



# Offering Memorandum

Grand Office Building in Sandy Springs  
±27,000 SF



**BULL REALTY**  
ASSET & OCCUPANCY SOLUTIONS



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NORTH

5180  
North



**BULL REALTY**  
ASSET & OCCUPANCY SOLUTIONS

*Exclusively listed by Bull Realty, Inc.*

# DISCLAIMER & LIMITING CONDITIONS

GRAND SANDY SPRINGS OFFICE BUILDING | ±27,000 SF

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.



# EXECUTIVE SUMMARY

GRAND SANDY SPRINGS OFFICE BUILDING | ±27,000 SF



## 27,000 SF “NORTH BUILDING” IN SANDY SPRINGS

This ±27,000 SF brick office building offers your business the opportunity to control occupancy costs through ownership in this high barrier to entry submarket. The building is currently available in move-in condition.

The building features high end finishes, high ceilings and a flexible floor plan. Other features include plenty of parking and beautifully landscaped grounds and is located in Sandy Springs just north of Buckhead inside I-285, with convenient access to GA-400 and I-285. The property is surrounded by high income housing and close to popular restaurants and retail.

The North Building is part of a 3 building ±64,000 SF office condominium campus situated on ±3.7 acres. The other two buildings, the South Building - ±27,000 SF, and the Center Building - ±10,000 SF are also available.

- North building (on right as you enter complex)
- ±27,000 SF on 3 levels
- Vacant and ready for occupancy
- 8-10 foot ceilings throughout
- Potential shared monument signage on Roswell Road
- Condo fees to include: grounds maintenance, exterior building maintenance, parking lot, roof and association management

**PRICE | \$3,950,000**

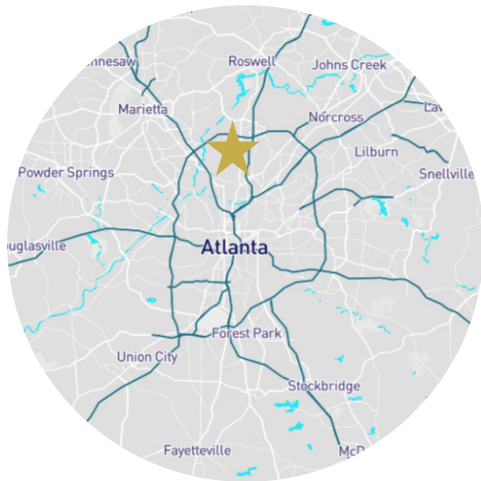


# PROPERTY OVERVIEW

GRAND SANDY SPRINGS OFFICE BUILDING | ±27,000 SF

## 5180 ROSWELL ROAD

Address	5180 Roswell Road, Atlanta, GA 30342
County	Fulton
Building Size	±27,000 SF
Tax Assessor's Parcel	17009200050636
Site Size	3.67 Acres
Zoning	OIC
Year Built	1984/1986
Construction Type	Brick & Mortar
Street Frontage	Roswell Road
Freeway Access	I-285
Building Class	B
Parking	Surface parking in rear





# PHOTOS

GRAND SANDY SPRINGS OFFICE BUILDING | ±27,000 SF





# PHOTOS

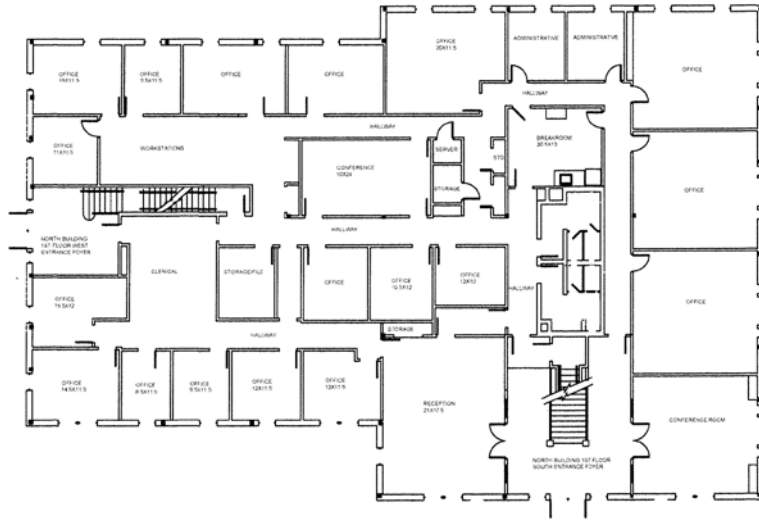
GRAND SANDY SPRINGS OFFICE BUILDING | ±27,000 SF



