



# Offering Memorandum

23,301 SF Multi Tenant Office Building Near  
Airport | Atlanta MSA



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**BULL REALTY**  
ASSET & OCCUPANCY SOLUTIONS

*Exclusively listed by Bull Realty, Inc.*

# DISCLAIMER & LIMITING CONDITIONS

23,301 SF MULTI TENANT OFFICE BUILDING NEAR AIRPORT

Bull Realty has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Confidential 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 Confidential 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 Confidential 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 Confidential 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 Confidential Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Confidential Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Confidential Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Confidential 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 Confidential Memorandum in its entirety and all documents, disks and other information provided in connection therewith.

# EXECUTIVE SUMMARY

23,301 SF MULTI TENANT OFFICE BUILDING NEAR AIRPORT



## MULTI TENANT OWNER-USER OPPORTUNITY

- 3-story office building with retail exposure in the heart of Hapeville on S. Central Ave.
- Near Hartsfield-Jackson Atlanta International Airport and Porsche Experience Center
- Anchored by Regions Bank on main level with drive-thru teller
- Elevator access
- Excellent owner-user opportunity
- Easy access to I-75, I-85, I-285 and Downtown Atlanta

### AVAILABLE SPACE:

1st Floor: Regions Bank and Hapeville Chamber of Commerce  
2nd Floor: 3,303 SF available / 1,324 SF occupied by Allstate  
3rd Floor: Available (whole floor)  
Lower Level: Available (whole floor)

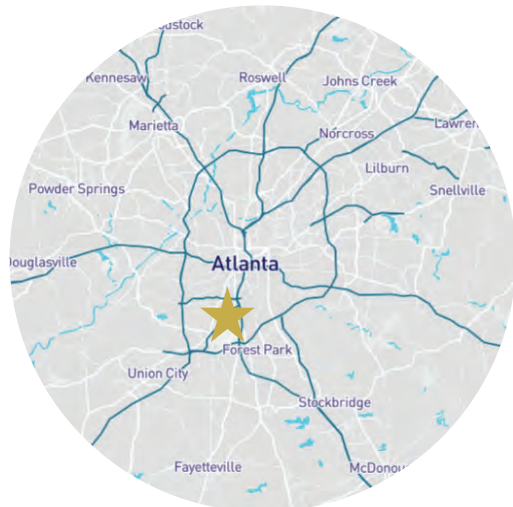
**PRICE | \$3,200,000**

# PROPERTY OVERVIEW

23,301 SF MULTI TENANT OFFICE BUILDING NEAR AIRPORT

## 600 SOUTH CENTRAL AVENUE

Address	600 S. Central Ave., Hapeville, GA 30354
County	Fulton
Parcel Number	14-0098-0020-051
Zoning	C1
Class	B
Building Size	23,301 gross SF
Site Acreage	1.26 Acres
Number of Buildings	1
Number of Stories	3 + finished lower level
Elevator Access	Yes
Year Built	1970
Current Occupancy	± 30%
Parking	66 surface spaces
2016 Taxes	\$5,253
Current Annual Income	\$91,286.88 (\$7,607.24/month)
Price	\$3,200,000



