Freestanding Creative Office

FOR LEASE

5525 Interstate North Parkway
Atlanta, GA 30328

BULL REALTY
CELEBRATING 25 YEARS

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Property **Overview**

Opportunity to enjoy business at this freestanding, one level, single tenant, loft office building. Employees and visitors will enjoy open sun filled spaces with high ceilings, skylights, and unique architectural ambiance.

The building is well-located near popular restaurants and shopping, including Truist Park and The Battery. The highly visible building and signage is easily accessible via I-285 and I-75.

Virtual Tour

Address	**5525 Interstate North Parkway Atlanta, GA 30328**
Building Size	**±12,000 rentable SF**
Lease Rate	**$27/SF NNN**
Availability	**February 2024**
Parking	**102 marked spaces; 8:1,000**
Signage	**Monument**
Year Built	**1978, renovated 2012**
Site Size	**1.25 Acres** *(can add additional ½ acre)*
Zoning	**CX-3** *(possible OX-8 zoning for 8-story development)*

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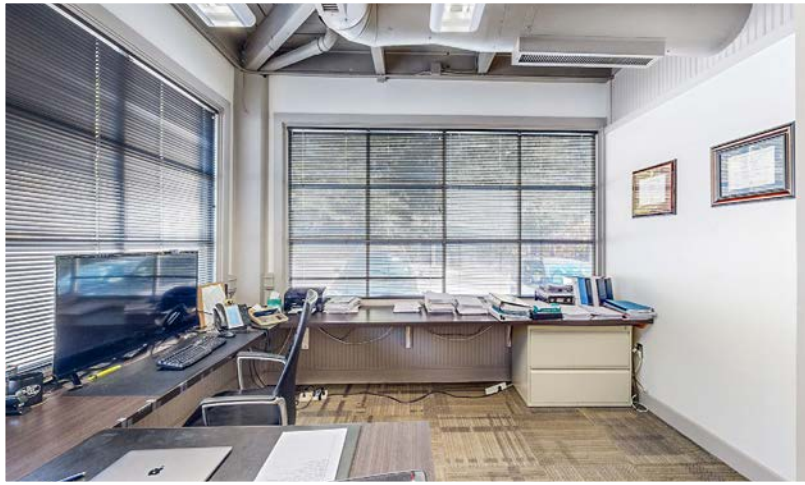
Property **Highlights**

- Highly-visible building signage
- Executive covered parking
- Parking count of 102 spaces
- Additional flex space with garage door
- High income demographic area
- Convenient access to I-285 and I-75
- ±12,000 rentable SF, ±12,658 gross SF, ±10,642 heated SF
- Inviting 1.25-acre site offering outdoor opportunities *(option to add an additional ½ acre)*
- Excellent business exposure with high traffic counts exceeding 17,800 vehicles per day
- Possible acquisition at $5,300,000 *(possible OX-8 zoning for 8-story development)*



Virtual Tour

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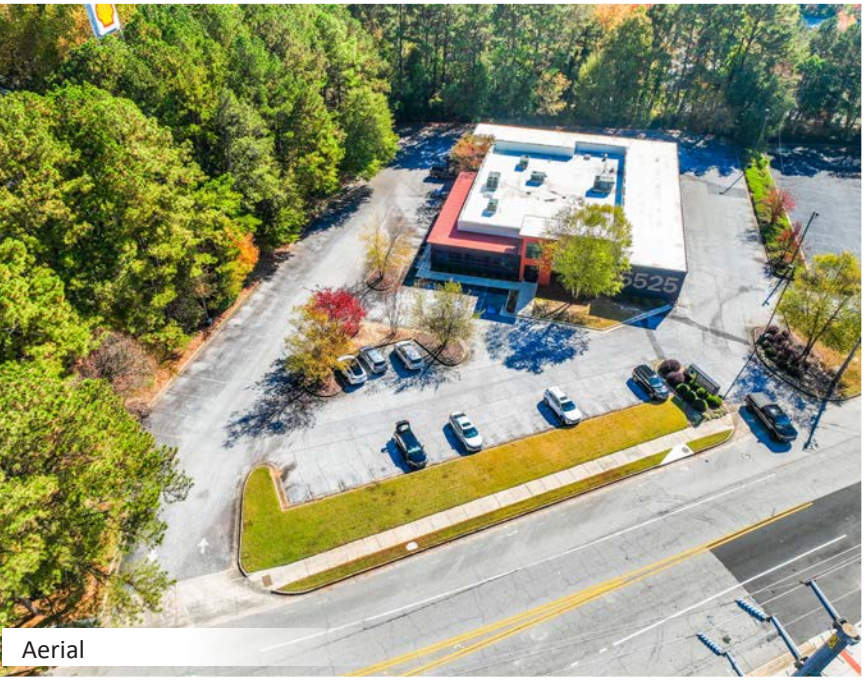
Corner View