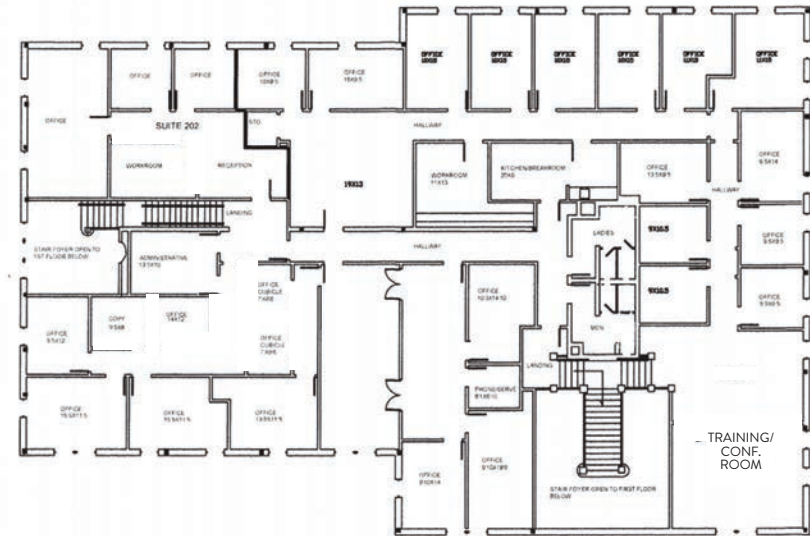
# FLOOR PLAN

GRAND SANDY SPRINGS OFFICE BUILDING | ±27,000 SF

## MAIN LEVEL



## SECOND FLOOR



## LOWER LEVEL





