

FOR SALE BUCKHEAD OFFICE/RETAIL



TUXEDO ATRIUM
Atlanta/Buckhead Area

+/- 28,000 sq ft



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For additional information, please contact:

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Great owner/user or investor opportunity to purchase a freestanding landmark office/retail building in Buckhead with excellent retail exposure on Roswell Road, with traffic counts of over 26,207 vehicles per day. The building is currently 80% occupied. Up to 50% of the building could be made available for an owner user with several leases coming due in 2015. Amenities include upfront guest parking and a large covered parking garage, as well as an on-site café.

Buckhead offers one of the highest family incomes in the Southeast with income levels averaging in excess of \$138,000 within a three mile radius. Buckhead is at the center of Atlanta's most thriving district for business, shopping, fine dining, and nightlife.

- +/- 192 feet frontage and prominent signage on Roswell Road in Buckhead
- Up front parking and a large, private covered parking garage below the building
- Up to 50% of the building can be made available for an owner-occupant
- Several long term tenants
- Below market rents allow for tremendous upside in leasing vacant space
- Excellent exposure with monument and building signage on busy Roswell Road

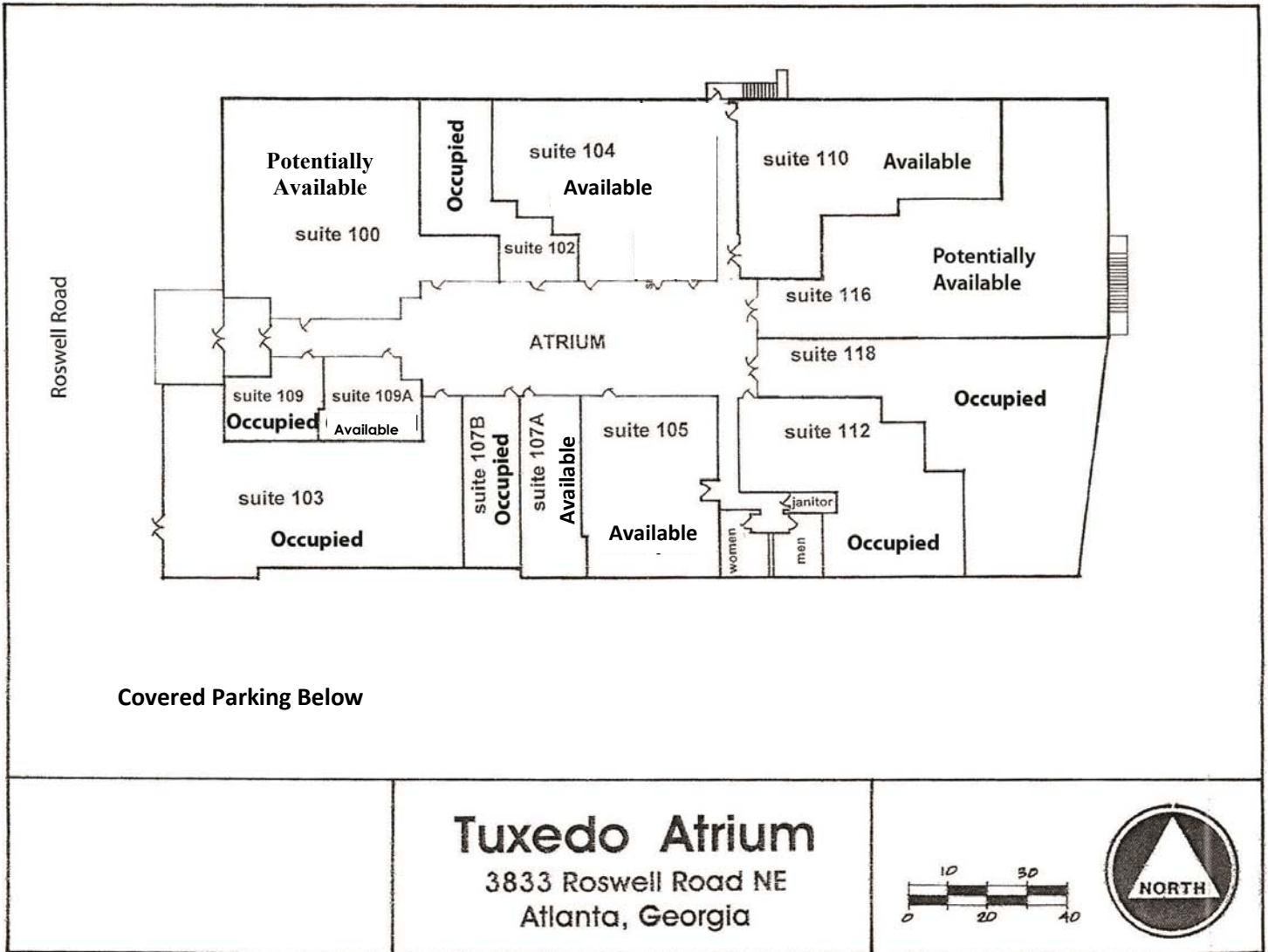
Offered for SALE at \$4,595,000 (\$164/ sq ft)