Side & Rear Parking



Aerial

Parking

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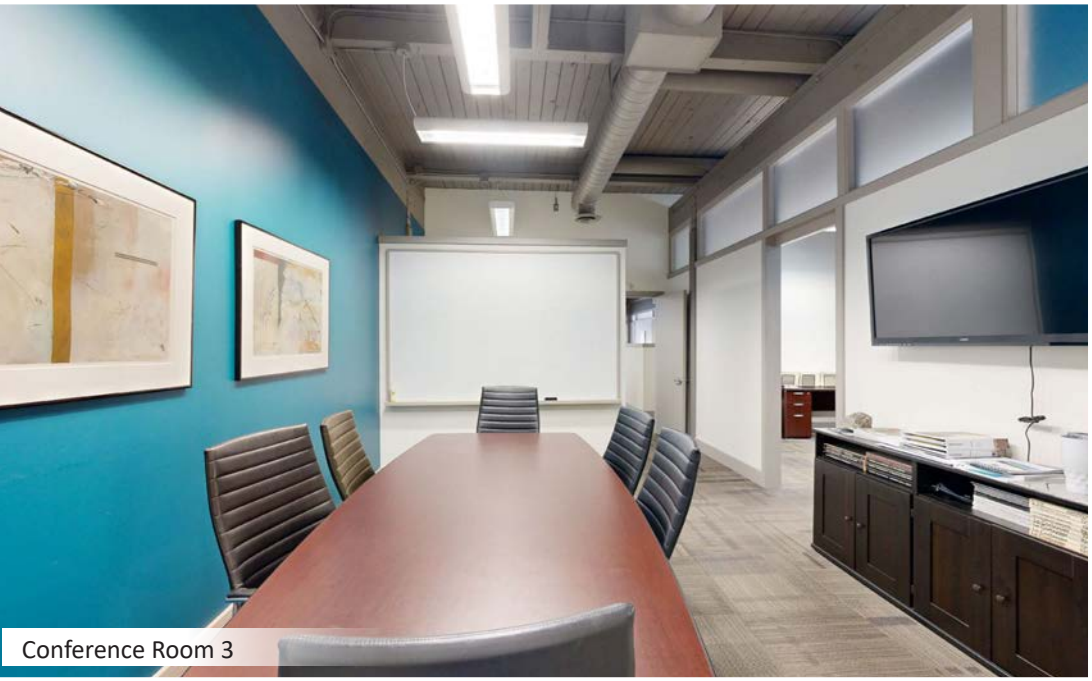
Inviting Offices

