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1629

Offering Memorandum
MIDTOWN/ANSLEY PARK OFFICE



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HERE



Exclusively listed by Bull Realty, Inc.

DISCLAIMER & LIMITING CONDITIONS

MIDTOWN/ANSLEY PARK OFFICE

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

MIDTOWN/ANSLEY PARK OFFICE



This one of a kind office in Ansley Park area is centrally located between Buckhead, Morningside and Midtown. It is directly across from Ansley Mall and only one block from the Atlanta BeltLine and Piedmont Park. Easy access to I-85 and GA-400 makes drives to Buckhead or Downtown easy and convenient.

This beautiful, custom designed office space features 2-story cathedral ceilings, sun lights and exposed wooden beams. It consists of 10+ offices and 2 conference rooms along with several admin and storage areas throughout. Parking is available in the front and rear including a separate 2-story carriage house currently used for storage and 1 covered parking spot. Existing monument sign in front offers excellent visibility and advertising for your business with traffic counts on Monroe exceeding 16,000 vehicles per day.

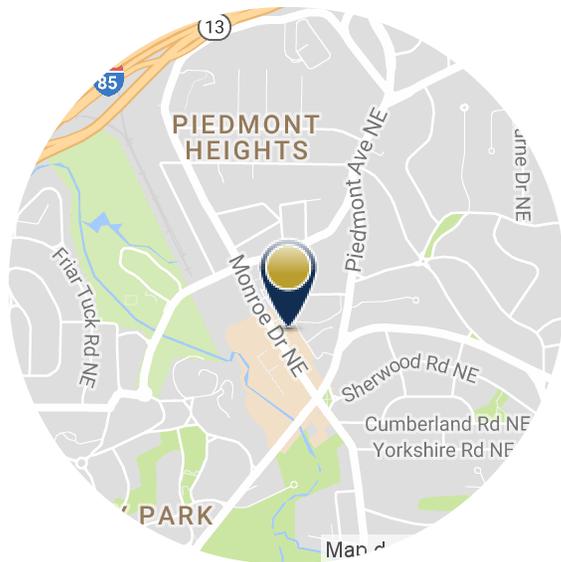
- Excellent central intown Atlanta location
- Near Atlanta Beltline and Piedmont Park
- Convenient access to I-85 and GA-400
- Recently renovated custom craftsman style office
- Move-in ready
- Monument signage with excellent exposure

PRICE | \$2,050,000

PROPERTY OVERVIEW

MIDTOWN/ANSLEY PARK OFFICE

Address:	1629 Monroe Drive, Atlanta, GA 30324
County:	Fulton
Site Size:	0.26 Acres
Building Size:	4,914 SF
Zoning:	RLC
Proposed Use:	Owner / User
2016 Taxes:	\$19,518
Sale Price:	\$2,050,000