Location/County:	Atlanta, GA - Fulton County
Address:	3833 Roswell Road, NE, Atlanta, Georgia 30342
Property Type:	Office/Medical/Retail multi-tenant, one-story office building with approx. 23 surface and 75 covered onsite parking spaces.
Parcel Size:	+/- 1.14 acres
Improvement Size:	+/- 28,000 sq ft
Current Occupancy:	80%
Topography:	Gentle slope to provide for lower level covered garage
Traffic Count:	+/- 26,207 vehicles per day on Roswell Rd.
Year Built:	1986
Construction Type:	All steel frame with a metal deck and concrete elevated slab. The exterior load bearing walls are masonry.
Parking Spaces:	+/- 98 spaces; Ratio of 3.5/1,000 sq ft
Signage:	Landmark signage on Roswell Road and on front and side of building
Zoning:	C-1
Taxes (2014):	\$57,130
Price:	\$4,595,000 (\$164/sq ft)





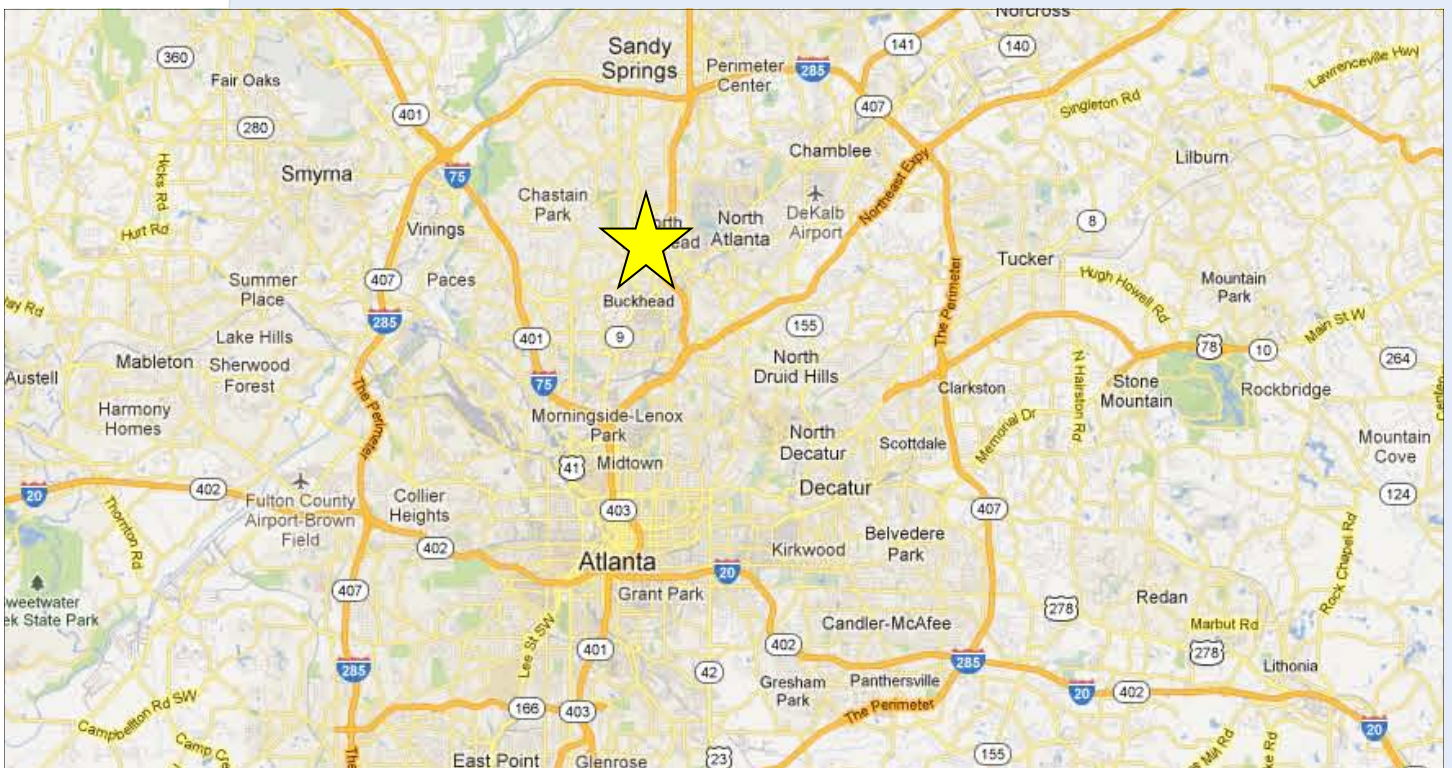
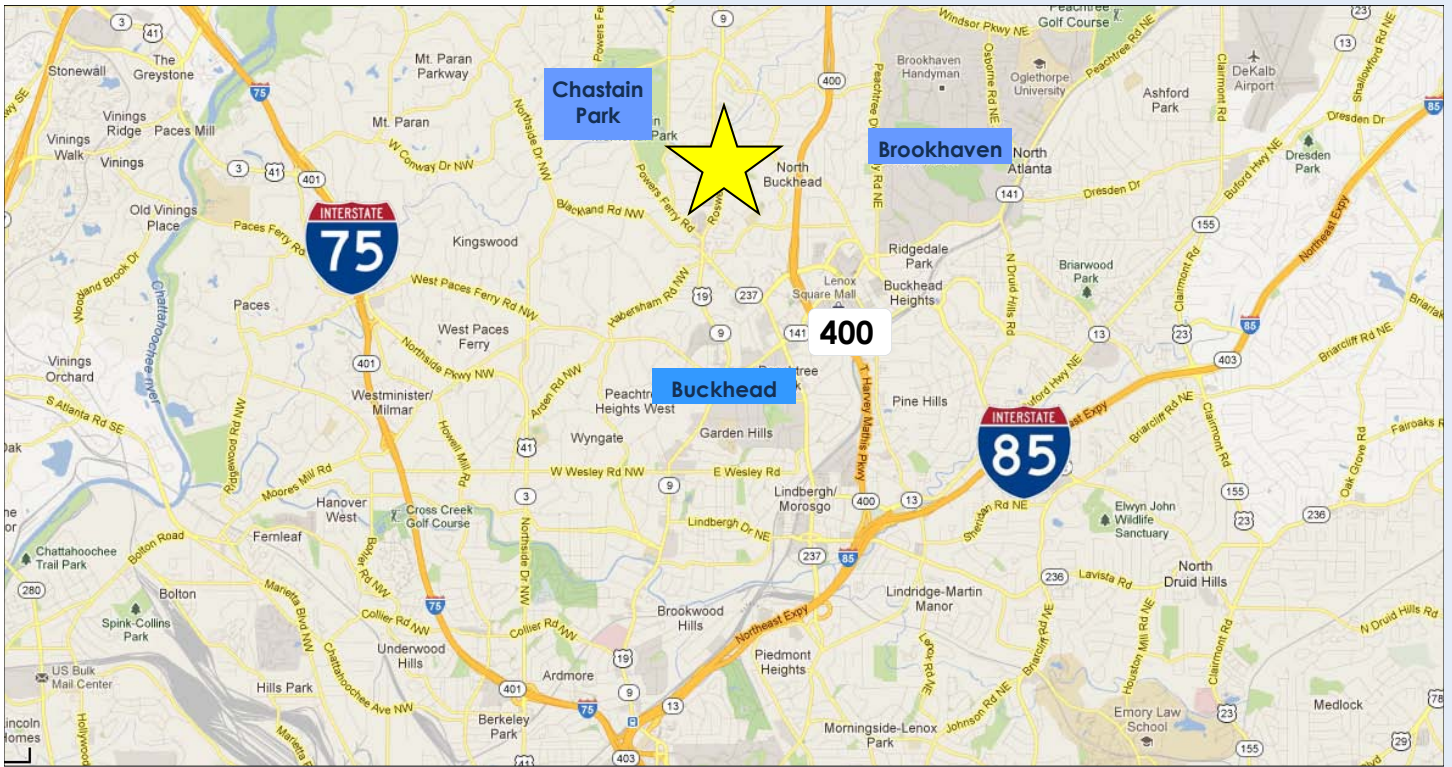


