

SALE

1140 HIGHTOWER TRAIL, BLDG 2

1140 Hightower Trail, Bldg 2 Atlanta, GA 30350



OFFERED AT \$1,100,000

Investment Opportunity in desirable Central Perimeter Submarket. Lucrative opportunity for investors seeking a stable income stream with professional leases in place.

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**COLDWELL BANKER
COMMERCIAL
METRO BROKERS**

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LOCATION DESCRIPTION

Located in the City of Sandy Springs, with easy access to Roswell Road and GA-400, this office is just minutes from downtown Roswell and a short drive or MARTA transit ride to restaurants, area attractions, shopping, parks, and entertainment. This property is located in a qualified HUBZone (Historically Underutilized Business Zones).

PROPERTY DESCRIPTION

- The property generates a steady stream of rental income from professional tenants, providing immediate returns for investors.
- Minimal vacancies (1 of 6 suites vacant), ensuring consistent cash flow.
- Mix of Full Service and NNN leases, providing stability and predictability for investors.
- Well-maintained with recent renovations/updates.
- Customizable office layouts, ample parking, landscaped surroundings, NO HOA.

OFFERING SUMMARY

Sale Price:	\$1,100,000
Number of Units:	6
Lot Size:	0.616 Acres
Building Size:	6300 SF
NOI:	\$62,414.23
Cap Rate:	currently 5.7%
Zoning:	C3
APN:	06 036300010932

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Terrace level, 3 offices suites, 1 vacant



First floor, 2 office suites, leased



Second floor, 1 office suite, leased

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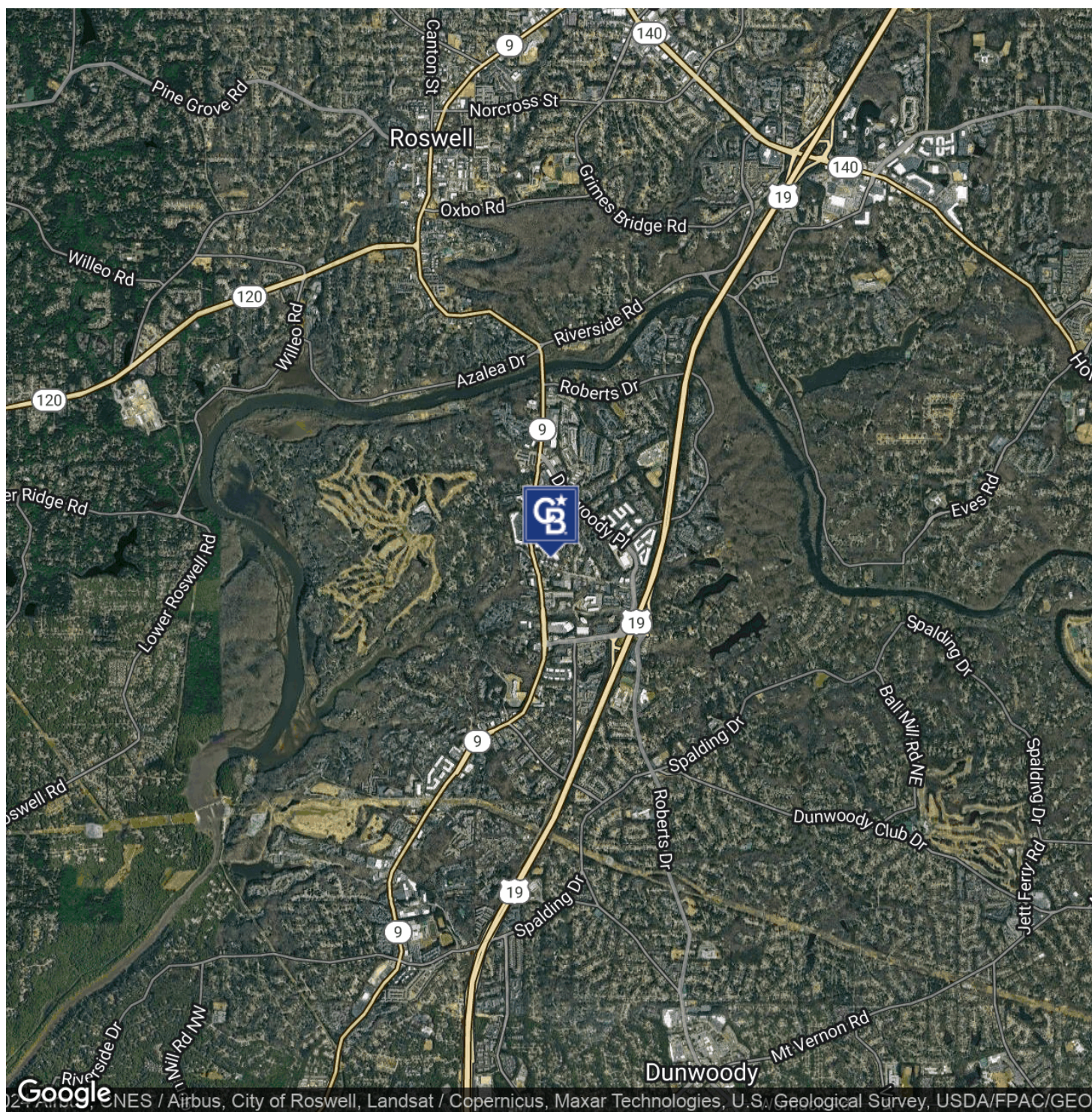
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FINANCIALS

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INVESTMENT OVERVIEW

Price	\$1,100,000
Price per SF	\$175
Price per Unit	\$183,333
GRM	10.3
CAP Rate	6.36%
Cash-on-Cash Return (yr 1)	6.36%
Total Return (yr 1)	\$69,960

OPERATING DATA

Gross Scheduled Income	\$106,794
Other Income	\$11,096
Total Scheduled Income	\$117,890
Vacancy Cost	\$16,019
Gross Income	\$101,871
Operating Expenses	\$31,876
Net Operating Income	\$69,995

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RENT ROLL

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SUITE	SIZE SF	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
103	279 SF	\$33.87	\$9,450	2/6/23	1/31/25
104	301 SF	\$34.90	\$10,506	5/1/23	4/30/25
201	1,064 SF	\$14.21	\$15,119	4/1/23	3/31/26
202	1,194 SF	\$13.58	\$16,215	3/7/23	3/31/28
300	2,258 SF	\$16.24	\$36,670	-	12/31/24

Unit 103, 104 FS lease (all utilities and internet included)

Unit 201, 202 NNN lease, 3% annual escalation (all utilities and internet included)

Unit 300 FS lease, no internet included

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