Attractive Work Stations



Conference Room 3

Trendy Break Room

Virtual Tour

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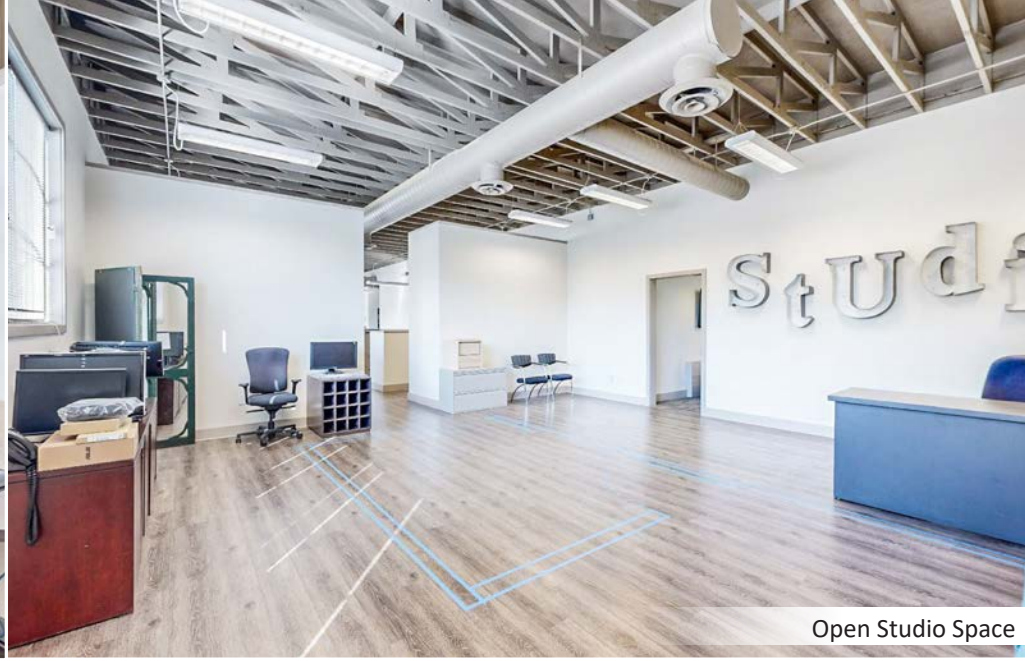
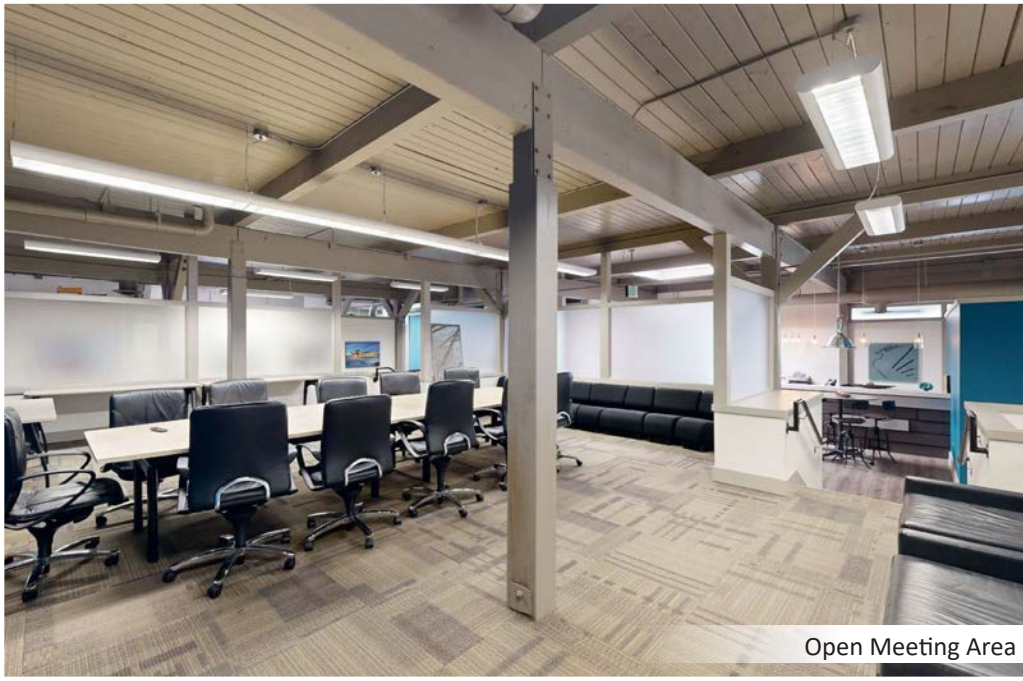
Inviting Offices