# AERIAL VIEW

GRAND SANDY SPRINGS OFFICE BUILDING | ±27,000 SF



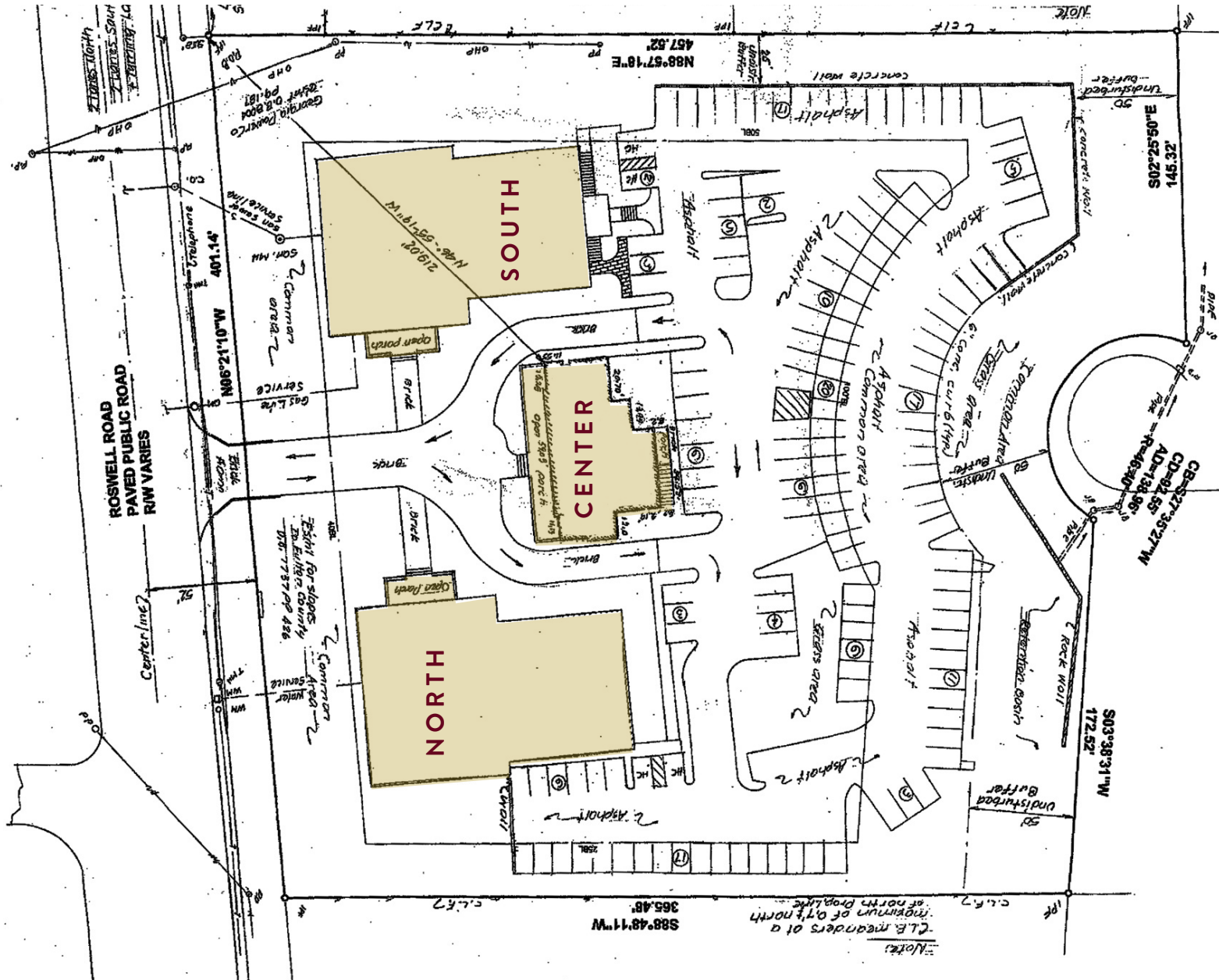


# LOCATION MAPS

GRAND SANDY SPRINGS OFFICE BUILDING | ±27,000 SF