# PHOTOS

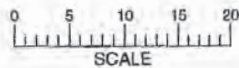
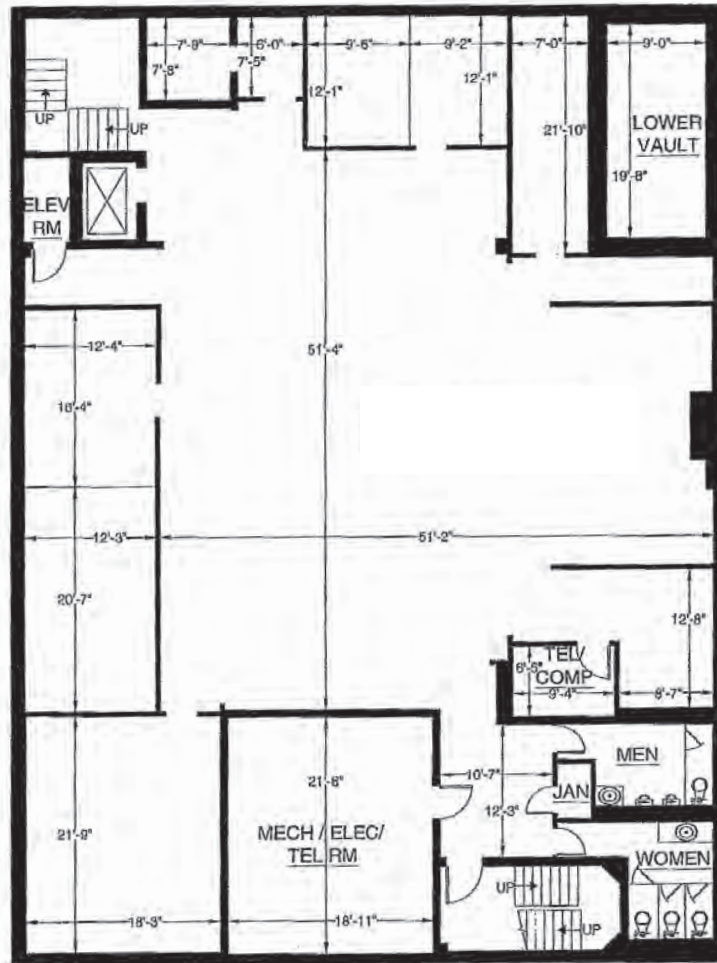
23,301 SF MULTI TENANT OFFICE BUILDING NEAR AIRPORT