Open Studio Space

Conference Room 2



Open Meeting Area

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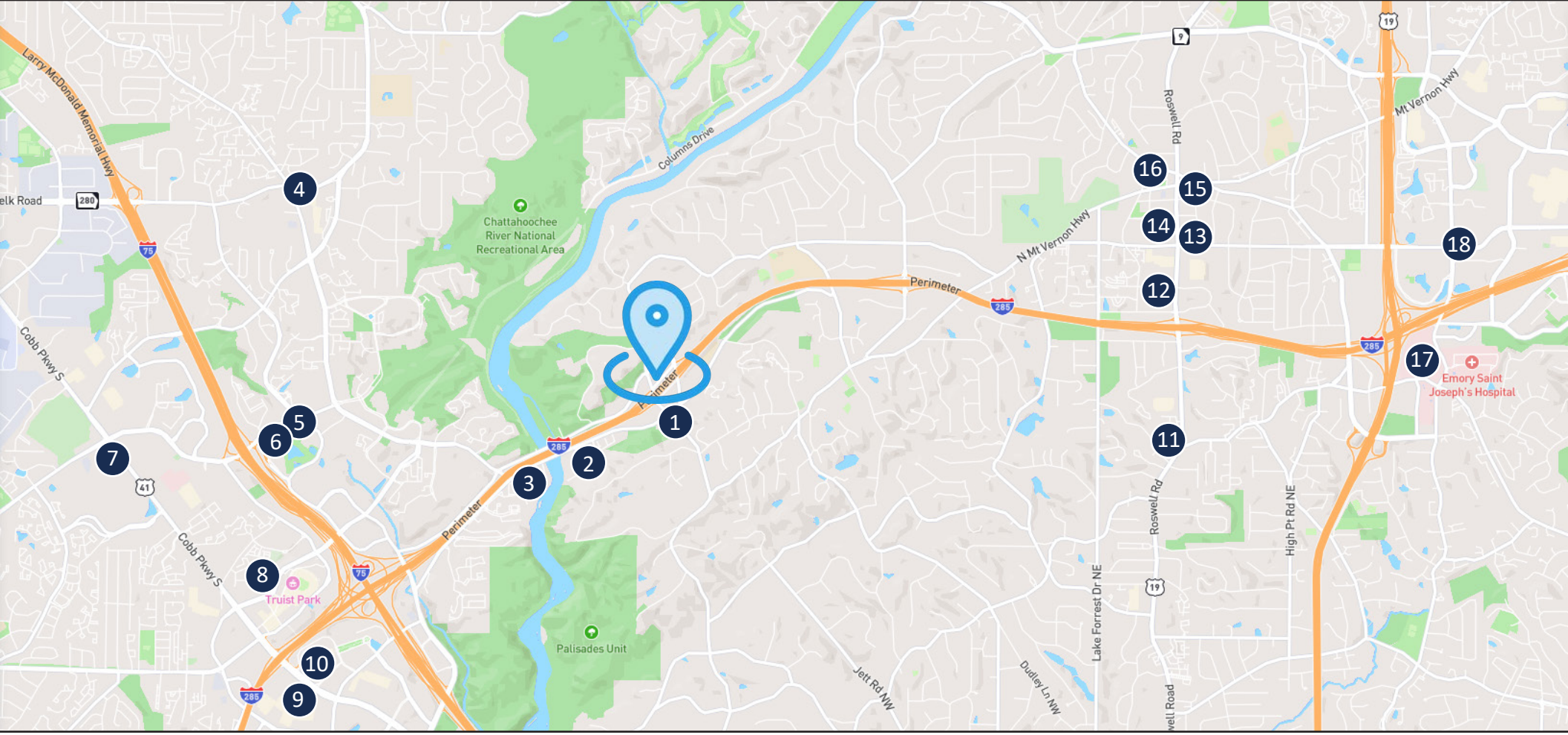

In **The Area**

Subject Property

1. Publix, Starbucks, McDonalds, Wells Fargo, UPS, Porter Brewery Pizza
2. Mojave, Ray's on the River
3. Heirloom Market BBQ, Harry's Pizza & Subs
4. Publix, Kroger, Rio Steakhouse & Bakery, Bowlero, LA Fitness
5. Rose & Crown Tavern, The Orient, Mellow Mushroom, Schlotzky's, Three Dollar Cafe
6. Windy Hill Athletic Club
7. Target, Best Buy, TJ Maxx, Ross, Olive Garden, PetSmart, Kuroshio Sushi Bar
8. Truist Park, **The Battery**- Yard House, Superica, Silverspot Cinema, Coca-Cola Roxy, Antico Pizza, Punch Bowl Social
9. **Cumberland Mall**- The Cheesecake Factory, Maggiano's, Stoney River, P.F. Changs, Macy's, Dick's Sporting Goods
10. Cobb Galleria, Starbucks, Cava, Hobby Lobby, Hopdaddy Burger Bar, Old Navy, Chipotle, Chick-Fil-A, Bonefish Grill
11. Target, Taco Mac, Iron Age, Genki
12. Whole Foods, PetSmart, Chipotle, Mod Pizza, Tin Drum, Cava, Crumbl Cookies
13. Lowe's, Chick-Fil-A, The Flying Biscuit, Jinya, Nothing Bundt Cakes, Sonic, El Azteca
14. Kroger, Rreal Tacos, Tre Vele, Burger King, Pho 24, Rush Bowls, Highland Yoga
15. Trader Joe's, Hudson Grille, Willy's, Henri's Bakery & Deli
16. **City Springs**- The Select, Flower Child, NAM, General Muir, TURN Studio, City Bar
17. **Pill Hill**- Northside Atlanta Hospital, Emory St. Joseph's Hospital, Children's Healthcare of Atlanta Scottish Rite
18. **Perimeter Center**- Perimeter Mall, Target, Walmart, Home Depot, Costco

