

WADE GREEN BUSINESS PARK OFFICE CONDO **FOR SALE**



Conveniently Located
Kennesaw Georgia

+/- 1,134 sq ft

Executive Summary	3
Location Aerial	4
Demographics	5
About the Area	6
Broker Profile	7
Confidentiality Agreement	8

For additional information, please contact:

Jared Daley | V.P.
Bull Realty, Inc.
(404) 876-1640 x 111
JDaley@BullRealty.com
www.BullRealty.com

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

Office Condo in Kennesaw, Georgia

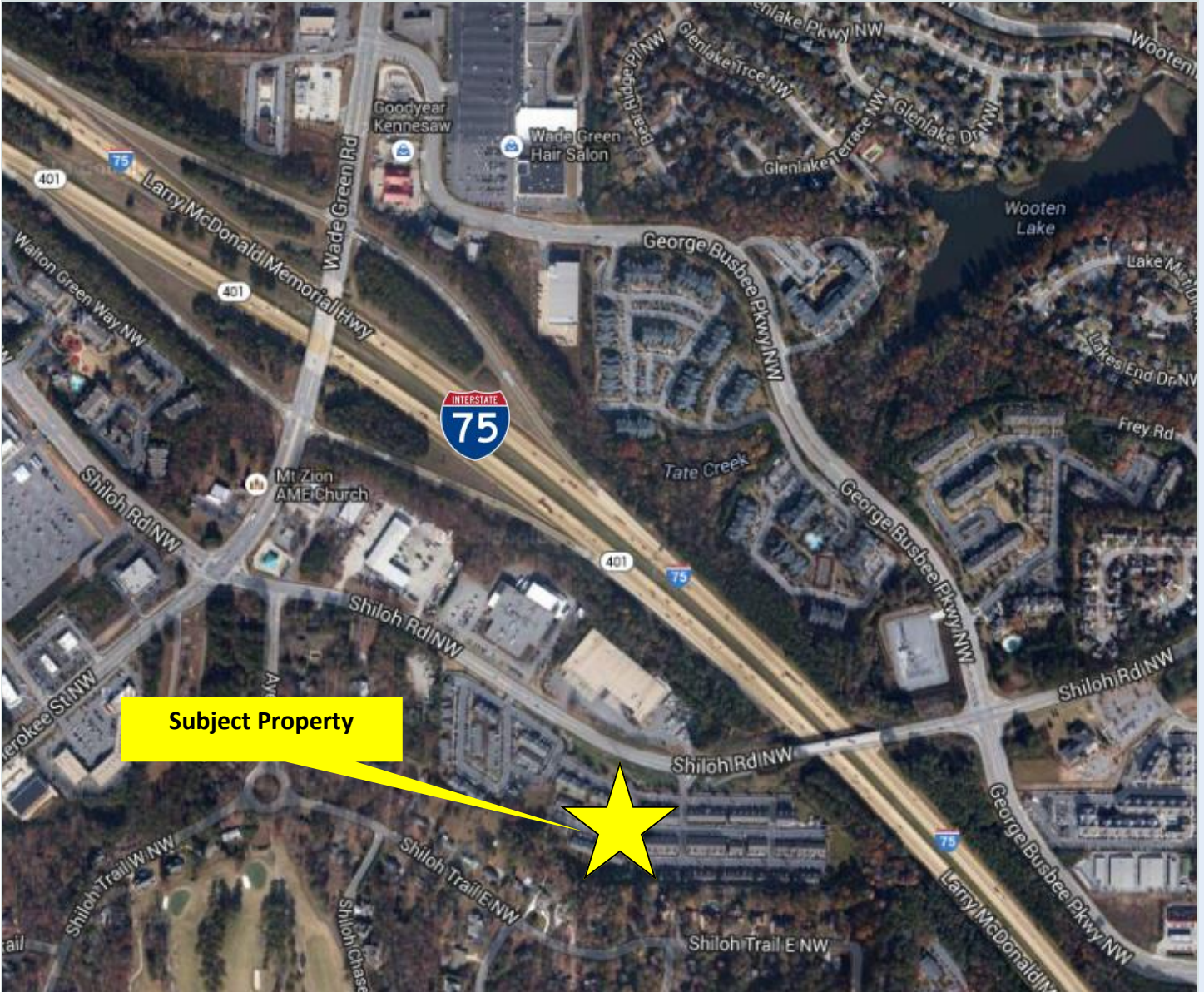
Bull Realty is pleased to offer this excellent investment opportunity to own an office condo in the established Wade Green Business Park with tenant in place.