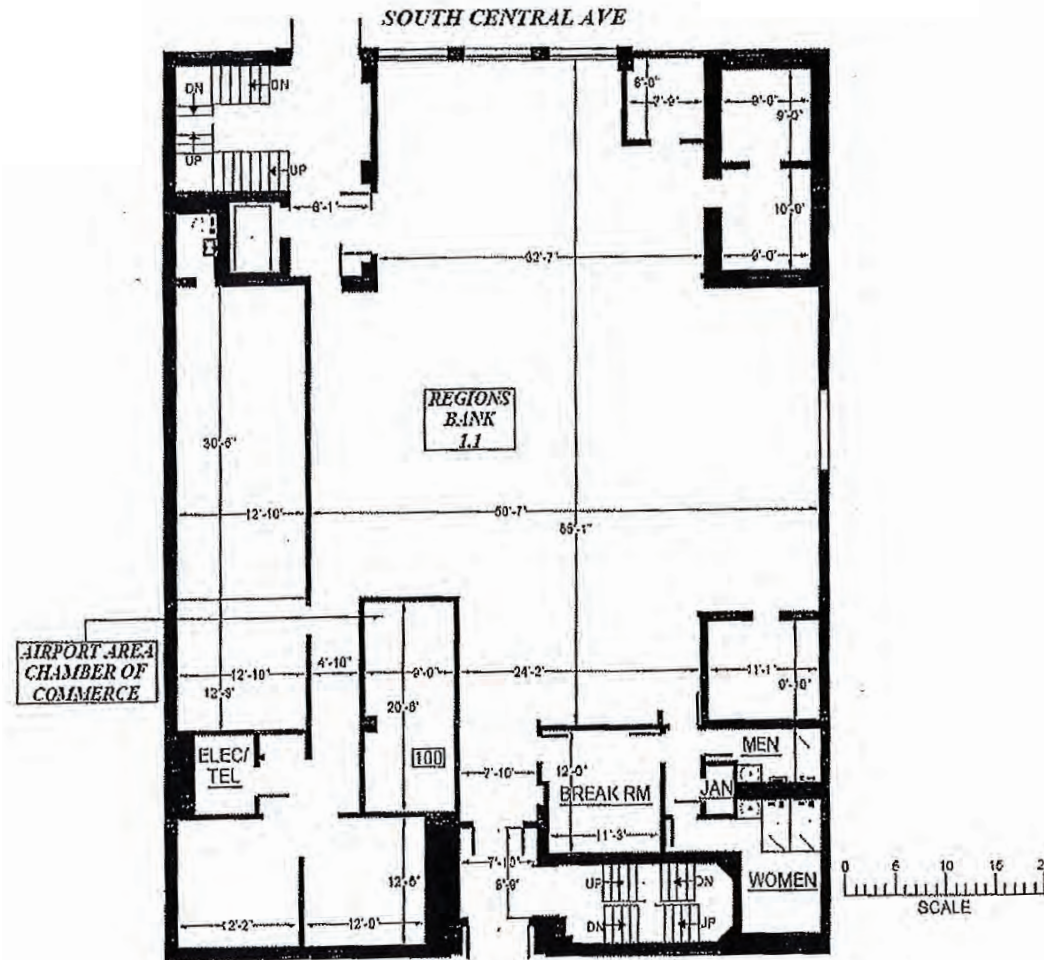
# FLOOR PLAN

23,301 SF MULTI TENANT OFFICE BUILDING NEAR AIRPORT

## LOWER LEVEL



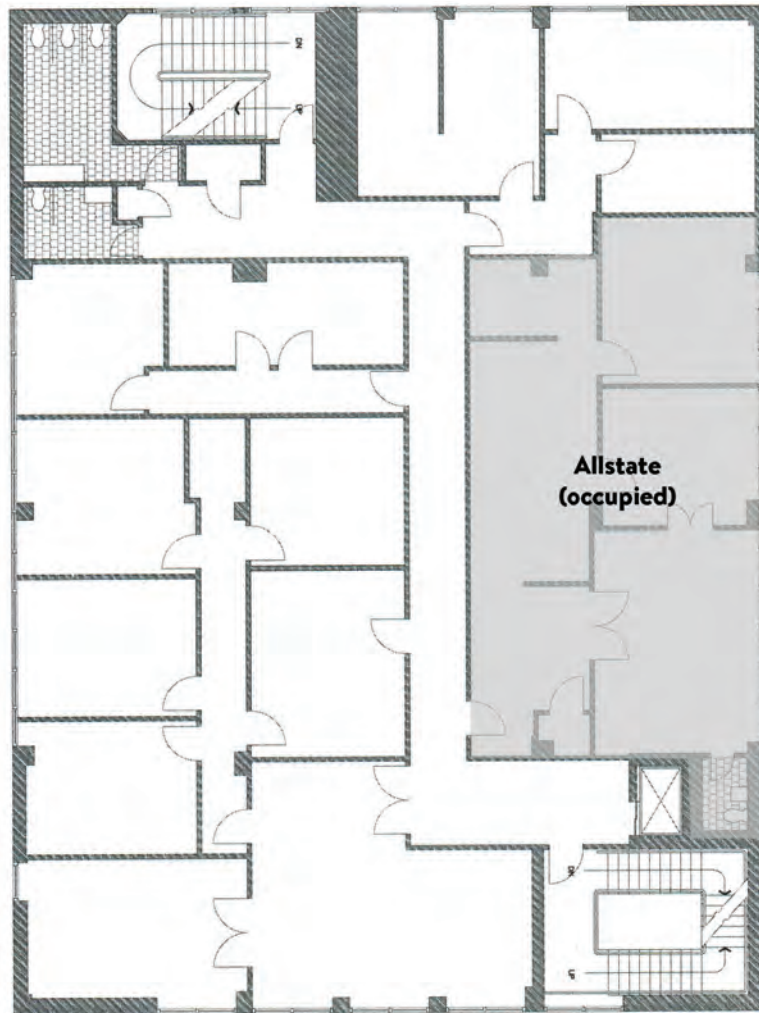
