

BUILDING A - HIGHTOWER OFFICE PARK

1215 Hightower Trl, Atlanta, GA 30350



PROPERTY DESCRIPTION

Introducing a prime opportunity for office investors in Atlanta, GA. This well-maintained 12,400 SF building, constructed in 1985, offers two floors and is efficiently zoned OIC for office use. Conveniently located, it boasts ample parking and high visibility from Hightower Trail. The property features modern amenities and infrastructure, creating a professional environment for tenants. The well-designed office spaces provide an ideal setting for businesses seeking a strategic location with accessibility and convenience.

OFFERING SUMMARY

Sale Price:	\$1,900,000
Number of Units:	2
Lot Size:	0.989 Acres
Building Size:	12,400 SF

PROPERTY HIGHLIGHTS

- - 12,400 SF building, can be delivered vacant or partially leased.
- - Built in 1985, well-maintained.
- - Zoned OIC for office use.
- - Convenient location in North Sandy Springs.
- - Ample parking for tenants and visitors.
- - Modern amenities and infrastructure.
- - Professional and well-designed office spaces.
- - High visibility and accessibility from Hightower Trail.

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ROCKY KAUFMANN

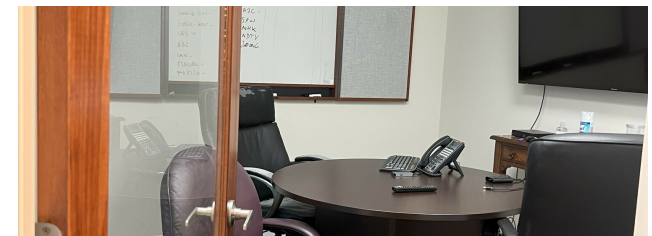
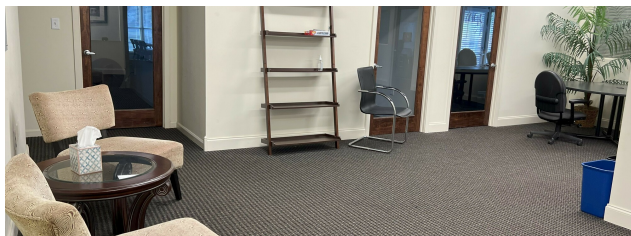
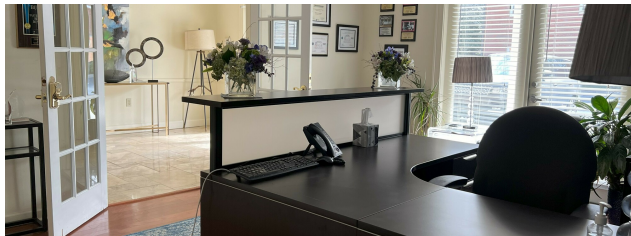
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OFFICE FOR SALE

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LOCATION OVERVIEW

Experience the prime location of the Hightower Office Park, nestled in the vibrant city of Atlanta. Situated in the heart of the bustling business district, this area offers easy access to key attractions such as the Mercedes-Benz Stadium, Atlanta History Center, and the vibrant Buckhead neighborhood. Nearby, the Perimeter Mall and Sandy Springs City Center provide a myriad of dining, shopping, and entertainment options. Investors will appreciate the proximity to major corporations, diverse dining experiences, and the lush green spaces of Morgan Falls Overlook Park. Embrace the dynamic energy of the surrounding area, offering a perfect blend of urban convenience and natural beauty.

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1215 Hightower Trail-Building A

Sandy Springs, Georgia

WJM
Design
 Drafting • Design • 3D Modeling
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 Residential Broker
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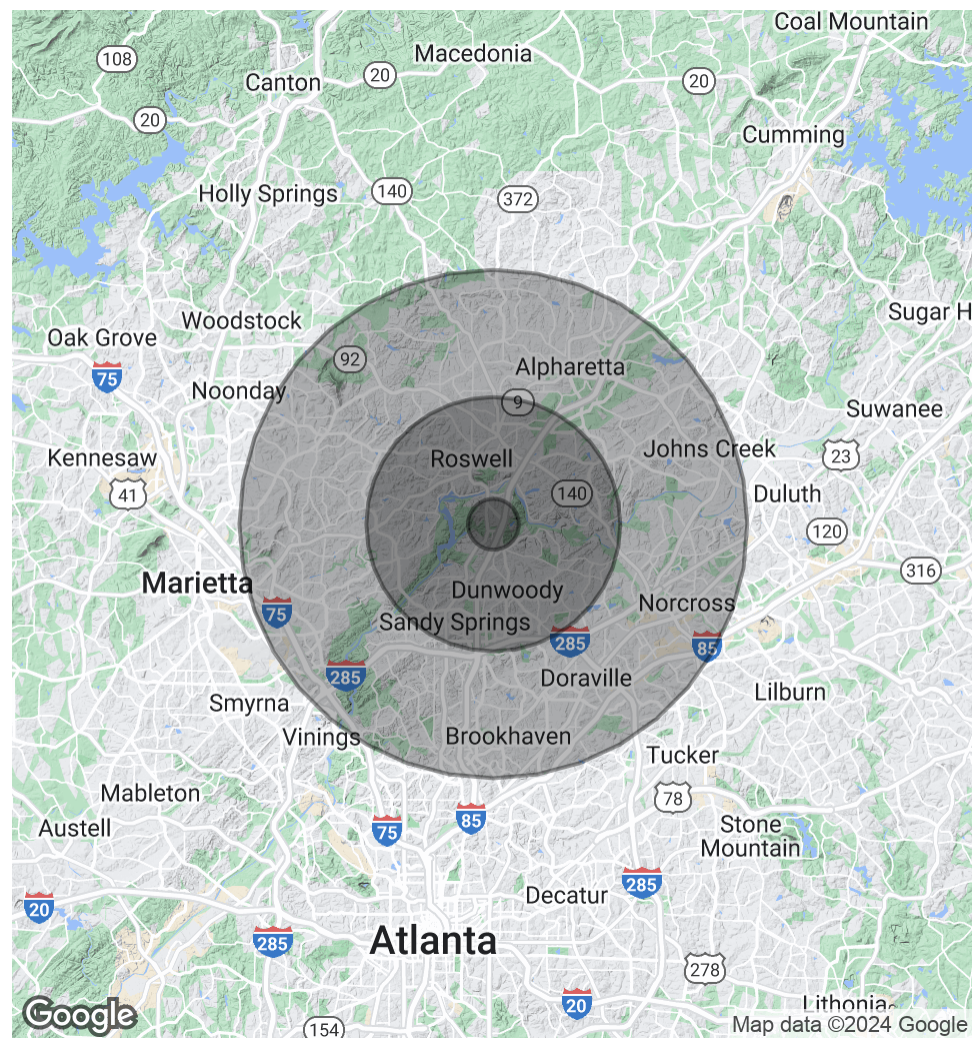
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	13,978	223,310	837,282
Average Age	33.1	40.6	39.1
Average Age (Male)	31.7	39.3	38.3
Average Age (Female)	37.2	41.6	39.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	7,205	98,504	355,635
# of Persons per HH	1.9	2.3	2.4
Average HH Income	\$74,482	\$125,608	\$125,829
Average House Value	\$177,475	\$351,157	\$364,800