ADDITIONAL PHOTOS

MIDTOWN/ANSLEY PARK OFFICE



ADDITIONAL PHOTOS

MIDTOWN/ANSLEY PARK OFFICE



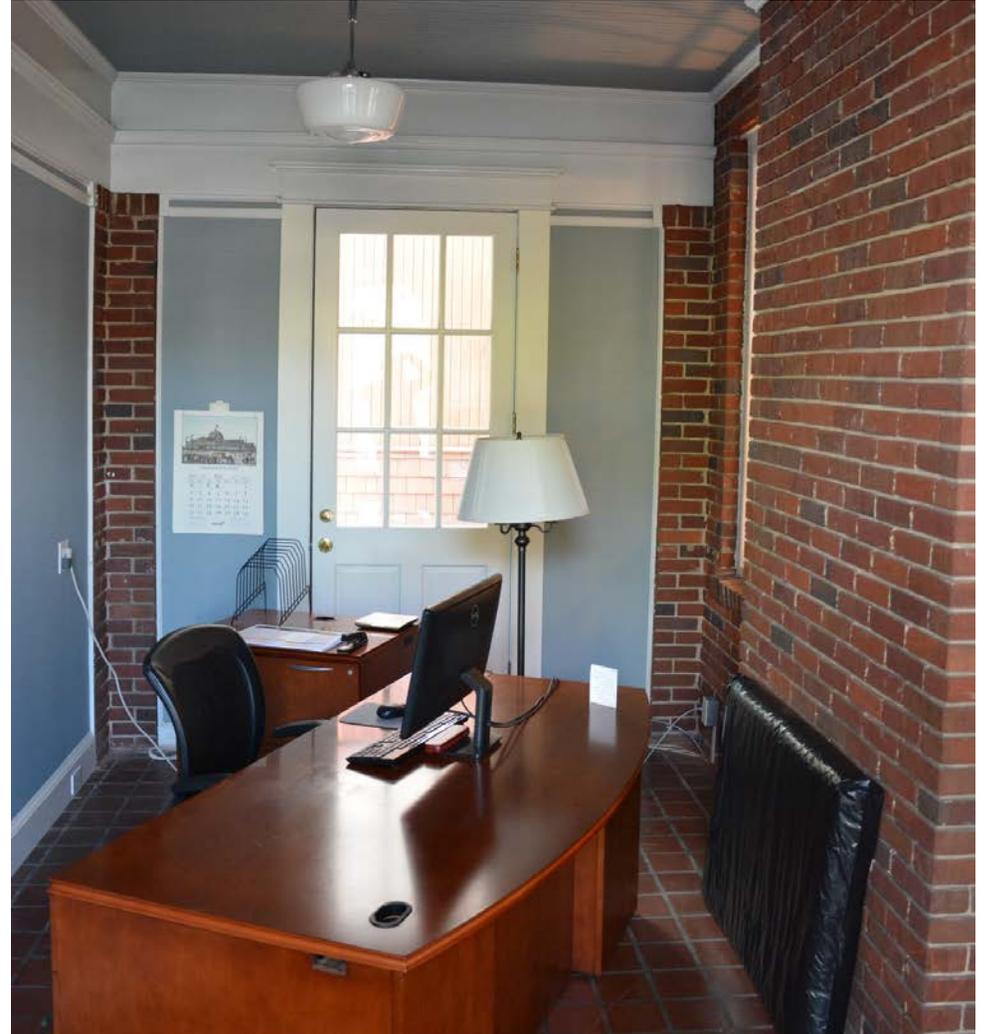
ADDITIONAL PHOTOS

MIDTOWN/ANSLEY PARK OFFICE



ADDITIONAL PHOTOS

MIDTOWN / ANSLEY PARK OFFICE



ADDITIONAL PHOTOS

MIDTOWN/ANSLEY PARK OFFICE

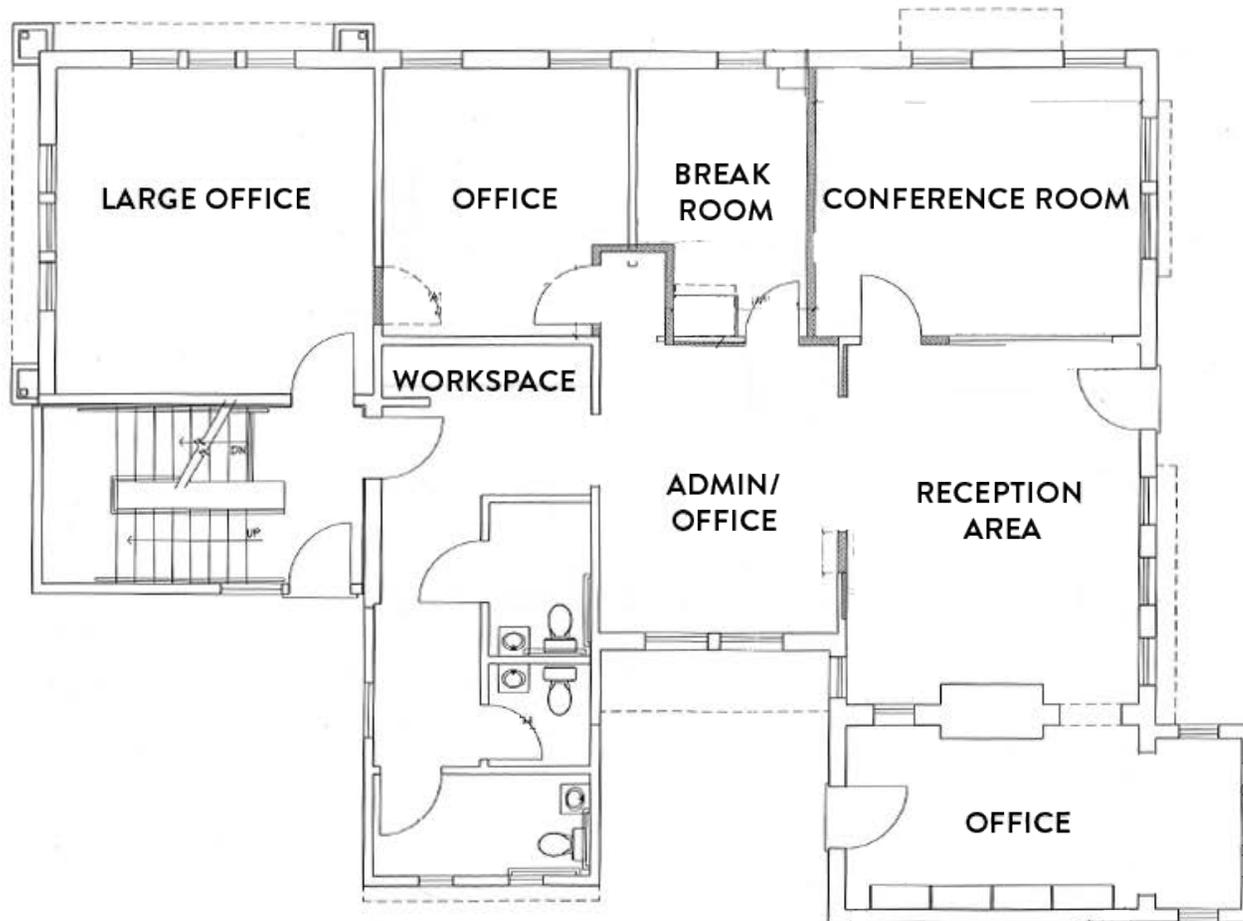


TAX MAP



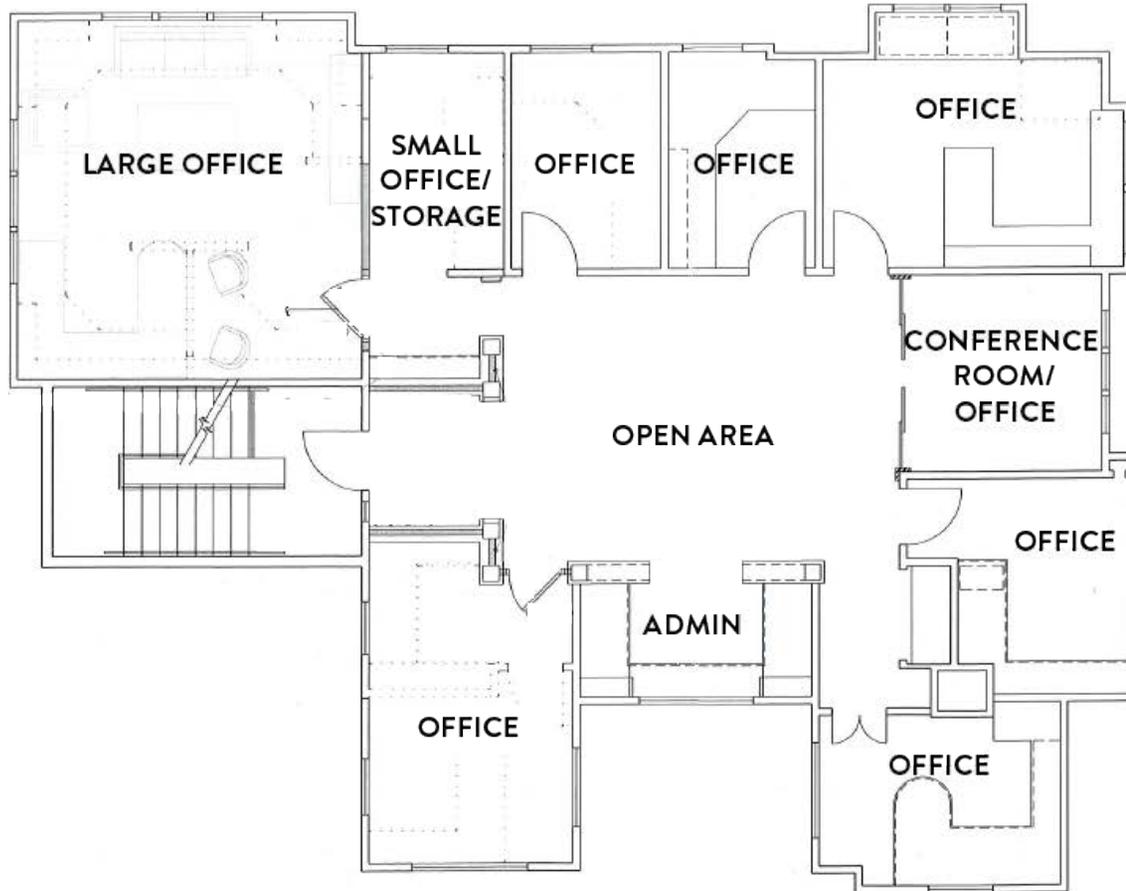
FLOORPLAN

MIDTOWN/ANSLEY PARK OFFICE



1 FIRST FLOOR
A1.4 1/4" = 1'-0"

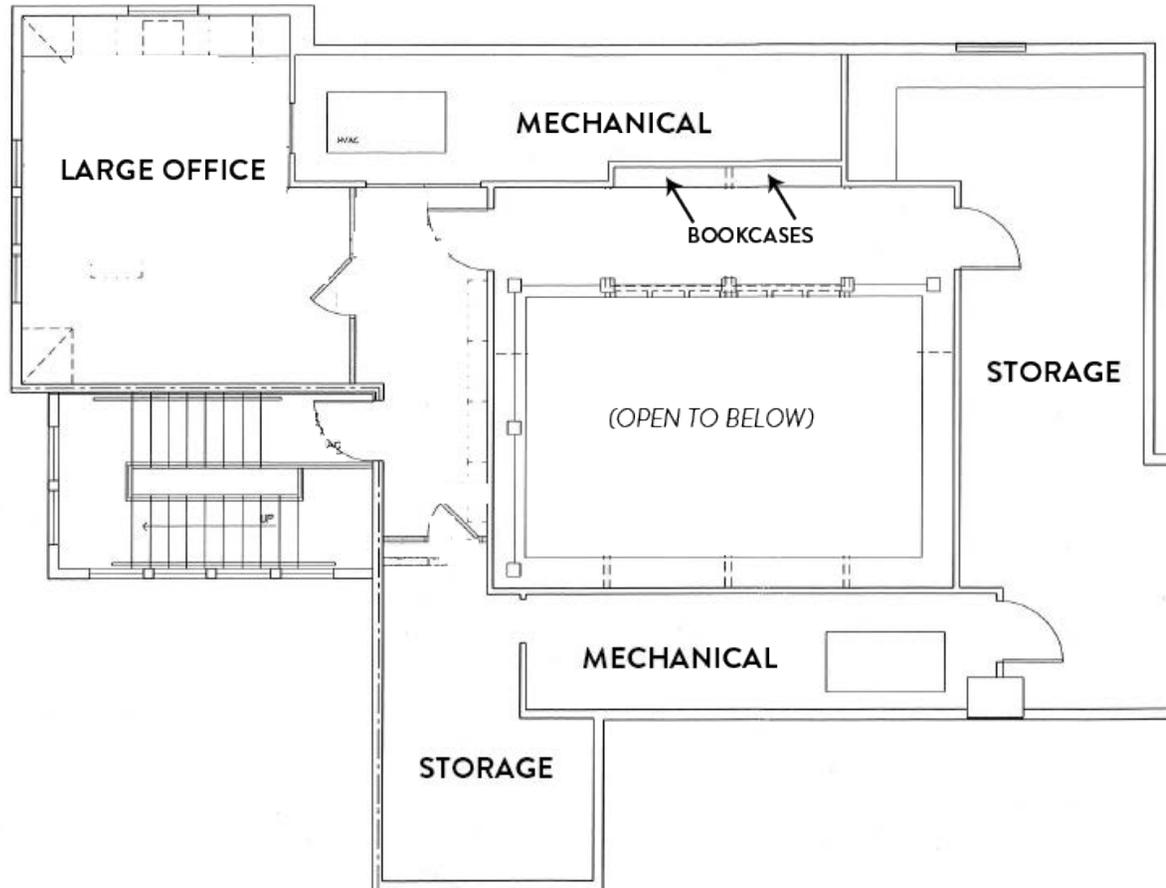
FLOORPLAN



