

OFFERING MEMORANDUM



MULTI-TENANT OFFICE PARK

CONTACT INFORMATION

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Exclusively listed by Bull Realty, Inc.

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EXECUTIVE SUMMARY

HIGHLIGHTS

- Multi-tenant office park on ± 6.31 at spaghetti junction offered for sale
- With ± 779' of frontage visible from I-85, the site is located just inside I-285
- The offering consists of six buildings totaling ± 100,811 SF
- The park is approximately 59% occupied with 22 occupied suites and 11 vacant suites
- All leases allow landlord to move tenants within the park
- Property in process of being re-parceled so that buildings can be sold individually (see page 6)
- Zoned C1: https://bit.ly/3Q7NfSr
- Quick Access to I-85 & I-285
- Located 16 minutes from Midtown Atlanta and 25 minutes from Hartsfield-Jackson Atlanta International airport





OF BUILDINGS:

SQUARE FEET: ± 100,811



ACREAGE: ± 6.31



PROPERTY INFORMATION

ADDRESS	3050, 3070, 3805, 3815, 3825, & 3835 Presidential Parkway, Atlanta, GA 30340
COUNTY	Dekalb
ZONING	C1: https://bit.ly/3Q7NfSr
SITE SIZE	± 6.31 Acres
TOTAL BUILDING SIZE	± 100,811 SF
# OF BUILDINGS	6
PARKING	± 400 Parking Spaces ≈ 5/1,000 Parking Ratio
SALES PRICE	\$11,500,000