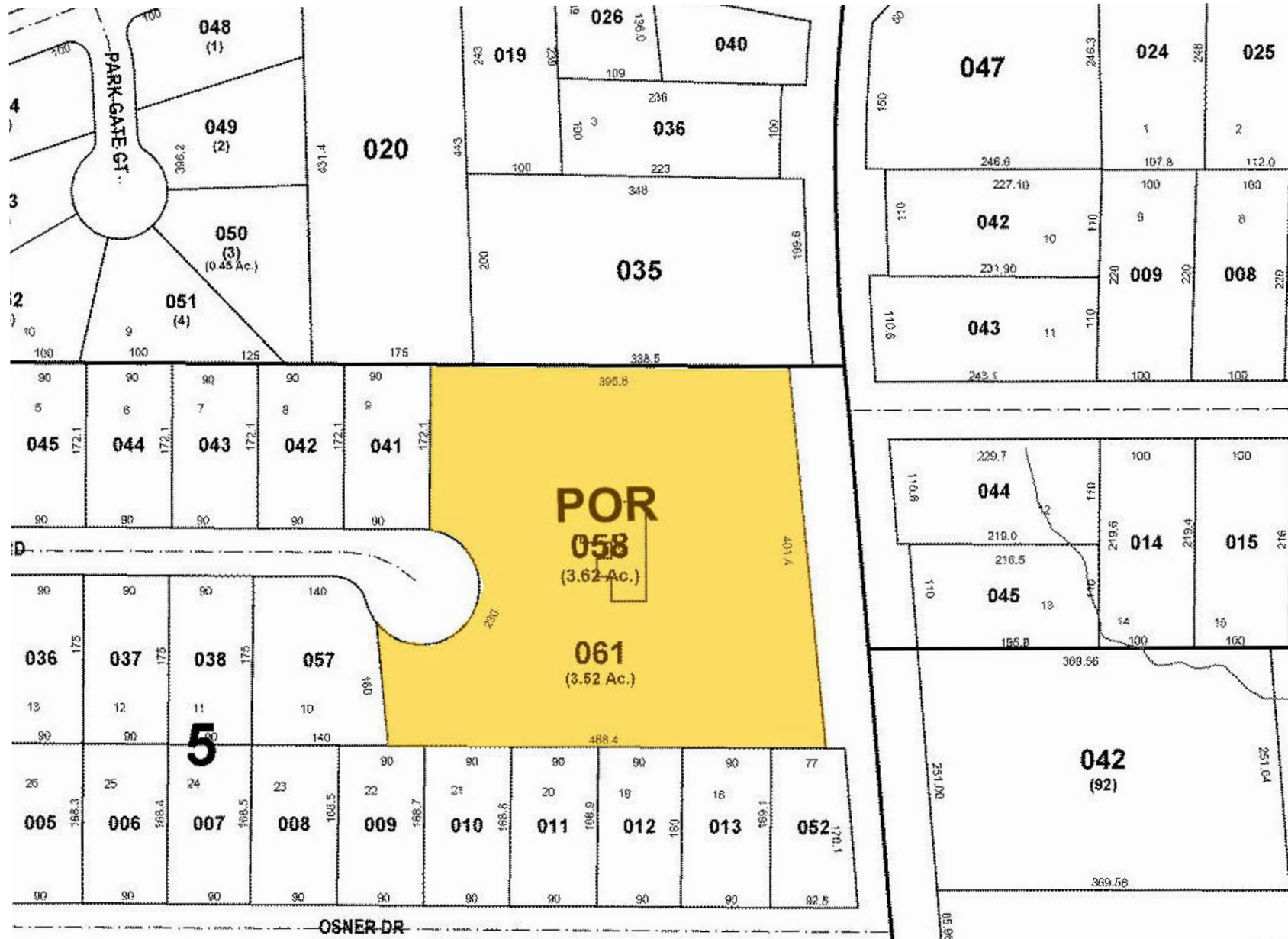






# TAX PARCEL

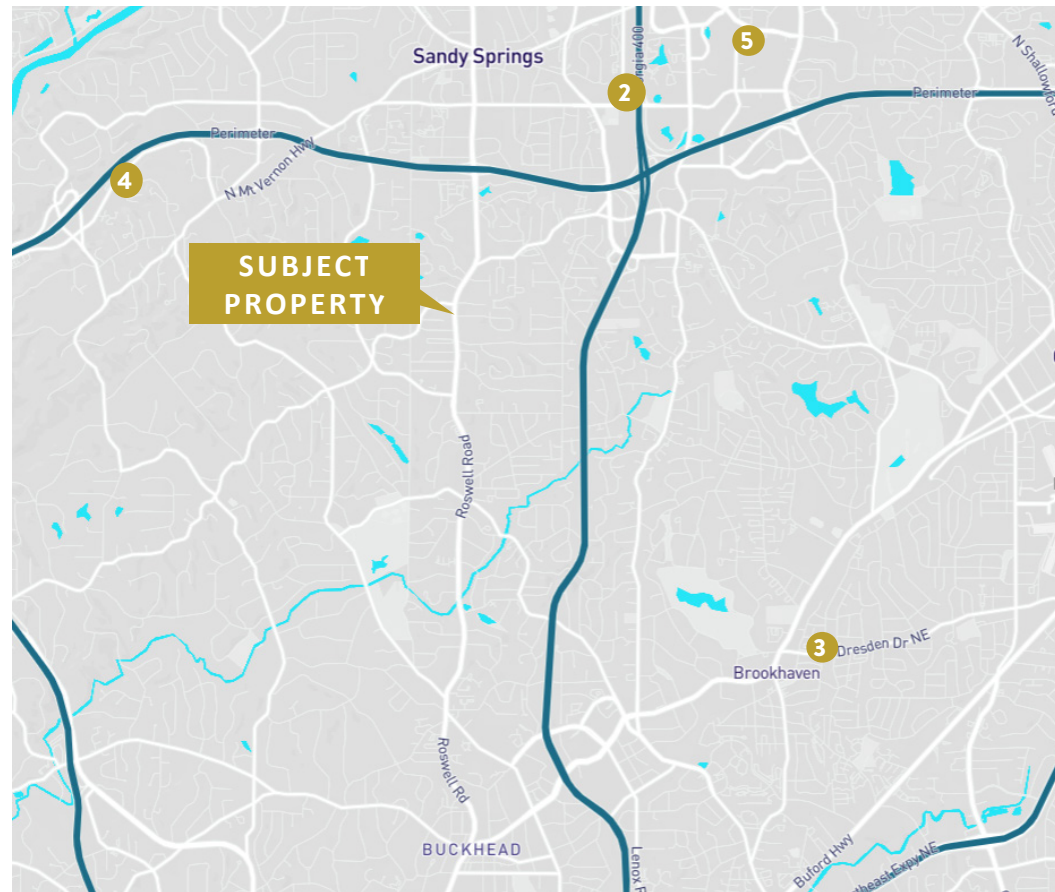
GRAND SANDY SPRINGS OFFICE BUILDING | ±27,000 SF