1 SECOND FLOOR
A1.5 1/4" = 1'-0"

FLOORPLAN

MIDTOWN/ANSLEY PARK OFFICE



1 THIRD FLOOR
A1.6 1/4" = 1'-0"

AERIAL MAP

MIDTOWN/ANSLEY PARK OFFICE



RETAILER MAP



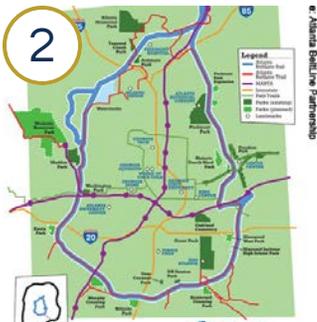




1

PONCE CITY MARKET

Ponce City Market is a 2.1 million SF mixed-use development located in the historic Sears, Roebuck & Co. building in Atlanta, with national and local retail anchors, restaurants, a food hall, boutiques and offices, residential units, and a carnival like rooftop amusement park overlooking the city. It is located where the BeltLine crosses Ponce de Leon Avenue in the Old Fourth Ward.



2

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.



3

ANSLEY GOLF CLUB

Ansley Golf Club is considered the most family oriented, friendly, and fun private country club in Atlanta. For golf, the Ansley course in Midtown, Atlanta was rated the second best 9-hole layout in America by Sports Illustrated, and boasts a USGA 18-hole rating that members enjoy playing year round.

