



OFFERING MEMORANDUM

INTOWN MULTI-TENANT OFFICE OPPORTUNITY

SOUTH BUCKHEAD | ±13,230 | ±0.91 - 1.46 ACRES

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Exclusively listed by Bull Realty, Inc.

PROPERTY OVERVIEW

Lindbergh

Midtown Atlanta



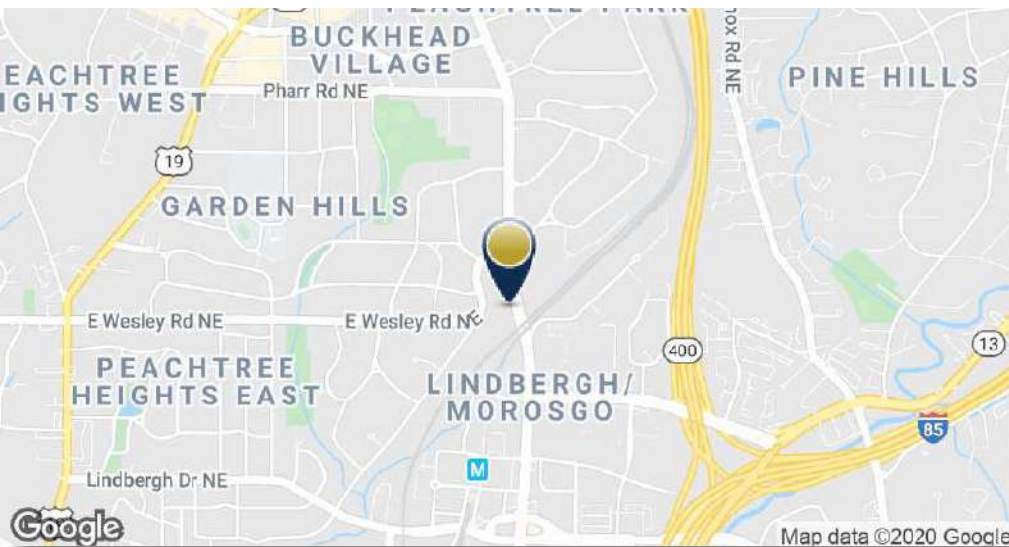
Piedmond Road NE 64,156 VPD



Buckhead

Piedmont Road NE

PREMIUM BUCKHEAD LOCATION



LEASES, TENANTS, AVAILABILITY

- Multi-tenant office opportunity in South Buckhead available for sale
- 66% occupied by three long-tenured tenants on month-to-month leases with a fourth suite vacant
- Extremely below-market rents with minimal reimbursements allow for much improved cash flow by new ownership
- Tenant mix includes: art company, construction company, project management company
- The entire building could be occupied by a single user, or excess space could continue to be leased out to tenants

PROPERTY FEATURE

- Two adjacent R4-zoned parcels totaling ± 0.55 acres available for additional price
- Monument sign available for lease or owner-use
- Glass and mirror facade provide a modern, distinctive and unique appearance along Piedmont Road
- ± 0.91 -acre subject parcel size
- 25 parking spaces on side and rear
- Units include reception areas, showrooms, workspace, private offices and break areas
- 2021-installed roof with 25-year warranty

PRIME SOUTH BUCKHEAD LOCATION

- Fantastic visibility from Piedmont Road's high traffic counts of 64,156 VPD
- ± 0.5 miles from Lindbergh Center MARTA Station
- Minutes from area amenities including Lindbergh Plaza, Lenox Square, local restaurants, bars and shopping



Price | \$3,295,000

PROPERTY INFORMATION

BUILDING

PROPERTY ADDRESS:	2716 Piedmont Rd NE, Atlanta, GA 30305
COUNTY:	Fulton
BUILDING SIZE:	± 13,230 SF
YEAR BUILT:	1957
NUMBER OF SUITES:	4
SIGNAGE:	Monument
ROOF:	2021-installed roof with 25-year warranty