# SOLD COMPARABLES

GRAND SANDY SPRINGS OFFICE BUILDING | ±27,000 SF



MAP #	STREET ADDRESS	CITY	SIZE	SOLD DATE	SALE PRICE	PRICE/SF	DETAIL PAGE
Subject Property	5180 Roswell Road	Atlanta	27,000 SF	TBD	\$3,950,000	\$146.30	14
2	6065 Barfield Road	Atlanta	17,981 SF	10/2015	\$3,740,048	\$208.00	14
3	1441 Dresden Drive	Atlanta	20,635 SF	1/2015	\$5,400,000	\$261.69	14
4	5755 Dupree Drive	Atlanta	24,119 SF	11/2016	\$4,742,268	\$196.62	14
5	121 Perimeter Center	Atlanta	47,040 SF	9/2015	\$12,100,000	\$257.23	14



# SOLD COMPARABLES

GRAND SANDY SPRINGS OFFICE BUILDING | ±27,000 SF

## SUBJECT - 5180 Roswell Rd

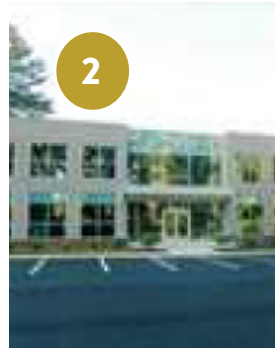


Property Size 27,000 SF  
Closing Date TBD  
Sold Price \$3,950,000  
Price/SF \$146.30

### COMMENTS:

Class B office building built in 1984.

## SOLD COMP - 6065 Barfield Rd

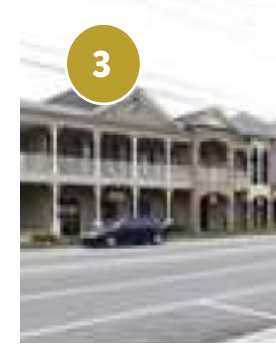


Property Size 17,981 SF  
Closing Date 10/2015  
Sold Price \$3,740,048  
Price/SF \$208.00

### COMMENTS:

Class B office building renovated in 2016. Zoned OIC.

## SOLD COMP - 1441 Dresden Dr



Property Size 20,635 SF  
Closing Date 1/2015  
Sold Price \$5,400,000  
Price/SF \$261.69

### COMMENTS:

Class B office building built in 2002. Sold at 7% cap rate and is zoned OI.

## SOLD COMP - 5755 Dupree Dr



Property Size 24,119 SF  
Closing Date 11/2016  
Sold Price \$4,742,268  
Price/SF \$196.62

### COMMENTS:

Class B office building renovated in 2007. Part of sale leaseback.

