



SANDY SPRINGS WELLNESS CENTER

TWO OFFICE SUITES | ± 808 - 916 SF

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Bull Realty has been retained as the exclusive broker to arrange the sale or lease of the Subject Property.

This brochure 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 or tenant 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 brochure, 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 brochure 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/Landlord. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing or leasing the Property described herein.

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Michael Bull, CCIM
President, Office Investment Sales
Michael@BullRealty.com
404-876-1640 x101

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



TABLE OF CONTENTS

DISCLAIMER & LIMITING CONDITIONS	2
EXECUTIVE SUMMARY	5
PROPERTY INFORMATION	6
FLOOR PLANS	7
AERIAL MAP	8
AERIALS	9
IN THE AREA	11
ABOUT THE AREA	13
BROKER PROFILE	16
ABOUT BULL REALTY	17

PROPERTY OVERVIEW

BUILDING A	
De Salvo & Spivey	A 10-A
Waters Real Life	A 10-B
United Medical, Inc. (Washington, D.C.)	A 16
Village Family Medicine, P.C.	A 18
Reidford Smith, M.D.	A 18
Children's Autism Assessment Center	A 30
Stacy's Veterinary & Collaborative Medicine	A 32
Gravita School of Podiatry	A 32
BUILDING B	
Podiatric Medicine Services	B 14
And. Eye Services	B 15
Atlanta East & Lee, D.D.S., P.A.	B 15
Rebecca L. Smith, M.D. - Gynecology, MD	B 20
The Best Office, P.C. - Chiropractic	B 27
Sandy Springs Dental Associates	B 28
JCR Wright Law & Mediation	B 30

SANDY SPRINGS WELLNESS CENTER

You're invited to tour the refreshed Sandy Springs Health and Wellness Center. Join successful tenants in the health and wellness industries including Chiropractic, Dentist, Light Cosmetics, Family Practice and Weight Loss.

Walk to a wide range of quality dining options including multiple new selections in the new City Springs development, LongHorn Steakhouse and Zafron Restaurant. The property is well located near the new City Springs development, just off Roswell Road, less than two miles north of I-285 and less than two miles from GA-400 Abernathy Road exit.

Enjoy a great environment and an exceptional location, all at bargain rents.

- Rent includes business hours utilities
- Health, wellness & standard office uses
- Abundant free parking w/ multiple entrances
- 24-hour access and HVAC possible
- On-level access with no stairs

Address	6667 Vernon Woods Dr. Sandy Springs, GA 30328
Available Spaces	Suite B-16: ± 916 SF Suite B-35: ± 808 SF
Lease Rate	\$20/SF + \$4.77 CAM

PROPERTY INFORMATION

BUILDING

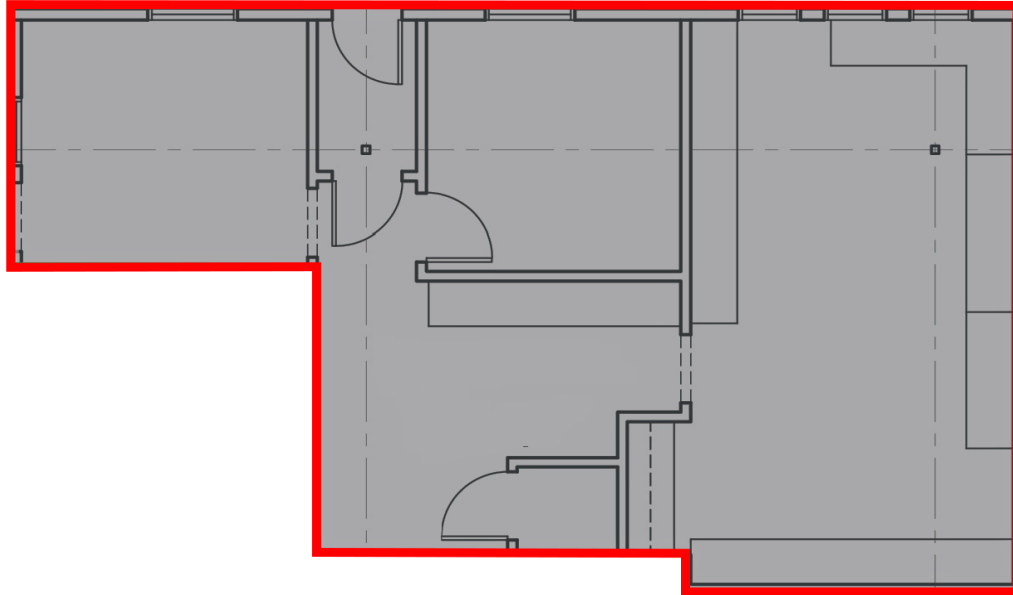
ADDRESS	6667 Vernon Woods Dr, Sandy Springs, GA
COUNTY	Fulton
BUILDING SIZE	± 30,036 SF
YEAR BUILT	1977 (Major improvements in the last 3 years)
NUMBER OF FLOORS	2 (Walk-in level entrances for both floors)
SIGNAGE	Monument Signage