* Demographic data derived from 2020 ACS - US Census



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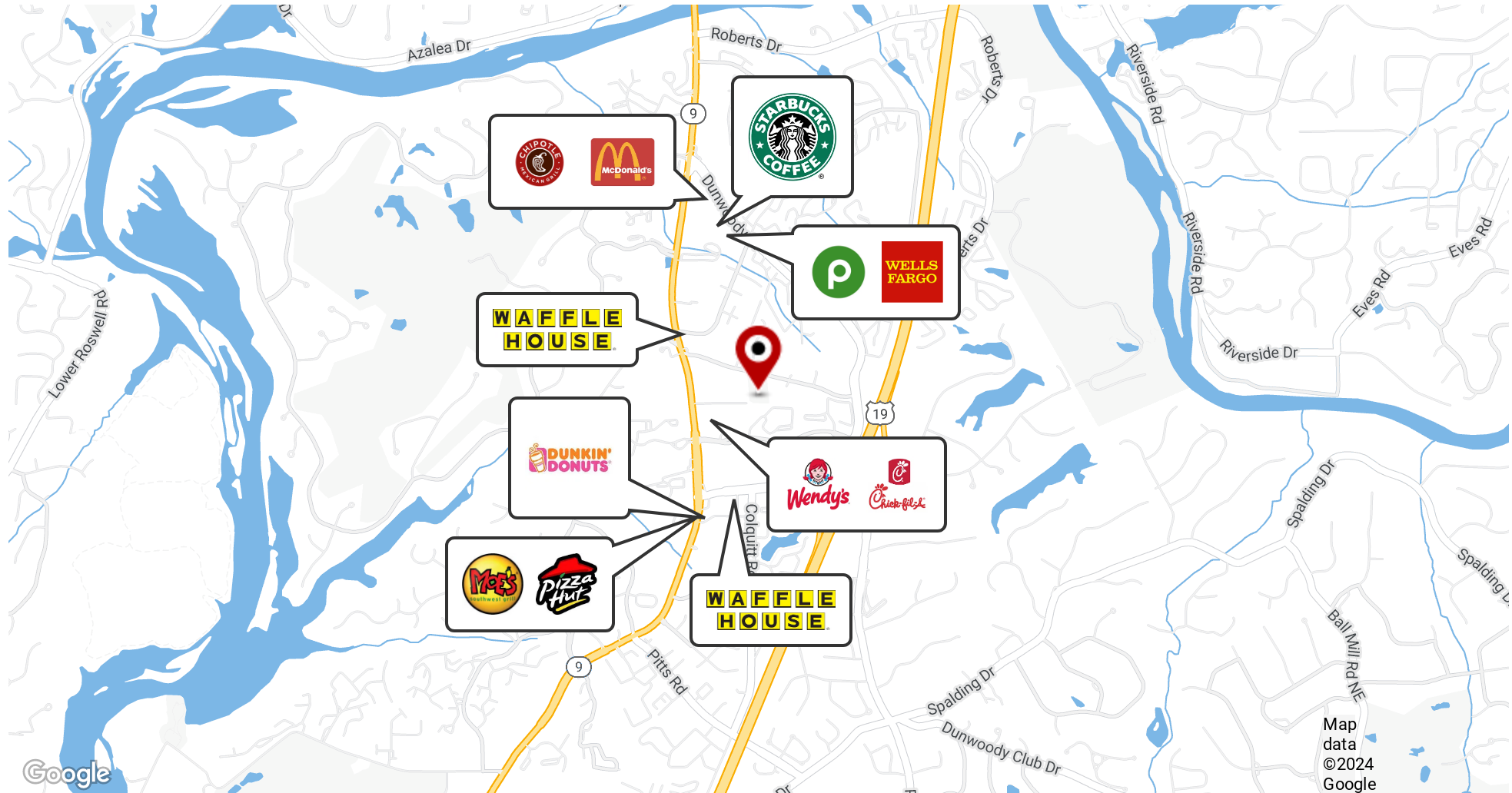
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