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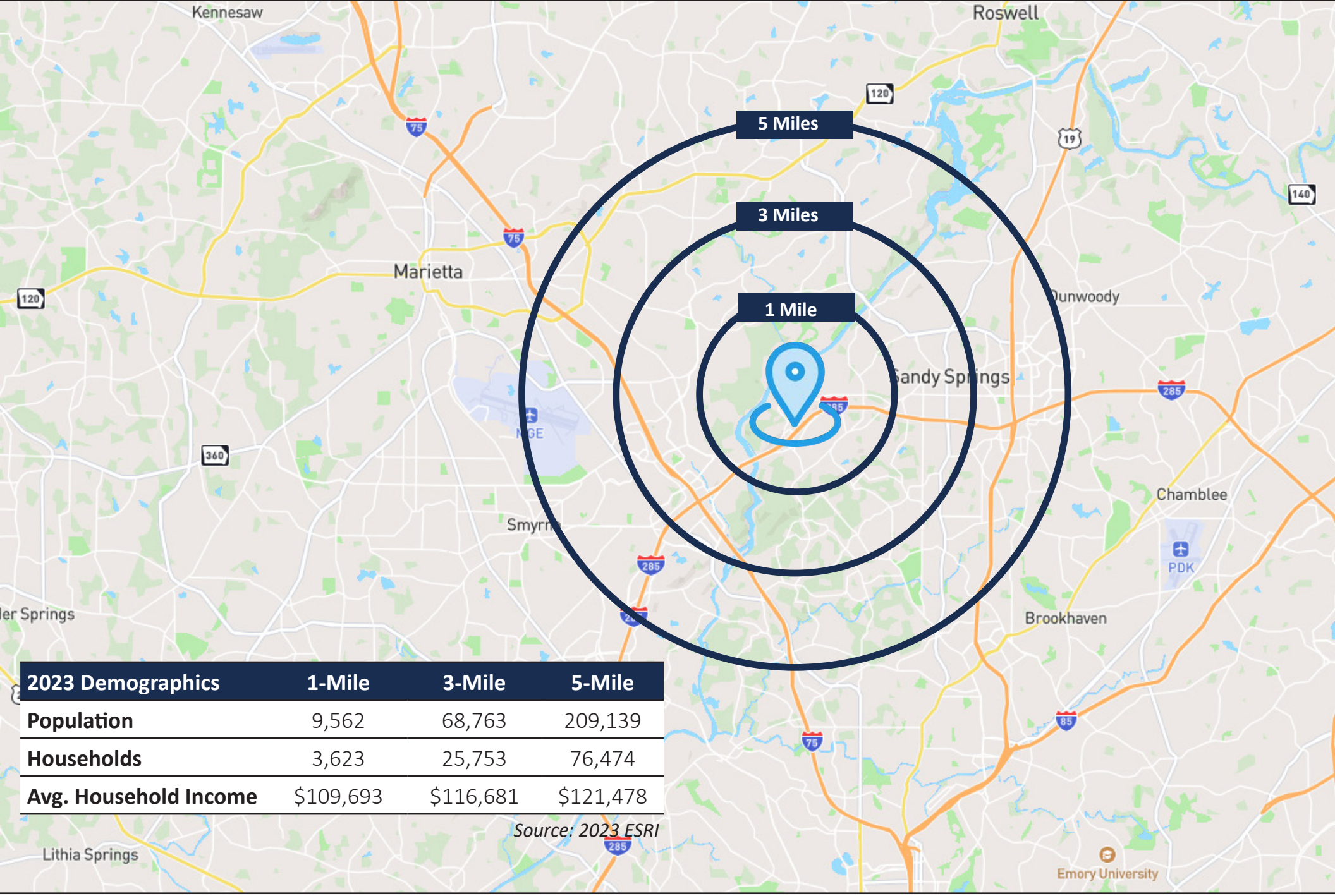