SITE

SITE SIZE & ZONING:	± 0.91 Acres C-1 and R-4
ADJACENT PARCEL'S SIZE & ZONING:	± 0.55 Acres R-4
COMBINED SIZE:	± 1.46 Acres
PARKING SPACES:	25
PARCEL IDS:	17-0060-0006-107-8 17-0060-0006-104-5 17-0060-0006-085-6

FINANCIAL

PRICE/SF:	\$340
OCCUPANCY:	75%
SALE PRICE:	\$3,295,000



EXTERIOR PHOTOS



Two adjacent R4-zoned parcels totaling ± 0.55 acres available for additional price ± 1.46 -acre assemblage opportunity



Modern Architecture with 4 units



Ample parking for all tenants



Fantastic visibility from Piedmont Road's high traffic counts of 64,156 VPD

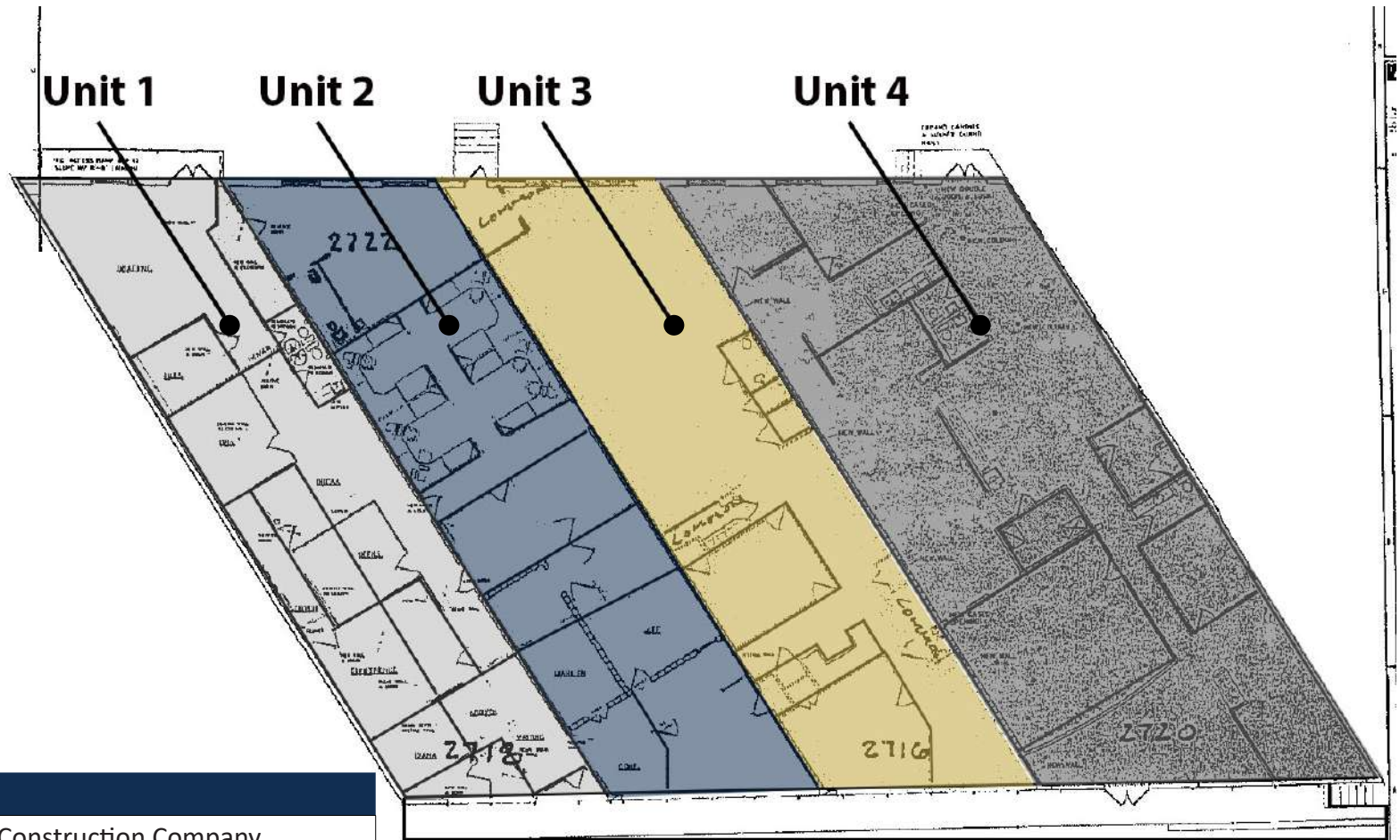
INTERIOR PHOTOS



INTERIOR PHOTOS



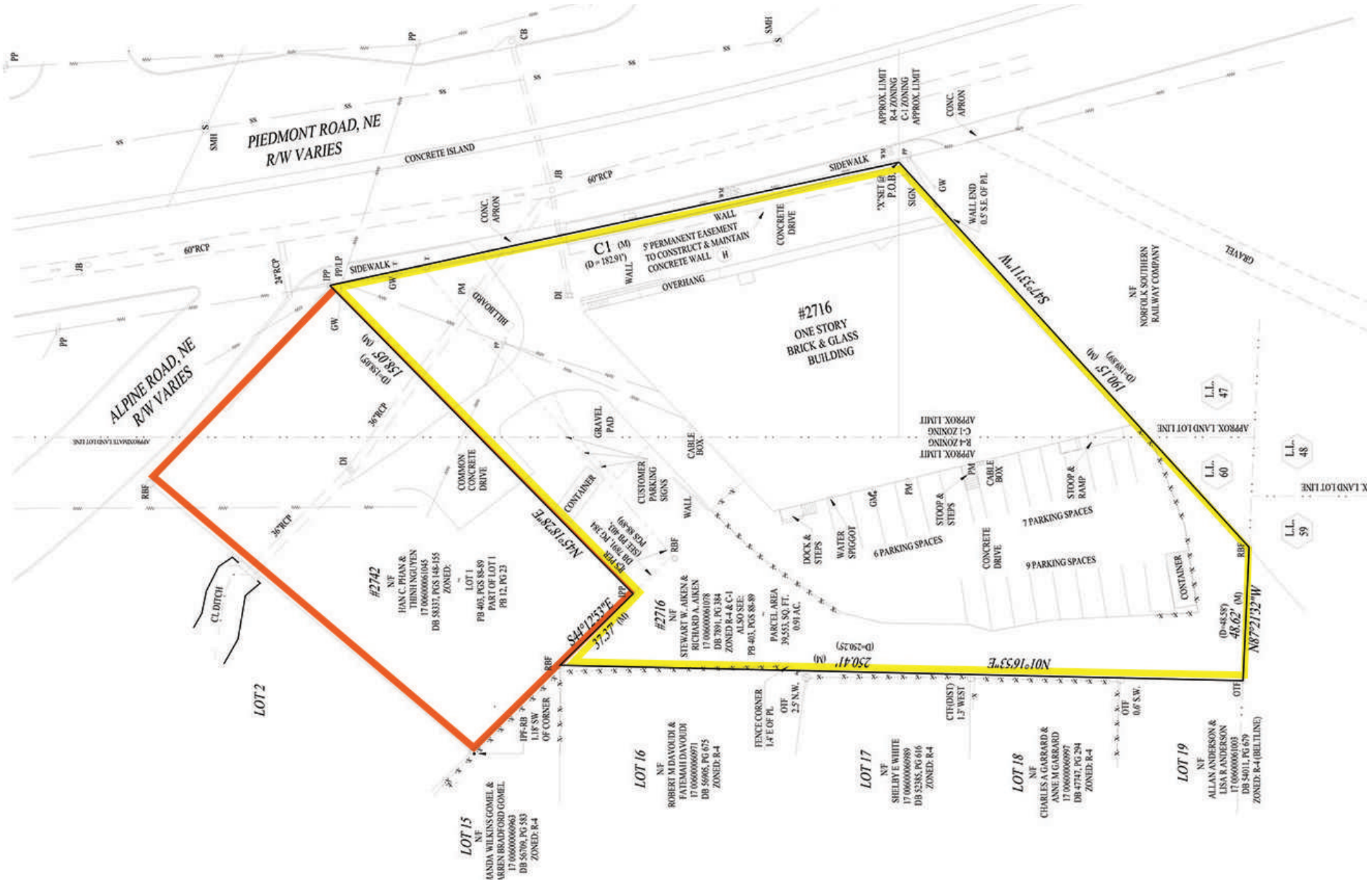
FLOOR PLANS



Legend

Unit 1	Suite 2718	Construction Company
Unit 2	Suite 2722	Project Management Company
Unit 3	Suite 2716	Art Company
Unit 4	Suite 2720	Vacant

SURVEY



AREA OVERVIEW

Lindbergh Plaza

Buckhead Crossing

Piedmont Road NE 64,156 VPD

ABOUT THE AREA

BUCKHEAD, GA

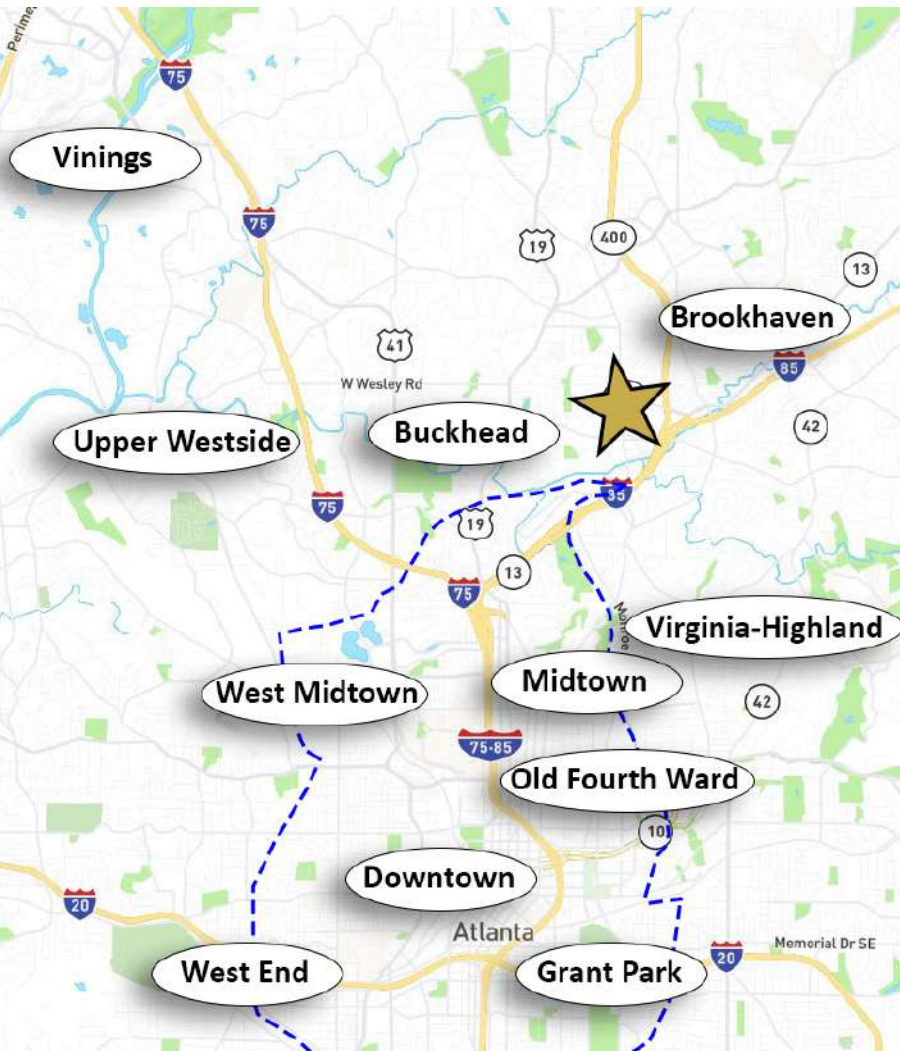
Buckhead is an affluent uptown district of Atlanta, Fulton County, Georgia, comprising approximately the northern fifth of the city. Buckhead is a major commercial and financial center of the Southeast, and the third-largest business district in Atlanta, behind Downtown and Midtown. The district's numerous high-rise office buildings, hotels and condominiums form a highly urbanized core along Peachtree Road. Surrounding this dense hub are Buckhead's residential neighborhoods, which feature large comfortable singlefamily homes situated among dense forests and rolling hills.