SITE

ZONING	CX-3: Commercial Mixed Use
SITE SIZE	± 2.24 Acres
PARCEL ID	17-0088-0007-017-6
PARKING SPACES	± 130 spaces = 4:1,000 SF



FLOOR PLANS



SUITE B-16

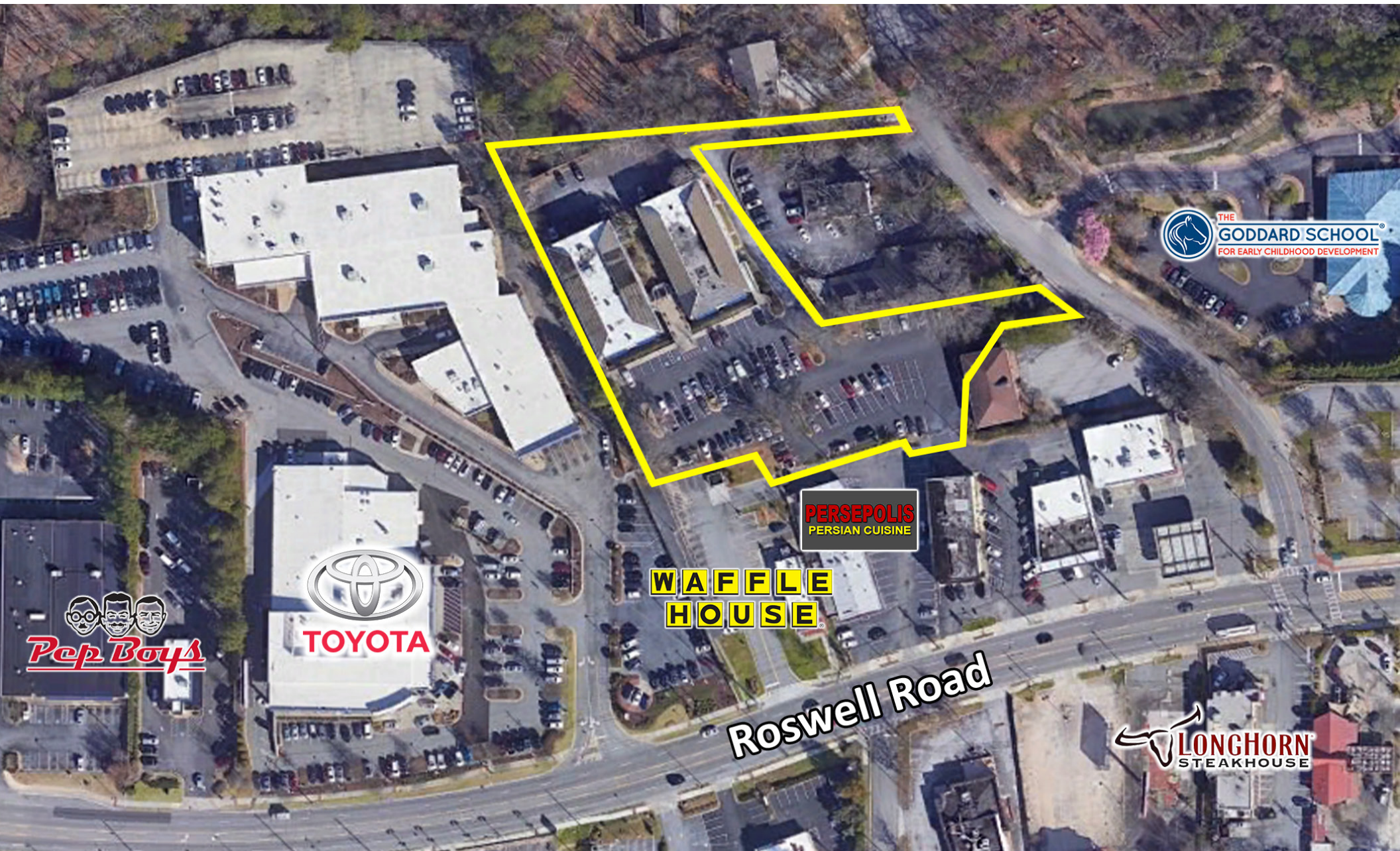
± 916 SF



SUITE B-35

± 808 SF

AERIAL MAP



Buckhead

MIDTOWN
Atlanta



SELECT

CVS
pharmacy



Roswell Road



PERSEPOLIS
PERSIAN CUISINE

WAFFLE
HOUSE



Publix

SUBWAY

City
BARBECUE



Hardee's

LIFETIME



HUEY LUEY'S



ZAXBY'S



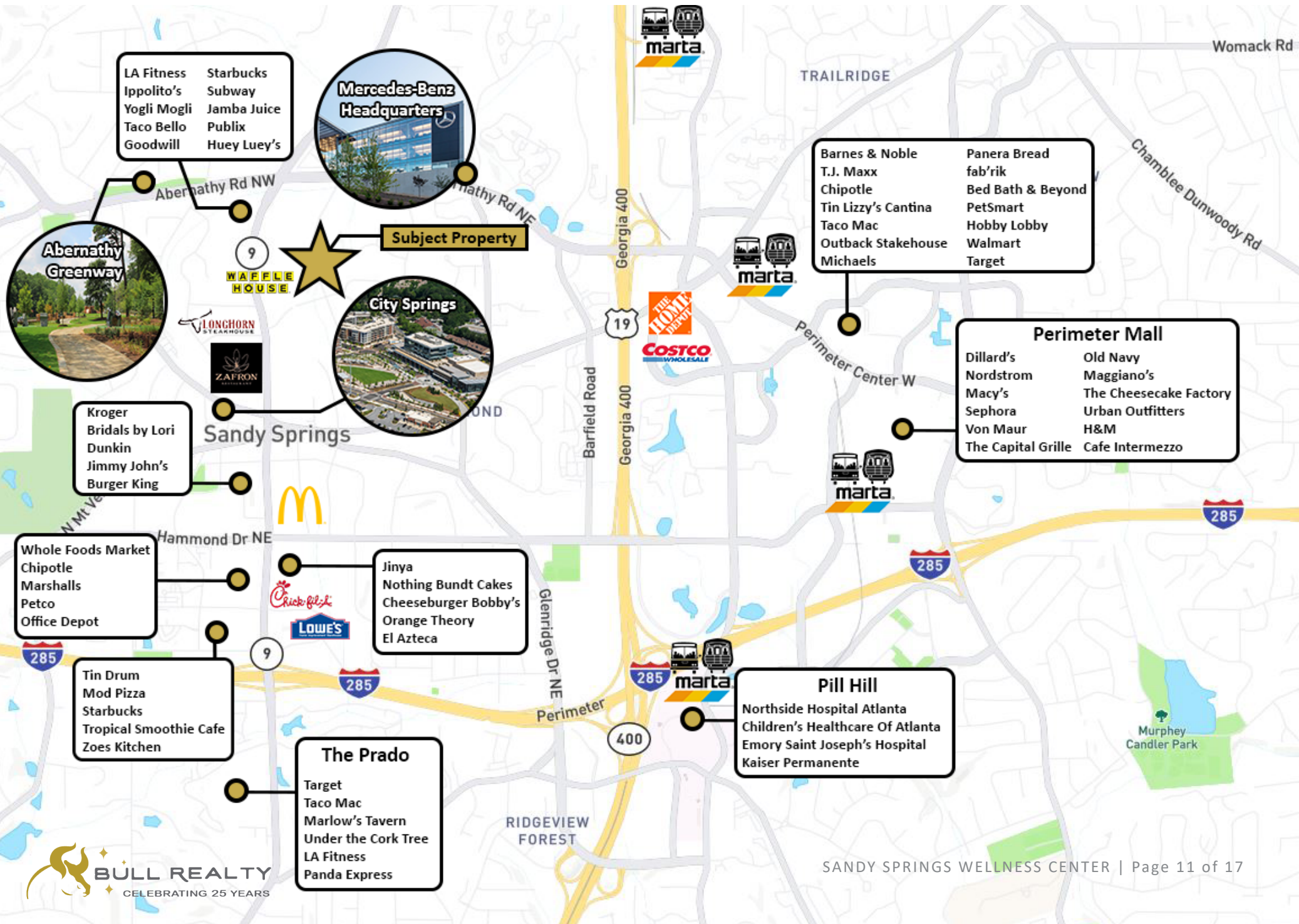
TOYOTA

RAG & RIVA
recycle your wardrobe



Roswell Road

IN THE AREA





Subject Property



Hammond Drive NE

Mt. Vernon Hwy



SANDY SPRINGS



The City of Sandy Springs enjoys and expresses a traditional Southern charm, while also catering to its business-minded residents with efficient and responsive services. The City was incorporated in 2005, and it is the sixth largest city in Georgia and the second largest city in the metropolitan Atlanta area. In 2010, the City moved from a single source provider to contracting with seven private companies, saving the City an estimated \$7 million/year over five years.

In 2018, the City transitioned Department Heads from contract to city-held positions. In 2019, the City Council approved moving General City Services including Public Works, Community Development, Finance, IT, Communications, Facilities, Recreation and Parks, Municipal Court and Economic Development from contract to city-held positions, saving the City more than \$14M over five years as compared with proposed costs utilizing private sector partners.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	10,641	95,411	224,830