2023 Demographics	1-Mile	3-Mile	5-Mile
Population	9,562	68,763	209,139
Households	3,623	25,753	76,474
Avg. Household Income	$109,693	$116,681	$121,478

Source: 2023 ESRI

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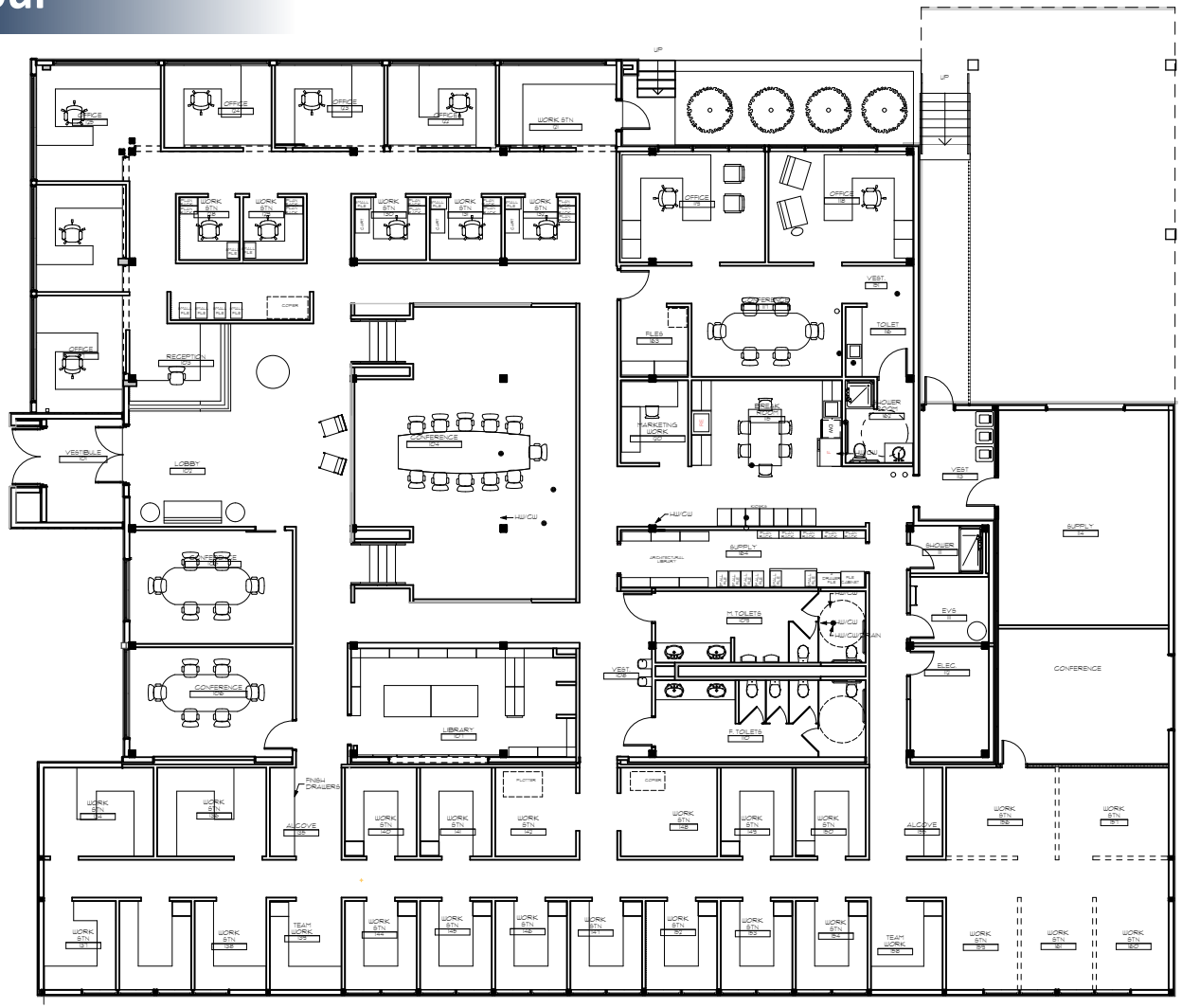
Floor **Plan**