## FIRST FLOOR



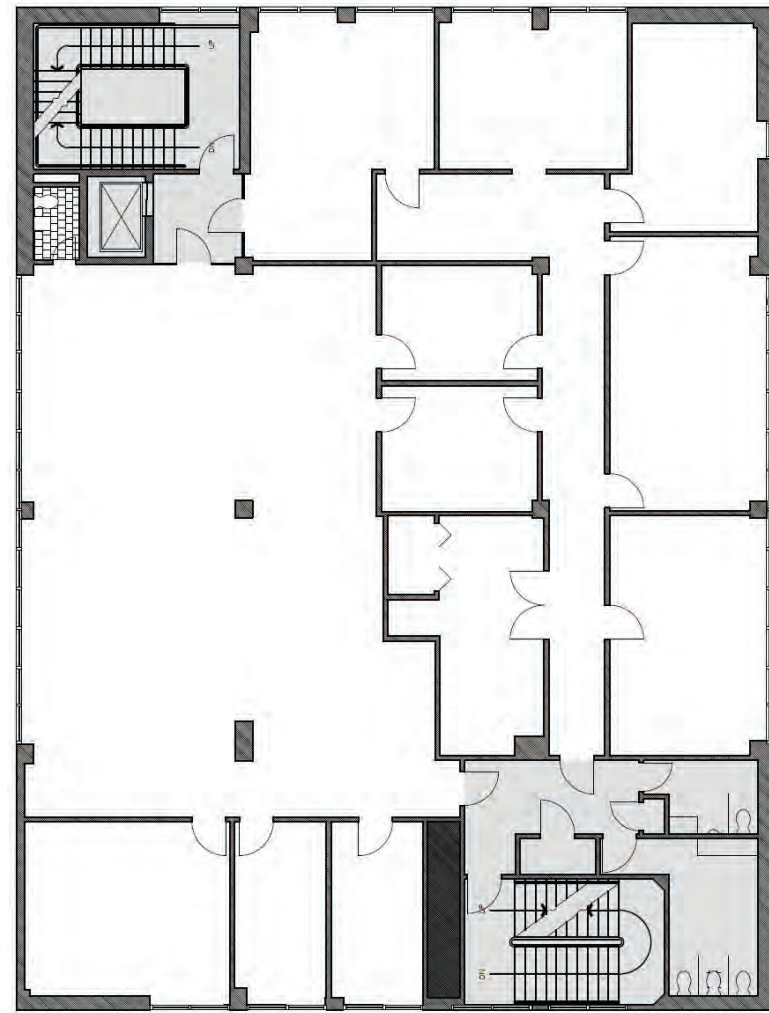
# FLOOR PLAN

23,301 SF MULTI TENANT OFFICE BUILDING NEAR AIRPORT

## SECOND FLOOR



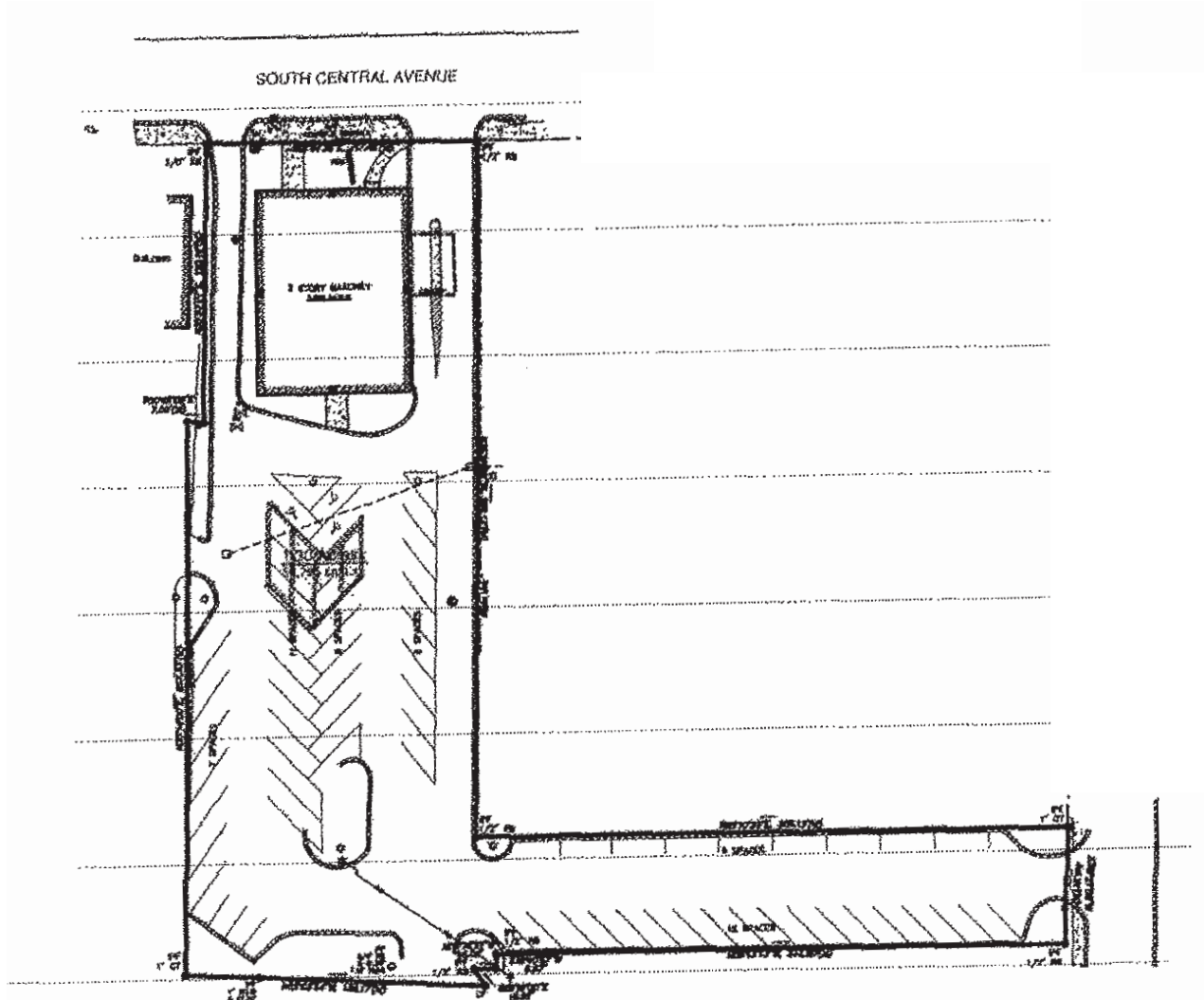
