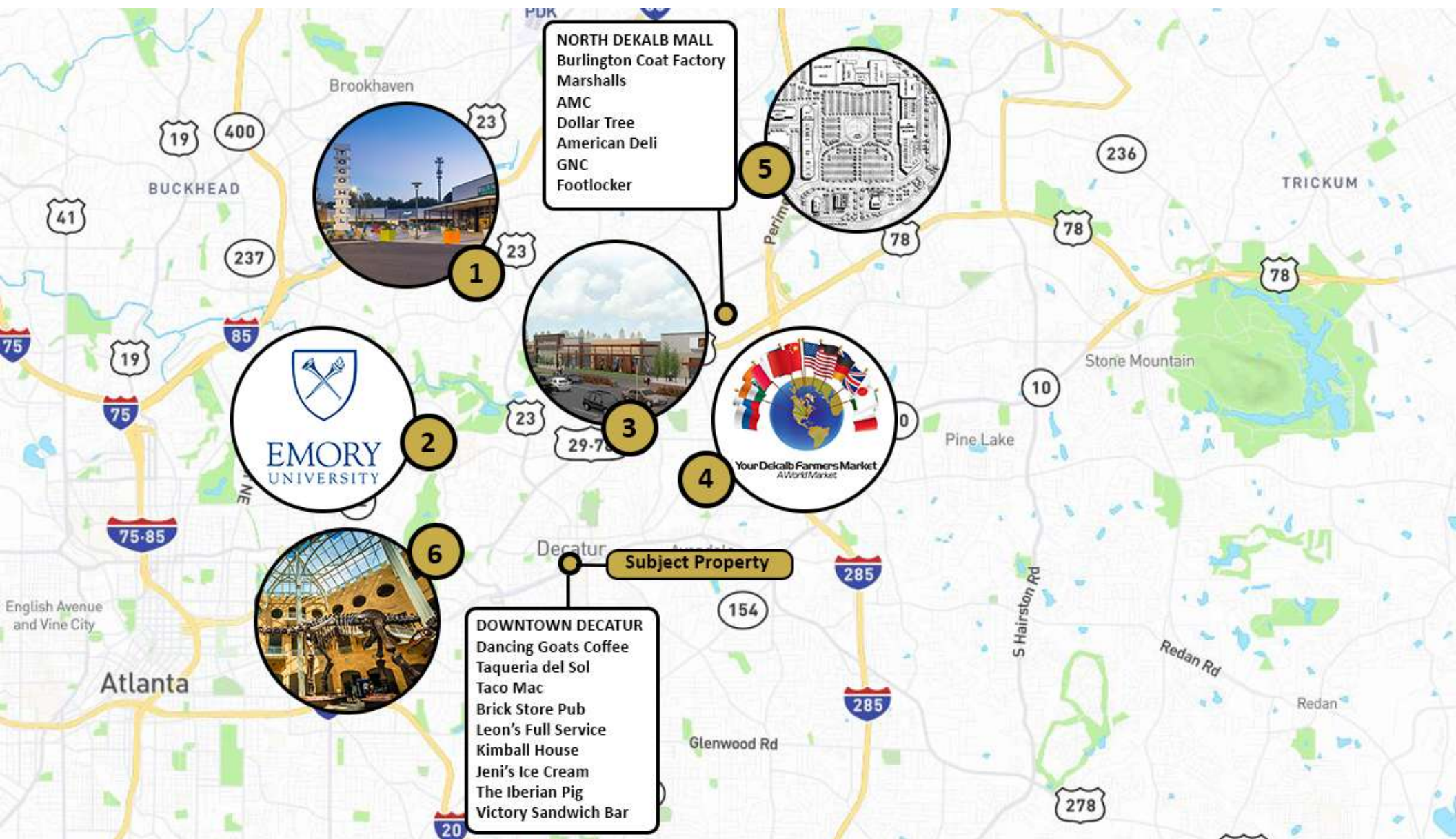
3 Miles \$82,072

5 Miles \$76,898

RETAILER MAP



IN THE AREA

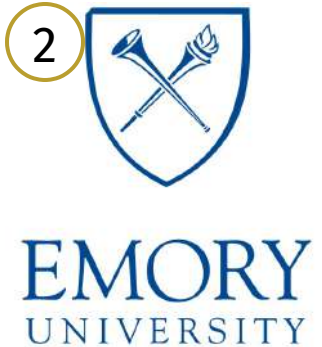


IN THE AREA



TOCO HILLS

This 300,000 SF, 27-acre shopping district consists of Toco Hills Promenade and Toco Hills Shopping Center. Both of the centers are designed to engage the community with a collection of local and national retailers and community gathering space. Tenants include Duck Donuts, Chopt, Publix, Spiller Park and Local Pizzaiolo.



EMORY UNIVERSITY

Emory University is a top-ranked private institution recognized internationally for its outstanding liberal arts colleges, graduate and professional schools, and one of the world's leading healthcare systems. It generates \$734 million in research funding annually and had a total annual enrollment of 15,398 for Fall 2020.



SUBURBAN PLAZA

The Suburban Plaza redevelopment plan reinvents one of Atlanta's first suburban shopping centers offering 290,000 SF of shopping and dining. In early 2016, the DeKalb Chamber of Commerce presented the inaugural Economic Development Project of the Year Award to Selig Enterprises for the Suburban Plaza project, estimated to generate \$150 to \$250 Million in annual sales and create an estimated 400 to 450 jobs. Major tenants include Walmart, LA Fitness, Starbucks, HomeGoods and Ross.

YOUR DEKALB FARMERS MARKET

The market began in 1977 as a small produce stand. Today it is a 140,000 SF warehouse serving over 100,000 customers each week. The market represents 184 countries with more than 450 varieties of domestic and international fruits, vegetables, meats, cheese, wines and more.



NORTHLAKE TOWER FESTIVAL

Northlake Festival Shopping Center is a 367,000 SF center with a tenant mix consisting of large national retailers and local businesses. Easily spotted by the radio tower that stretches to the sky from the middle of the shopping center, it has become a landmark destination to the community for over 25 years.



FERNBANK

Fernbank is one of the most popular and iconic cultural attractions in Atlanta. Home to the world's largest dinosaurs, Atlanta's biggest movie screen and one of the largest assemblages of urban Piedmont forest in the United States, Fernbank brings science to life. Fernbank continues its 80-year environmental legacy to protect Fernbank Forest while fulfilling an educational mission to inspire life-long learning of natural history.



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

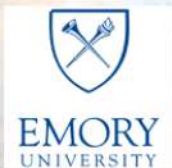
ATLANTA TOP EMPLOYERS

TOP EMPLOYERS



DELTA

EDUCATION



MAJOR ATTRACTIONS



TRUIST  PARK

CONTACT INFORMATION



EMORY
UNIVERSITY



BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

BROKER PROFILE



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 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)



MICHAEL WESS, CCIM

Partner, Bull Realty
404-876-1640 x150
MWess@BullRealty.com

PROFESSIONAL BACKGROUND

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.

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.