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. The Shops Buckhead Atlanta mixed-use development brings even more exclusive and high end boutiques, restaurants, hotels, condos and office space to thriving Buckhead. Buckhead offers world-class shopping, dining, entertainment, workspace and housing in an unsurpassed location for the ultimate urban luxury lifestyle.



ABOUT THE AREA

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](#))



VERY WALKABLE ([Source](#))



Walk Score
76



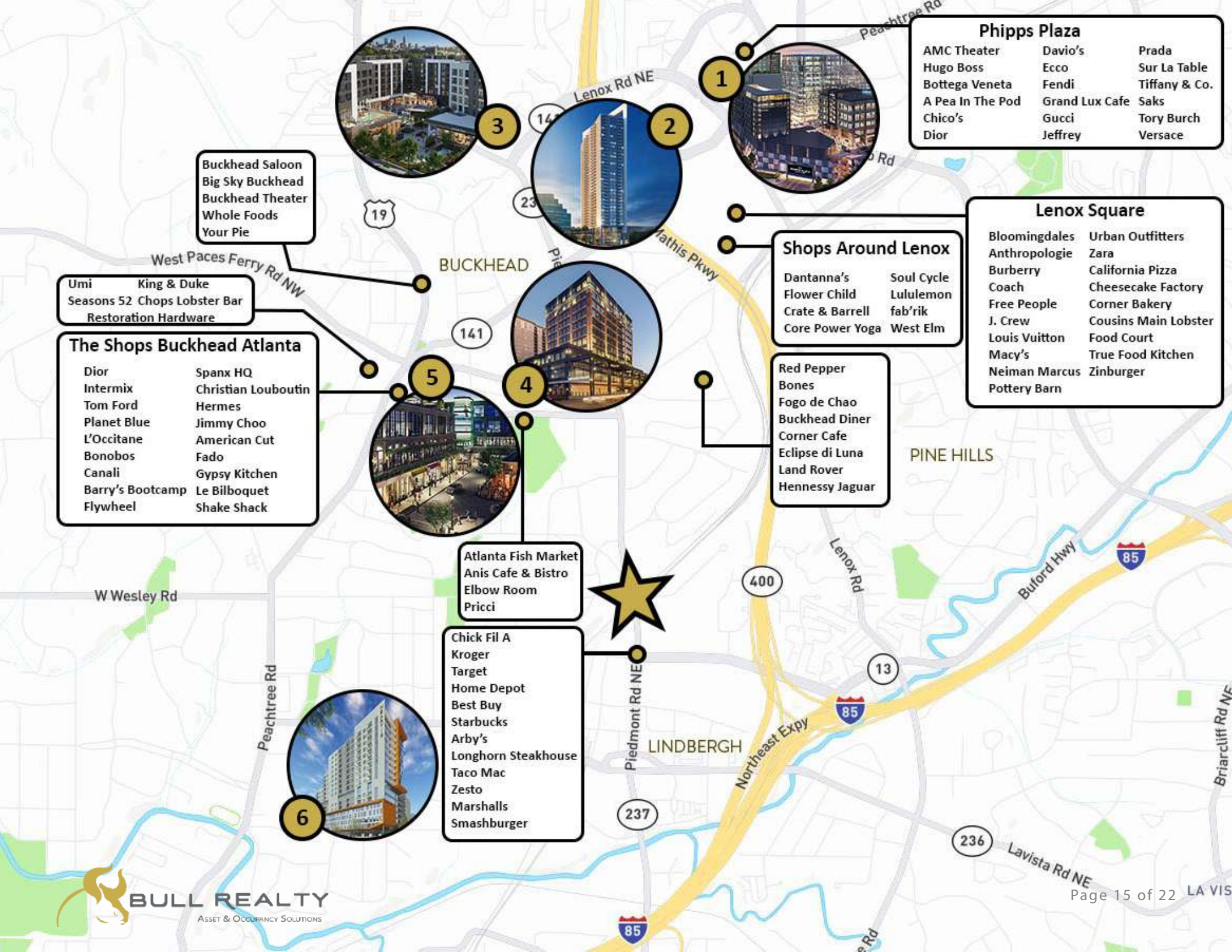
Transit Score
60



Bike Score
37



Marta Station
Lindbergh - 0.5 Miles



- ### 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 |

- ### 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 | |

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

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

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

- ### The Shops Buckhead Atlanta
- | | |
|------------------|---------------------|
| 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 |

- 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

- Buckhead Saloon
Big Sky Buckhead
Buckhead Theater
Whole Foods
Your Pie

DEMOGRAPHICS

ESRI 2022



POPULATION

1 mile	3 miles	5 miles
25,307	148,555	378,669



HOUSEHOLDS

1 mile	3 miles	5 miles
14,658	77,319	183,811



AVG. HOUSEHOLD INCOME

1 mile	3 miles	5 miles
\$138,171	\$172,110	\$165,903

Piedmont Road

IN THE AREA

PHIPPS PLAZA RENOVATION

The dynamic, re-imagined development is headlined by the arrival of Nobu Hotel and restaurant Atlanta, along with a 9,000 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. The Beck Group has been selected as the architect and general contractor with a phased opening beginning in late 2022.



1

MODERA PROMINENCE

Mill Creek Residential continues to expand in Atlanta with the development of Modera Prominence, a luxury mixed-use apartment community. The community will feature 319 apartment homes and 21,000 SF of retail.



3

THE SHOPS BUCKHEAD ATLANTA

Offering over 800,000 SF of customizable space—including 300,000 SF of upscale retail, restaurants and cafes, more than 100,00 SF of luxury office and approximately 400,000 SF of high-rise residential—The Shops Buckhead Atlanta conveys the ultimate street-scene dynamic in the capital of the South.



5

ICON BUCKHEAD

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



2

309 EAST PACES

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



4

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 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

IN THE AREA

LINDBERGH CENTER MARTA STATION

Lindbergh Center station is an serves both the Red and Gold lines of the (MARTA) rail system. It is the only station on this route served by the Red and Gold lines at all times. This is the second busiest station in the MARTA system, handling an average of 23,400 boardings per weekday.