## THIRD FLOOR





# PARKING PLAN

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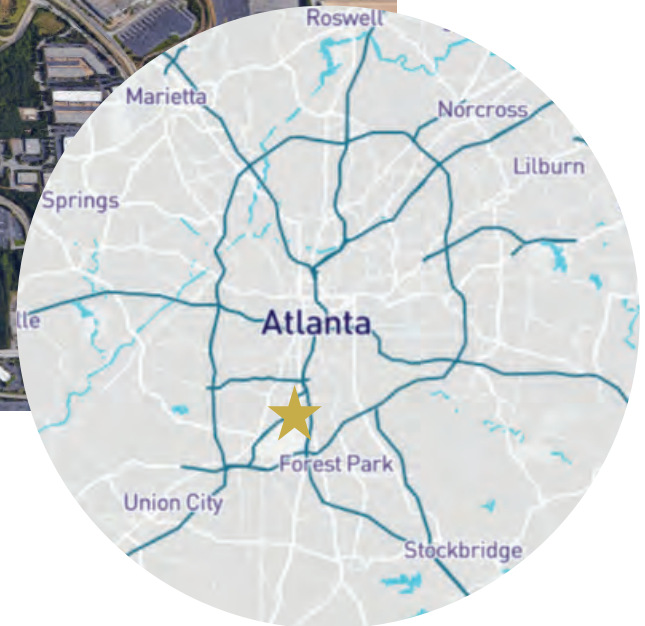
# TAX PARCEL