Floor plan is not drawn to scale and is to be used for illustration purposes only.

A detailed rent roll and list of expenses is available with the submission of a completed Confidentiality Agreement which can be found at the end of this brochure.



- 1.7 Miles to Sandy Springs
- 2.5 Miles to Brookhaven
- 10.5 Miles to Downtown Atlanta





Buckhead

Buckhead is at the center of Atlanta's most thriving district for business, shopping, fine dining, and nightlife. You could have a second career of discovering all the area has to offer.

It has been called "The Beverly Hills of the East." Buckhead is, indeed, an exceptional place. It is a community that shines with vitality and vision. Buckhead is one of the country's largest urban mixed-use development areas, combining major offices, retail outlets, hotels, restaurants, entertainment spots and high-rise residential units within its commercial core. And closely surrounding its bustling business center, beneath a community-wide tree canopy, are serene and stable neighborhoods. Everything is here, and everyone is welcome. It's a great place to visit, to play, to work, to live. It's such a major part of Atlanta that if you don't know Buckhead, you don't know Atlanta!

The facts speak for themselves: Atlanta's largest percentages of population and employment growth have occurred here year after year. Buckhead had about a ten percent increase in its commercial space in recent years, when much of the country was talking recession. We now have access to the Interstate Highway system (and the rest of the world) through the extension of Georgia Highway 400. Buckhead is also a haven for entrepreneurs. Inc. Magazine identified Buckhead as the community with "the greatest concentration of small companies anywhere in the U.S." and Pricewaterhouse Coopers, describes Buckhead as one of the "nation's best sub cities".

This Confidentiality Agreement ("Agreement") is made and agreed to for the benefit of the undersigned party ("Prospect"), the owner of the subject property and undersigned agent for the owner Bull Realty Incorporated ("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 a property referred to as **Tuxedo Atrium, 3833 Roswell Road, Atlanta, GA 30342.** Prospect agrees to not disclose with any person that the property may be available for sale or that discussions or negotiations are taking place concerning a possible purchase of 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. Prospect 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:

Prospect hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Prospect acknowledges and agrees that Bull Realty, Incorporated, the seller/landlord's agent will be used as the sole broker or agent in connection with the purchase of the property paid by Seller/Landlord. Prospect agrees to not be involved in any arrangement to purchase the property, in whole or part, as a lender, partner or in other manner, unless Bull Realty, Incorporated is included as the only Real Estate Broker paid in the transaction by the seller/landlord. Prospect reserves the right to involve any agent, broker, attorney or other advisor in the transaction provided said party is paid by the Purchaser and said party has agreed in writing to the confidentiality in paragraph one of this agreement.

This Agreement shall be governed and construed in accordance with the laws of the State of Georgia.

Accepted and agreed to this _____ day of _____, 2015.

Prospect	Listing Broker
By: _____	By: _____
Title: _____	Name: Andy Lundsberg
Company: _____	Company: Bull Realty, Inc.
Address: _____ _____	Address: 50 Glenlake Parkway, Suite 600 Atlanta, Georgia 30328
Phone: _____	Phone: (404) 876-1640 x 107
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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 a top producer 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-Life Member

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.