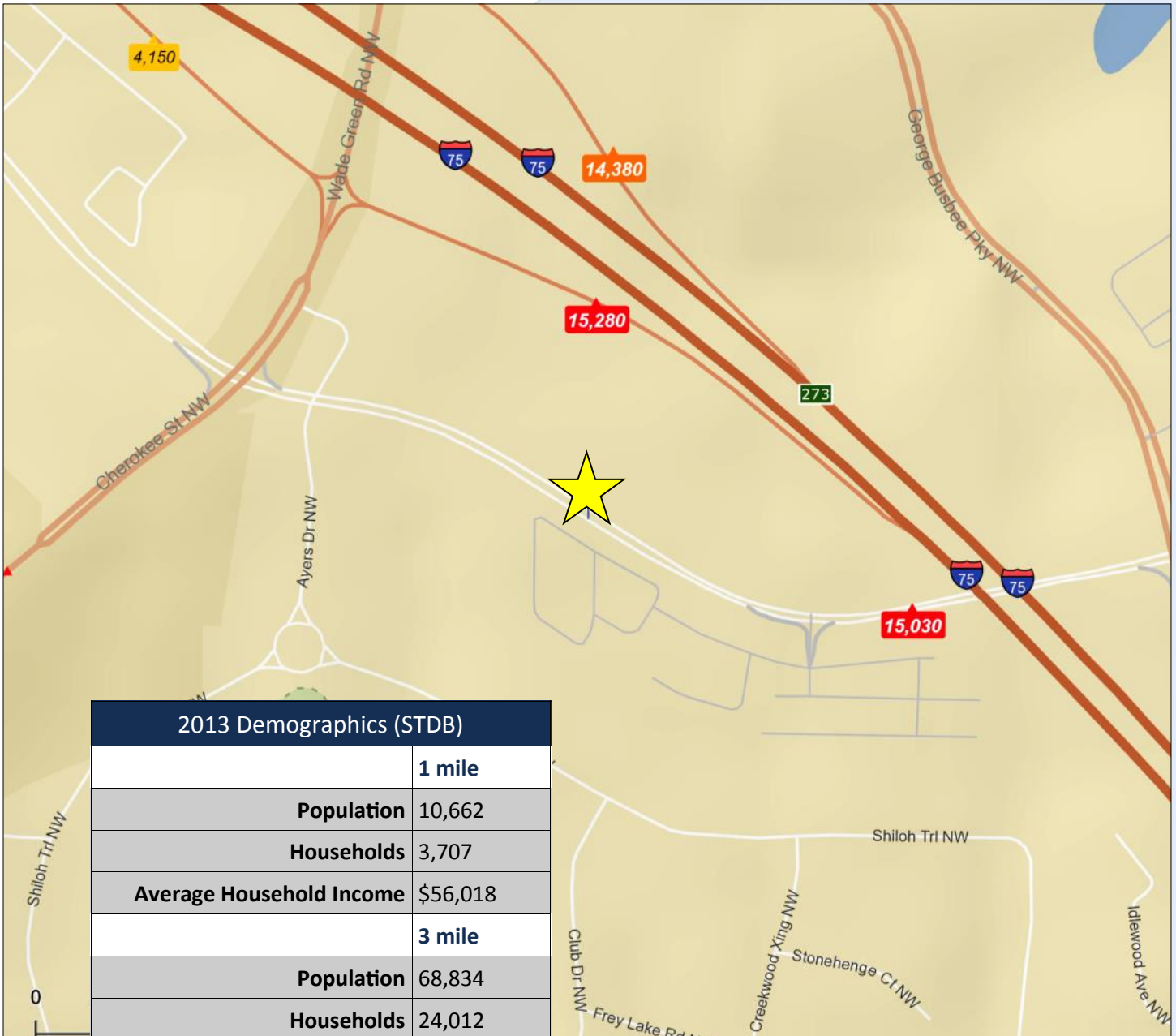
Contact Jared for more details.

Offered for SALE at \$90,720 (\$80 per sq ft)

Property Address	1301 Shiloh Road Suite #620 Kennesaw, GA 30144
Total Square Footage	+/- 1,134 sq ft
Lot Size	+/- .026 acre
Year Built	2000
Occupancy	100%
2013 Taxes	\$1,216.89







2013 Demographics (STDB)	
	1 mile
Population	10,662
Households	3,707
Average Household Income	\$56,018
	3 mile
Population	68,834
Households	24,012
Average Household Income	\$75,553
	5 mile
Population	169,846
Households	62,214
Average Household Income	\$75,945

Kennesaw Georgia



The history of Kennesaw dates back to the 1830s when the Georgia Legislature authorized the construction of a rail line through Cobb County. Known as the Western and Atlantic Railroad, 20 miles of track was in operation from Terminus (Atlanta) to Cartersville by 1846. Several small towns were founded along the railroad including Vinings, Smyrna, Acworth and Big Shanty.

During the 1980s, the economy grew as nearby construction of shopping malls and businesses put the City of Kennesaw into the Metropolitan Atlanta area. In 2000, the City's population was 21,675.