# HOUSEHOLDS	5,053	44,007	99,257
AVG. HOUSEHOLD INCOME	\$133,703	\$143,608	\$153,275

Source: Esri 2021

SANDY SPRINGS MSA



Most Energetic Cities List

- *Tahitian Noni International*



Live Work Play Award

- *2017 GMA*



#7 Best Places to Live

- *Best Places to Live*

16

Fortune 500 Companies HQ

- *2019 TripSavvy.com*



Best City for Teleworking

- *Telework Exchange*



Top 10 Safest Cities in the U.S.

- *Annual City Crime Rankings*



Bicycle Friendly Community

- *League of American Bicyclists*



#1 Mobile-Friendly U.S. City

- *NerdWallet*

CONTACT INFORMATION

BROKER PROFILE



MICHAEL BULL, CCIM

President, Office Investment Sales

Michael@BullRealty.com

404-876-1640 x101

Michael Bull, CCIM is the founder and CEO of Bull Realty. He is an active commercial real estate broker licensed in eight states and has assisted clients with over 7 billion dollars of transactions over his 35-year career. Mr. Bull founded Bull Realty in 1998 with two primary missions: to provide a company of brokers known for integrity and to provide the best disposition marketing in the nation. While still well known for effective disposition services, the firm also provide acquisition, project leasing, site selection ORtenant representation in all major property sectors. Michael personally leads a team focused on office investment sales.