## SOLD COMP - 121 Perimeter Ctr



Property Size 47,040 SF  
Closing Date 9/2015  
Sold Price \$12,100,000  
Price/SF \$257.23

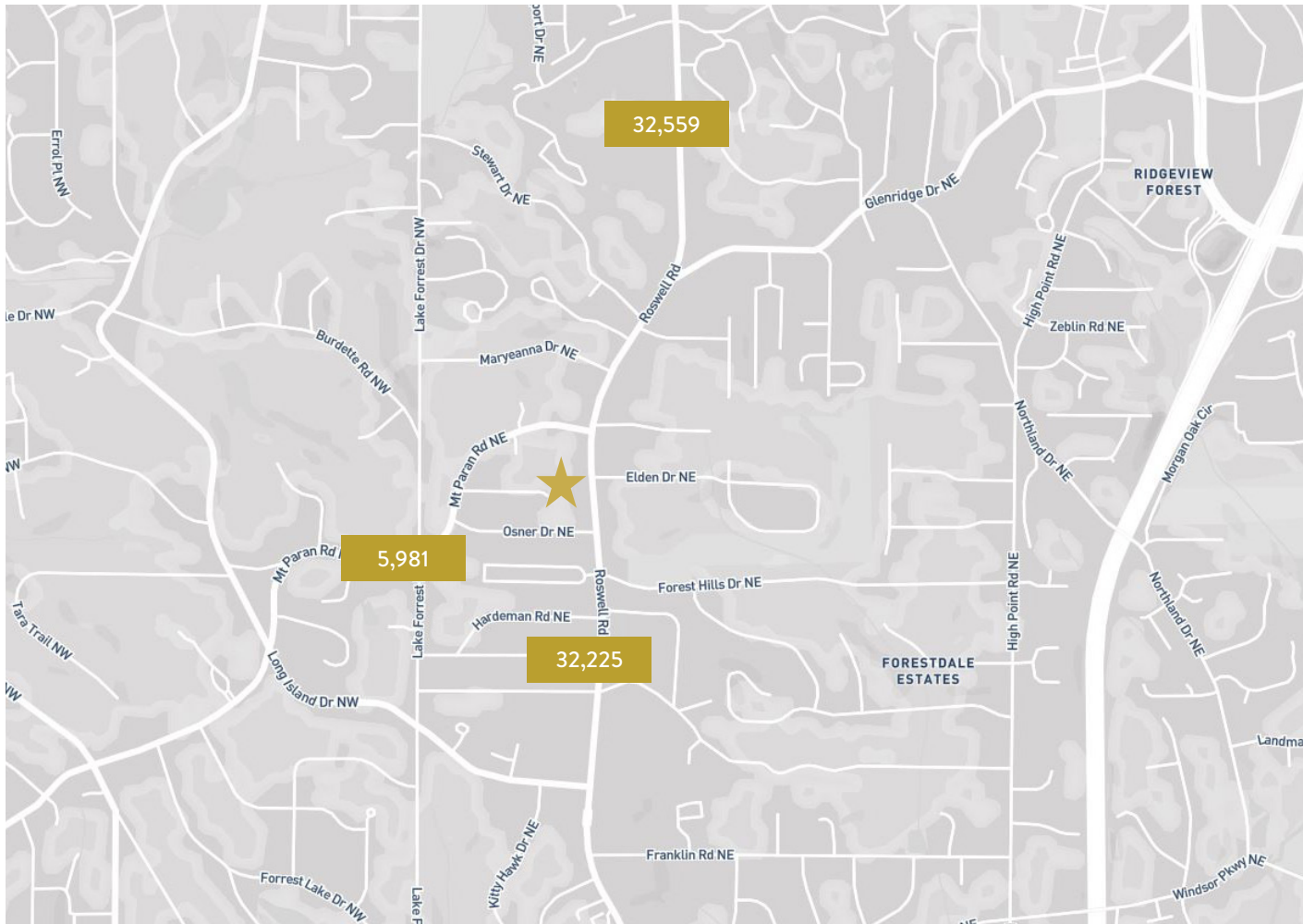
### COMMENTS:

Class B office building built in 1987. Part of 1031 exchange and sold at 6.5% cap rate.