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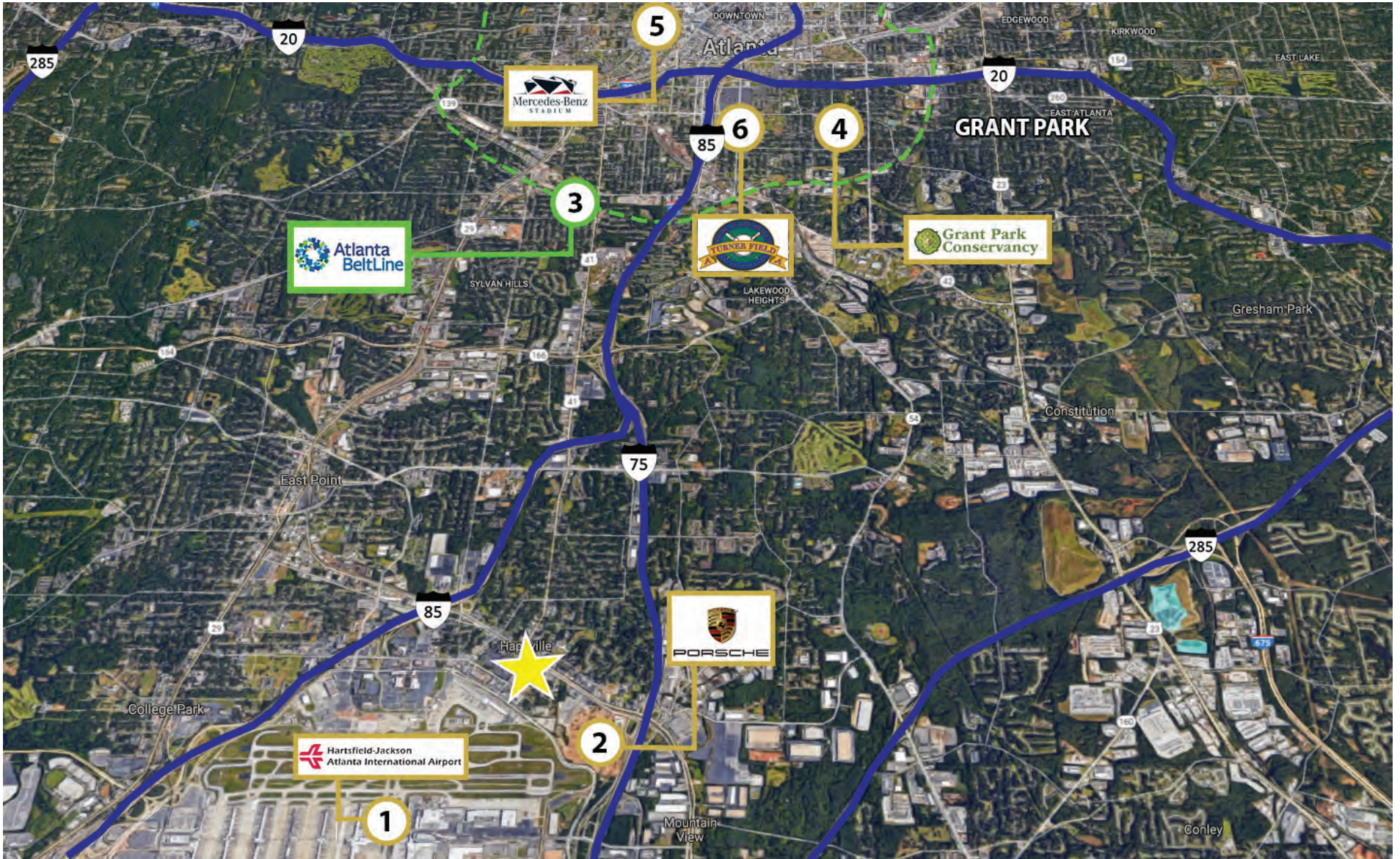
# AERIAL MAP

23,301 SF MULTI TENANT OFFICE BUILDING NEAR AIRPORT



# AREA HIGHLIGHTS

23,301 SF MULTI TENANT OFFICE BUILDING NEAR AIRPORT



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### HARTSFIELD JACKSON ATLANTA INTERNATIONAL AIRPORT

Hartsfield-Jackson has been the world's busiest airport since 1998, both in passengers and number of flights, by accommodating 95 million passengers and 950,119 flights. In addition to hosting Delta's corporate headquarters, Hartsfield-Jackson is also the home of Delta's Technical Operations Center, which is the airline's primary maintenance, repair and overhaul arm. The airport has international service to North America, South America, Central America, Europe, Asia, and Africa. As an international gateway to the United States, Hartsfield-Jackson ranks seventh.