You may know Michael as host of America's Commercial Real Estate Show. The popular weekly show began broadcasting in 2010 and today is heard by millions of people around the country. Michael and other respected industry leaders, analysts, and economists share market intel, forecasts, and strategies. New shows are available every week on-demand wherever you get your podcasts, YouTube, and the show website, www.CREshow.com. If you get a chance, see Michael speak at commercial real estate events in Atlanta or around the country. He speaks at national and state level events on topics related to commercial real estate.

Michael is the creator of Commercial Agent Success Strategies. An online cloud accessible video training series for commercial brokers. Experienced brokers rave about the quality of these 21 videos, forms, activities calculator, and slide deck action notes. Learn more at www.CommercialAgentSuccess.com.

Michael's involvement with professional organizations includes CCIM Institute, National Association of REALTORS, Atlanta Leaders Group, Real Estate Group Atlanta, and the Georgia Bankers Association.

Michael lives in Atlanta and has a home on Lake Lanier. He enjoys spending time with his two adult children, music, stand-up comedy, street motorcycles, off-road performance vehicles, and high-performance boating.

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, site selection 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 on Youtube, wherever you get your podcasts or on the show website: www.CREshow.com.

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25

YEARS IN
BUSINESS



ATL

HEADQUARTERED
IN
ATLANTA, GA

LICENSED IN
8
SOUTHEAST
STATES



\$1.9

BILLION DOLLAR
VOLUME FROM SALES
AND LEASING
TRANSACTIONS
IN 2021