In the spring of 2001, the City opened its own history exhibits located in the historic railroad Depot, and in 2003, the Southern Museum of Civil War and Locomotive History, formerly the Kennesaw Civil War Museum, underwent a massive expansion. In addition to The General and a film about The Great Locomotive Chase, the Museum features two other permanent collections

LOCAL ATTRACTIONS

- Southern Museum of Civil War and Locomotive History
- Kennesaw Mountain National Battlefield Park consists of around 18 miles of nature trails and historic Civil War battle sites
- The Kennesaw State University Museum of History and Holocaust Education
- The Kennesaw State University Bentley Rare Book Room and Archives
- Swift Cantrell park and Skate Park was constructed in 2007. It contains, among other facilities, a dog park, aquatic center, skate park, several miles of walking trails, and wireless internet





JARED DALEY

Jared utilizes Bull Realty's successful marketing platform to help clients with all types of properties. During this cycle, Jared has been most active in two distinct areas, 1) helping clients buy, sell or lease office properties around the Atlanta metro market and 2) selling and leasing automotive related properties. His experience in the automotive business and financial services industry helps Jared assess the real value of a property or a company's space needs, and determine how to best deal with today's market.

Jared is a member of the Atlanta Commercial Board of Realtors and is a CCIM candidate. He lives in Douglasville with his wife and daughter. His interests include mountain biking, skiing, golf, music, and standard bred horses.

Jared has experience in office, automotive properties and all types of commercial real estate. Jared has been instrumental in stabilizing commercial properties with forty signed leases completed in 2011. The leases consisted of office properties, and automotive facilities. Additional transactions in 2011 include three property sales, two of which were user properties and one investment property sale.

Jared currently has approximately \$20m in exclusive listings in the metro Atlanta area.

In addition to his commercial real estate experience, Jared has eleven years experience as a financial advisor, (NASD Series 7, 6, 63, 66; GA Life/Health/Variable licenses). Prior to that, he spent a decade in the automotive industry.

Bull Realty is a U.S. commercial real estate sales, leasing and advisory firm headquartered in Atlanta. The firm was founded in 1998 with two primary missions: grow a company of brokers known for integrity, and provide the best disposition marketing in the nation.

- Commercial real estate services include acquisition, disposition, project leasing, tenant representation and advisory services.
- Areas of expertise include office, retail, industrial, multifamily, land, healthcare, single tenant net lease, special asset, self-storage, automotive and daycare properties.
- Disposition services for appropriate properties can include exposure on up to 375 websites, 17 marketing systems and 4 to 6 e-marketing systems.
- Additional disposition and lease marketing services may include video, social media, auctions and national radio exposure.
- The firm hosts the Commercial Real Estate Show, a nationally syndicated talk show about commercial real estate. The weekly show has been on the air for over 4 years. The show is nationally syndicated on 40 radio stations and is available on [iTunes](#) and the show website [CREshow.com](#).
- Bull Realty is licensed in nine southeast states and works with affiliates from all over the country.

Jared Daley | V.P.
Bull Realty, Inc
(404) 876-1640 x 111
JDaley@BullRealty.com

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

This Confidentiality Agreement ("Agreement") is made and agreed to for the benefit of the undersigned party ("Prospect"), the owner of the subject property (the "Seller") and undersigned agent Bull Realty, Inc ("Broker").

Now therefore in consideration of the privileges granted to Prospect with respect to receiving certain confidential information, and other good and valuable consideration, the Prospect hereby agrees to the following:

I. Confidential Information:

Prospect will receive confidential information regarding property referred to as **1301 Shiloh Road, Suite 620, Kennesaw, Georgia.** Prospect agrees to not disclose to any person that the Property or the note may be available for sale or lease, or that discussions or negotiations are taking place concerning a possible purchase of the Property or the note, nor any terms, conditions, or other facts with respect to the Property or the note, 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. Prospect agrees to not contact the Seller, 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:

Prospect hereby warrants that it is acting as a principal only, and not as a broker or agent, regarding this contemplated transaction. Prospect acknowledges and agrees that Bull Realty, Inc., is being paid by the Seller and is representing the Seller only in this transaction. Prospect agrees that Bull Realty shall be the sole broker or agent in connection with the purchase of the property paid by the Seller. Prospect agrees to not be involved in any arrangement to lease or purchase the property, in whole or in part, as a lender, investor, partner, buyer of the note, buy in foreclosure, buy from bankruptcy court, or in any other manner acquire an investment in or control of the property, unless Bull Realty, Inc. is paid a commission as per separate agreement with Seller. Prospect reserves the right to involve any lender, underwriter, equity partners, attorney or other advisor in the transaction provided said party is paid by the Prospect, and said party has agreed in writing to this confidentiality agreement.

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____.

Prospect

Signature _____
Printed Name _____
Title _____
Phone _____
Fax _____
Company Name _____
Address _____
Email _____

Broker

Jared Daley | V.P. Office Group
(GA License 267563)

Phone (404) 876-1640 x 111
Fax (404) 876-7073
Company Name Bull Realty, Inc.
(GA License H-20209)
Address 50 Glenlake Parkway, Suite 600
Atlanta, GA 30328
Email JDaley@BullRealty.com
Website www.BullRealty.com