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### PORSCHE EXPERIENCE CENTER

The Porsche Experience Center in Atlanta will create a bold and dynamic experience that reflects the authenticity of Porsche products and services as well as the company's character. The 26.4 acre site includes Porsche heritage displays, a test track, historic vehicle restoration, conference and meeting space, a restaurant, café and Human Performance Center.

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### THE ATLANTA BELTLINE

The Atlanta BeltLine is a sustainable redevelopment project that will provide a network of public parks, multi-use trails and transit along a historic 22-mile railroad corridor circling downtown and connecting many neighborhoods directly to each other.

### GRANT PARK CONSERVANCY

Grant Park is Atlanta's oldest park and the fourth largest in the city. What's more, it is the heart of the bustling Grant Park community, the stage of one of the city's oldest fountains, and the entryway to one of the city's oldest and most popular family attractions, Grant Park Zoo.

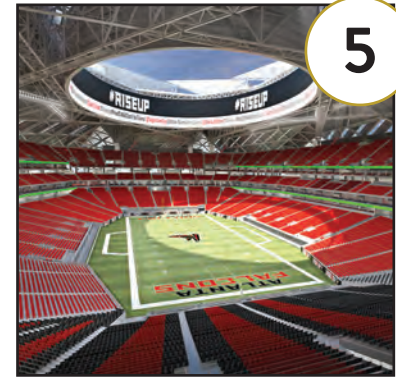
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### MERCEDES BENZ STADIUM

Scheduled to open for the 2017 NFL season, Mercedes-Benz Stadium will serve as the home of the Atlanta Falcons in addition to other sports, convention and entertainment events currently held at the Georgia Dome and other new marquee events that could be hosted in the future. Mercedes-Benz stadium will have a capacity of 71,000 seats and the total cost is estimated at \$1.4 billion.

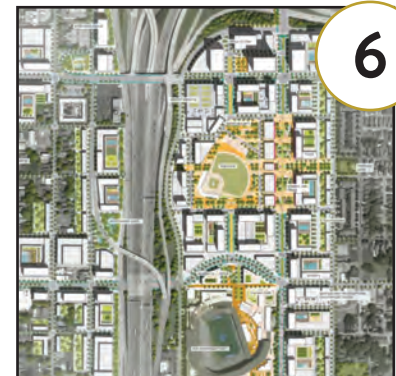
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### GSU & TURNER FIELD PLAN

Atlanta-based real estate developer Carter and Georgia State University have proposed a \$300 million redevelopment of the property around Turner Field for multiple uses, including football and baseball stadiums, retail, residential and student housing. The redevelopment of the 77-acre site would be funded by public and private sources.

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# ABOUT THE AREA

23,301 SF MULTI TENANT OFFICE BUILDING NEAR AIRPORT

## LOCATION HAPEVILLE, GA

During the 1950s and 1960s, Hapeville was a thriving part of the Tri-City (Hapeville, East Point, College Park) area and its post-World War II population supported three elementary schools (Josephine Wells, North Avenue, and College Street) and one high school. Since 2005, Hapeville has seen significant gentrification, beginning with the Virginia Park neighborhood and then spreading throughout the city. Hapeville has been discovered by young professionals seeking historic neighborhoods close to Downtown Atlanta, and there has been a great deal of new residential construction, including single-family homes, townhomes, and upscale apartments. This new residential development has led to a revived historic downtown. Hapeville has also been discovered by metro Atlanta's arts community, and the beginnings of an artist colony have taken shape with the formation of the Hapeville Arts Alliance. The Hapeville Historic District is listed on the National Register of Historic Places. The city also hosts the original Chick Fil A Dwarf House.





### 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

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Bull Realty is a commercial real estate sales, leasing and advisory firm headquartered in Atlanta and licensed in ten 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 and talk radio show 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 radio stations, iTunes, YouTube and [www.CREshow.com](http://www.CREshow.com). The firm also produces Atlanta's Commercial Real Estate Show available on Sunday afternoons on AM920 WGKA and [www.atlCREshow.com](http://www.atlCREshow.com).

# CONFIDENTIALITY AGREEMENT

## 23,301 SF MULTI TENANT OFFICE BUILDING NEAR AIRPORT

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 600 South Central Avenue, Hapeville, GA 30354. 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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