Virtual Tour



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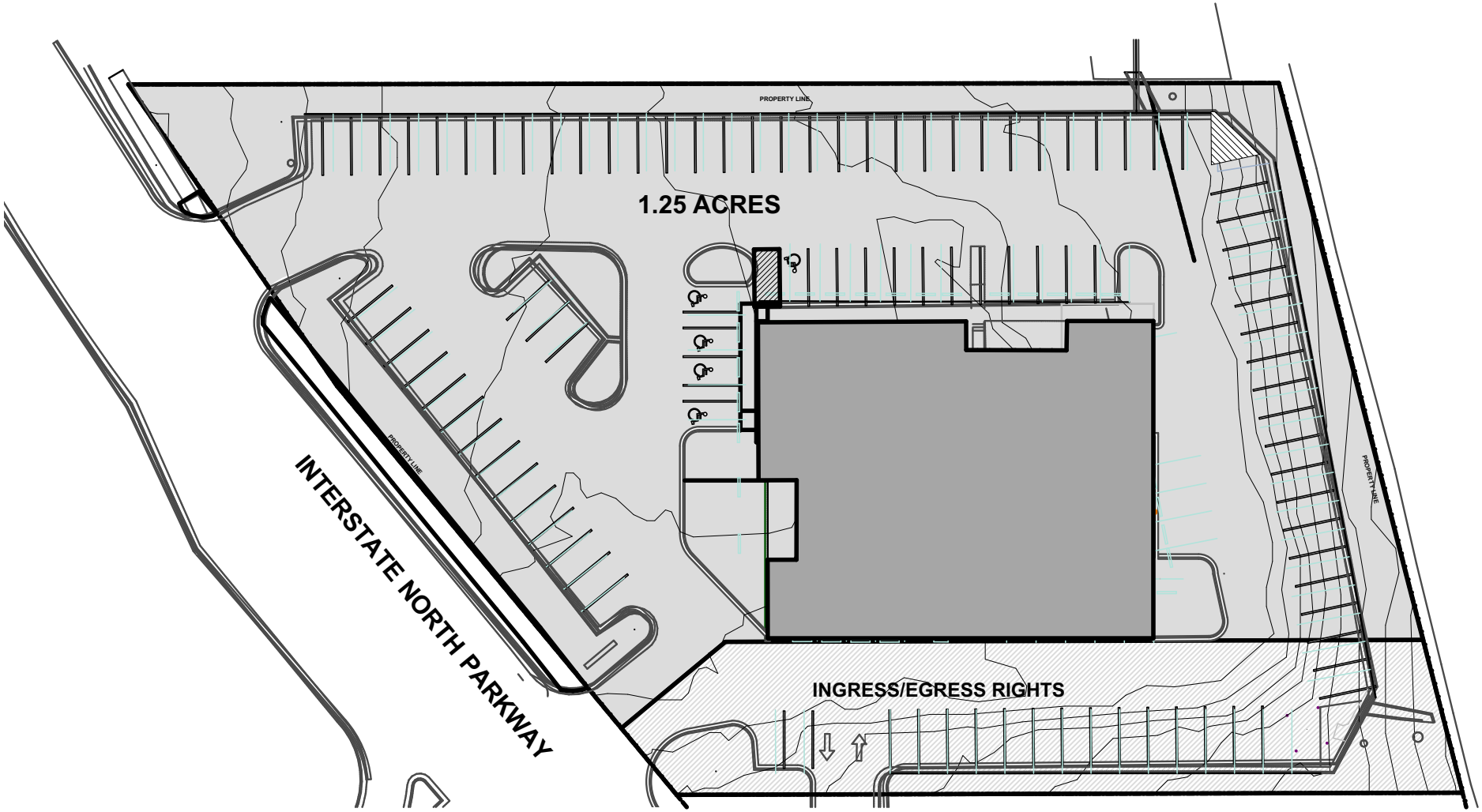
Site **Plan**


PROPERTY LINE
1.25 ACRES
INTERSTATE NORTH PARKWAY
PROPERTY LINE
PROPERTY LINE
INGRESS/EGRESS RIGHTS

Broker **Profiles**

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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, and site selection/tenant 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.

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Austin Bull specializes in assisting clients with the acquisition and disposition of commercial properties around metro Atlanta and across the Southeast U.S. He leverages Bull Realty's marketing technology, buyer databases, and market research to deliver superior client services. Austin works closely with 35 year, 7 billion transaction experienced broker Michael Bull, CCIM.

Austin has a degree in business administration from the University of North Georgia. He enjoys motorcycles and road course racing in his free time.