SWEETWATER BREWERY

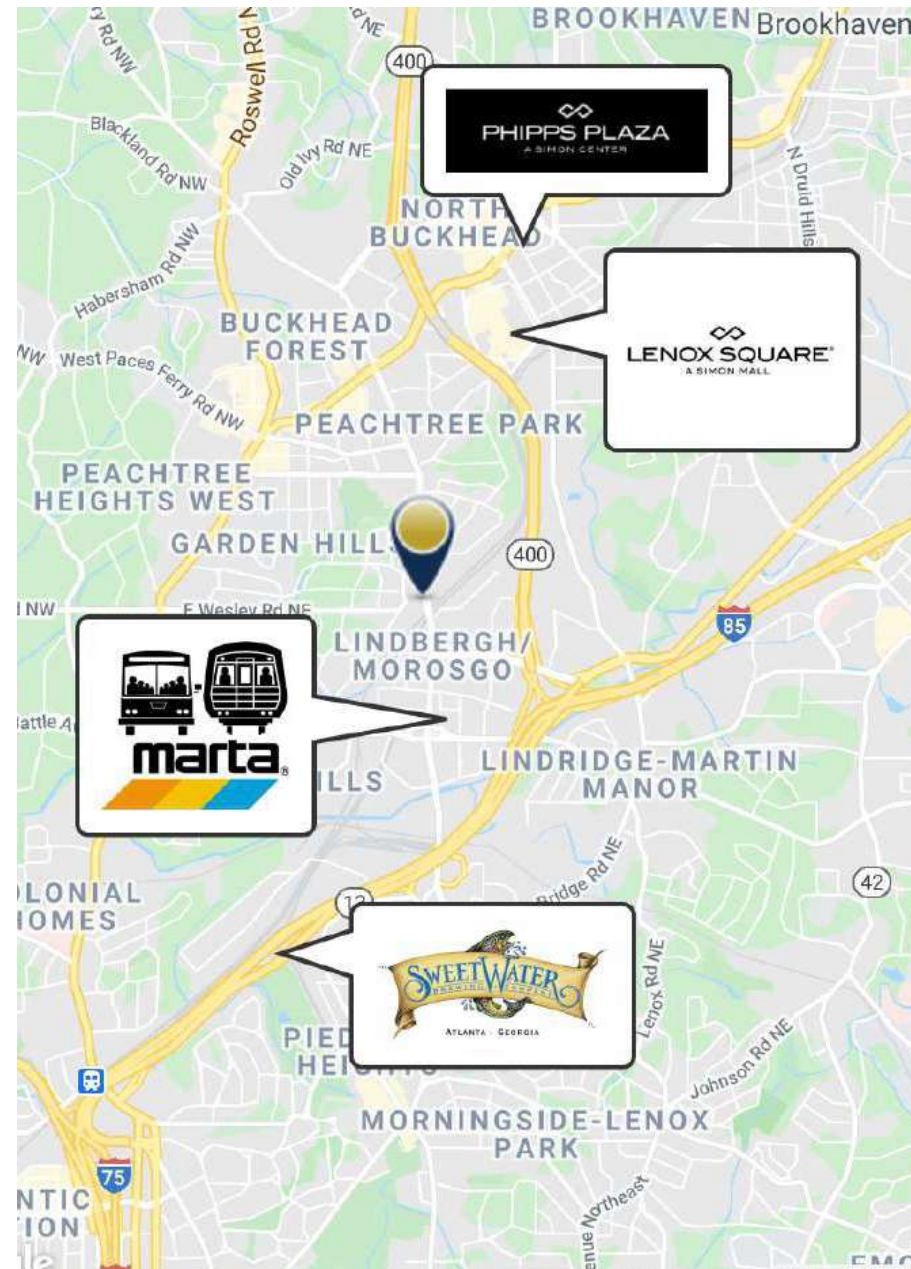
Sweet Water is a regional micro-brewery located in Atlanta, GA. They host indoor-outdoor tours, events and live music from their main distillery. Founded in 1997, Sweet Water has been serving the southeastern U.S. for the past 23 years.

LENOX SQUARE

Since 1959, Lenox Square has been the premier shopping destination throughout the Southeast. Located in the heart of Buckhead, Lenox Square offers an unparalleled shopping experience featuring local and luxury brands. The property hosts popular Buckhead restaurants True Food Kitchen, The Cheesecake Factory and Zinburger Wine & Burger Bar. It is owned and managed by Simon Property Group.

PHIPPS PLAZA

Phipps Plaza, the southeast's premier, upscale shopping destination is located off of GA-400 at the intersection of Peachtree and Lenox Roads right in the heart of Buckhead. The property boasts 100+ stores and restaurants including LEGOLAND and a 14-screen AMC movie theater. It is owned and managed by Simon Property Group.



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	

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
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)

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 2716 Piedmont Rd NE, 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
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**SIGN CONFIDENTIALITY
AGREEMENT ONLINE**

Andy Lundsberg
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50 Glenlake Parkway, Suite 600
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Fax: 404-876-7073



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.