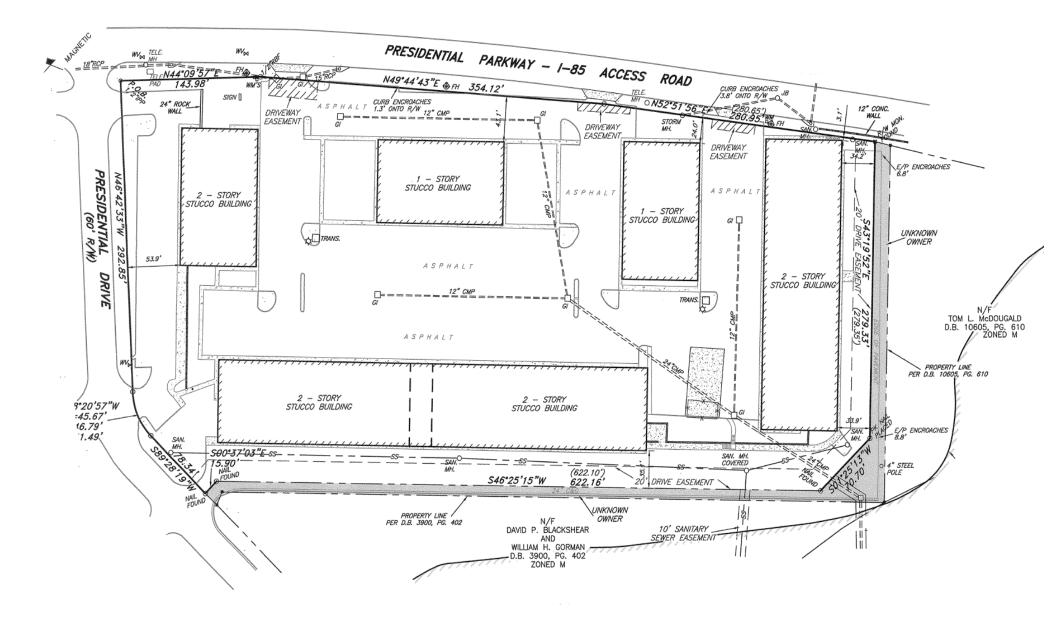
PROPERTY PHOTOS



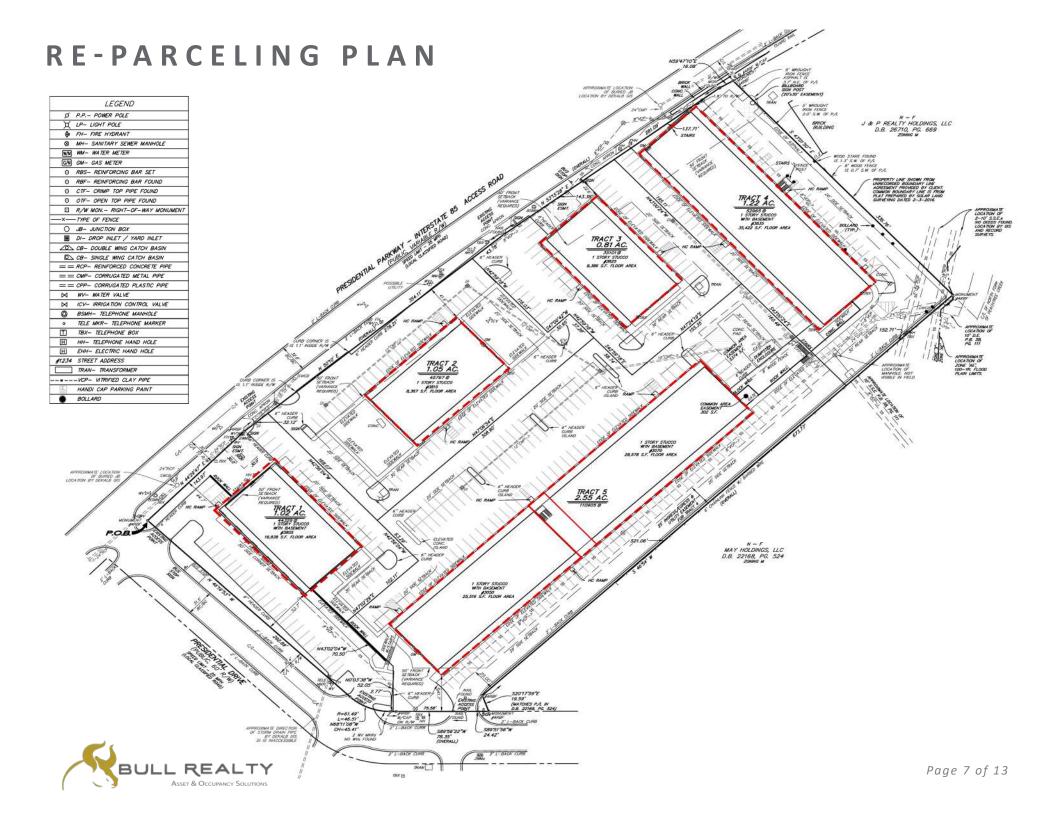




SURVEY





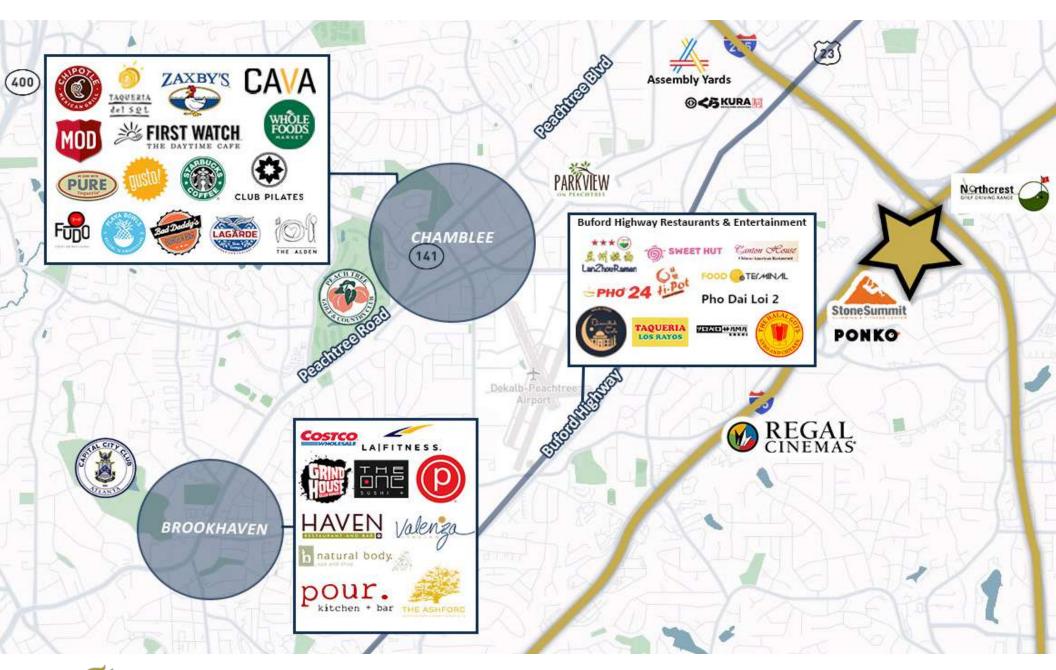


IN THE AREA





IN THE AREA





IN THE AREA



ASSEMBLY YARDS

Formerly a GM manufacturing plant, Assembly Yards is a revitalization project in Doraville that will host a mixed-use community including a film studio, dining, retail, office space and public outdoor space. The community will connect to the Atlanta Beltline for Atlanta's expanding trail system. This is also the location of the new national Serta Simmons headquarters.



THIRD RAIL STUDIOS

Third Rail Studios is a full-service film studio with a simple focus on providing a first-class experience for Atlanta movie, TV, and commercial productions. Third Rail Studios is proud to be a member of the Georgia film community and plays a role in providing thousands of Georgia entertainment jobs to local and non-local industry professionals.



MERCER UNIVERSITY - ATLANTA CAMPUS

Mercer University is an esteemed private, nationally recognized top 100 university offering undergraduate, Masters, and PhD degrees in liberal arts, business, computer science, engineering and the sciences along with a medical school and a law school.



DOWNTOWN NORCROSS DEVELOPMENT

Working with city staff, a total of five redevelopment projects have been identified within the proposed TAD (Tax Allocation District). Proposed redevelopments include Parkside Norcross, Lawrenceville Street & Mitchell Road hotel site, an existing hotel and Holcomb Bridge Road/Carlyle Street mixed-use development.





BROKER PROFILES



ANDY LUNDSBERG
Partner, Bull Realty
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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' 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.



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



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.



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 3050, 3070, 3805, 3815, 3825, & 3835 Presidential Parkway, Atlanta, GA 30340 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		
Fitle		
Company Name		
Address		
Email		
Phone		

Andy Lundsberg 404-876-1640 x 107 Andy@BullRealty.com

Michael Wess, CCIM 404-876-1640 x 150 MWess@BullRealty.com

Bull Realty, Inc. 50 Glenlake Parkway, Suite 600 Atlanta, GA 30328 Fax: 404-876-7073 CLICK HERE TO SIGN CONFIDENTIALITY AGREEMENT