PIEDMONT PARK

Piedmont Park is a 211-acre park located in Midtown. It draws more than 3 million annual visitors who enjoy the park's many amenities including fitness areas, walking trails, dog park, farmer's market and green space. The park also hosts many annual events and music festivals that bring visitors from all over the country.



4

COLONY SQUARE

North American Properties is planning a massive overhaul of the retail experience at one of Midtown's original high-rise developments. As the facility nears its 50th birthday, expect to see major changes on Peachtree Street, which could include an Apple Store, upscale shopping, high-end restaurants, and eventually an additional tower.



5

MERCEDES-BENZ STADIUM

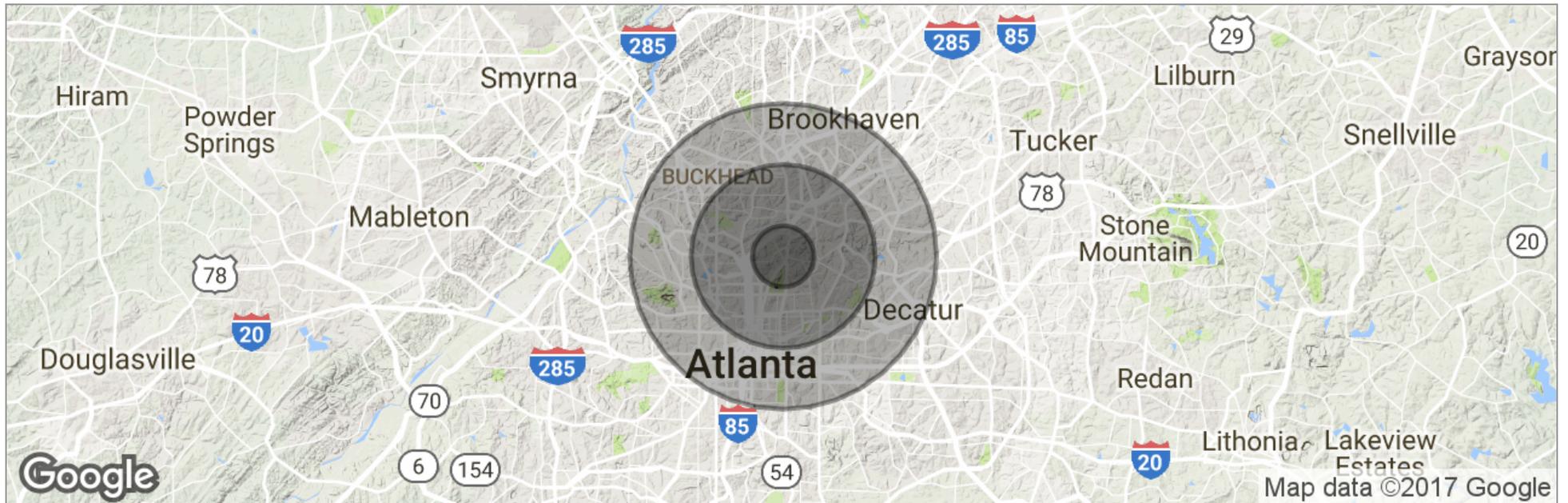
Scheduled to open for the 2017 NFL season, Mercedes-Benz Stadium will serve as the home of the Atlanta Falcons in addition to other sports, convention and entertainment events currently held at the Georgia Dome and other new marquee events that could be hosted in the future. Mercedes-Benz Stadium will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



6

DEMOGRAPHICS MAP

MIDTOWN/ANSLEY PARK OFFICE



	1 Mile	3 Miles	5 Miles
Total Population	12,401	152,877	349,202
Population Density	3,947	5,407	4,446
Median Age	37.5	33.6	33.4
Median Age (Male)	38.4	34.3	33.8
Median Age (Female)	36.9	32.9	33.4
Total Households	6,330	76,624	157,844
# of Persons Per HH	2.0	2.0	2.2
Average HH Income	\$133,379	\$101,305	\$94,581
Average House Value	\$519,878	\$463,338	\$437,501

* Demographic data derived from 2010 US Census



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Professional Background

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

Andy has held the #1 Top Producer title at Bull Realty 2013-2016, and has closed over \$110M of properties since 2013.

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 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. The firm also produces Atlanta's Commercial Real Estate Show available on

TEAM PROFILE

MIDTOWN/ANSLEY PARK OFFICE



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Aubri Lienemann
Marketing



Grant Smith
Marketing



Scott Jackson
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