# DEMOGRAPHICS & TRAFFIC COUNTS

GRAND SANDY SPRINGS OFFICE BUILDING | ±27,000 SF



## 2017 DEMOGRAPHICS (esri) 1 MILE

Population	13,772
Households	6,135
Average Household Income	\$114,026

## 3 MILES

Population	71,701
Households	31,182
Average Household Income	\$155,318

## 5 MILES

Population	246,071
Households	114,572
Average Household Income	\$128,256



# ABOUT THE AREA

GRAND SANDY SPRINGS OFFICE BUILDING | ±27,000 SF

## LOCATION

## SANDY SPRINGS, GEORGIA

Sandy Springs is a suburb of northern Fulton County with parts of the city inside and outside the Perimeter. Neighboring Buckhead, Atlanta's third-largest business district, to the north and only a 15 minute ride to Downtown, Sandy Springs is a popular location for those seeking a home or business location in the center of it all. In 2014, the city was named one of the "Fastest Growing Cities" by Forbes, and one of the "Best Places to Live" in 2010 by CNN. Nationally recognized Northside Hospital, St. Joseph's Hospital and Children's Healthcare of Atlanta all call Sandy Springs home. The city is served by five interstate interchanges on I-285 and GA 400 as well as multiple MARTA stations and transit stops.

Encompassing \$304 billion, the Atlanta metropolitan area is the eighth-largest economy in the country and 17th-largest in the world. Corporate operations comprise a large portion of Atlanta's economy, with the city serving as the regional, national, or global headquarters for many corporations. Atlanta contains the country's third largest concentration of Fortune 500 companies, and the city is the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS, and Newell-Rubbermaid. Over 75 percent of Fortune 1000 companies conduct business operations in the Atlanta metropolitan area, and the region hosts offices of about 1,250 multinational corporations. Many corporations are drawn to Atlanta on account of the city's educated workforce; as of 2010, nearly 43% of adults in the city of Atlanta have college degrees, compared to 27% in the nation as a whole and 41% in Boston.







## ANDY LUNDSBERG

Andy Lundsberg joined Bull Realty with over 10 years of sales, marketing and real estate experience. Within Bull Realty, he specializes in the acquisition and disposition of multifamily and boutique retail/office type properties in-town Atlanta. Andy is recognized as one of the top producers at Bull Realty, 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

Bull Realty is a commercial real estate sales, leasing and advisory firm headquartered in Atlanta and licensed in nine Southeast states. The firm was founded in 1998 with two primary missions: to provide a company of advisors known for their integrity and to provide the best disposition marketing in the nation. Client services include disposition, acquisition, project leasing, tenant representation, asset management and consulting services. Advisors focus on specific property types including office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, automotive, hospitality and single tenant net lease properties.

The firm produces America's Commercial Real Estate Show, a national video show and podcast enjoyed by millions of people around the country. Industry analysts, leading market participants and the firm's founder Michael Bull share market intelligence, forecasts and success strategies. The show has aired every week since 2010 on iTunes, YouTube and CREshow.com. The firm also produces Atlanta's Commercial Real Estate Show available on AtlCREshow.com.



# CONFIDENTIALITY AGREEMENT

GRAND SANDY SPRINGS OFFICE BUILDING | ±27,000 SF

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 5180 Roswell Road - North Bldg, Atlanta, GA 30342. 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.

Accepted and agreed to this \_\_\_\_\_ day \_\_\_\_\_ of \_\_\_\_\_, 20\_\_\_\_.

Receiving Party \_\_\_\_\_

Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

Title \_\_\_\_\_

Company Name \_\_\_\_\_

Address \_\_\_\_\_

Email \_\_\_\_\_

Phone \_\_\_\_\_

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