



OFFICE SPACE AVAILABLE NOW

**HEALTH & WELLNESS CENTER
SANDY SPRINGS | 1,127 SF TO 2,000 SF**



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DISCLAIMER & LIMITING CONDITIONS

HEALTH & WELLNESS CENTER IN SANDY SPRINGS | 1,127 SF TO 2,000 SF

Bull Realty has been retained as the exclusive listing broker to arrange the sale or lease 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/tenants.

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, suitability or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller/Landlord. Each prospective purchaser/tenant is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing or leasing the Property described herein.

Owner/Seller/Landlord expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers and/or to terminate discussions with any party at any time with or without notice. Owner/Seller/Landlord shall have no legal commitment or obligation to any purchaser/tenant reviewing this Offering Memorandum or making an offer on the Property unless a written agreement for the purchase or lease of the Property has been fully executed, delivered and approved by the Owner/Seller/Landlord and any conditions to the purchaser or tenant's obligations therein have been satisfied or waived. The Owner/Seller/Landlord 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 Broker. 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. 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

HEALTH & WELLNESS CENTER IN SANDY SPRINGS | 1,127 SF TO 2,000 SF



PROPERTY OVERVIEW

You're invited to tour the refreshed Sandy Springs Health and Wellness Center. Join successful tenants in the health and wellness industries including Chiropractic, Dentist, Light Cosmetics, Family Practice and Weight Loss.

Walk to a wide range of quality dining options including LongHorn Steakhouse and Zafron Restaurant.

The property is well located near the new Sandy Springs City Center development, just off Roswell Road, less than two miles north of I-285 and less than two miles from GA-400 Abernathy Road exit.

Enjoy a great environment and an exceptional location, all at bargain rents.

PROPERTY HIGHLIGHTS

- Space from 1,127 SF to 2,000 SF available for immediate occupancy
- Rents as low as \$16.00/SF & \$4 CAM
- Rent includes business hours utilities
- Health, wellness & standard office uses
- Abundant free parking w/ multiple entrances
- 24-hour access and HVAC possible

PROPERTY OVERVIEW

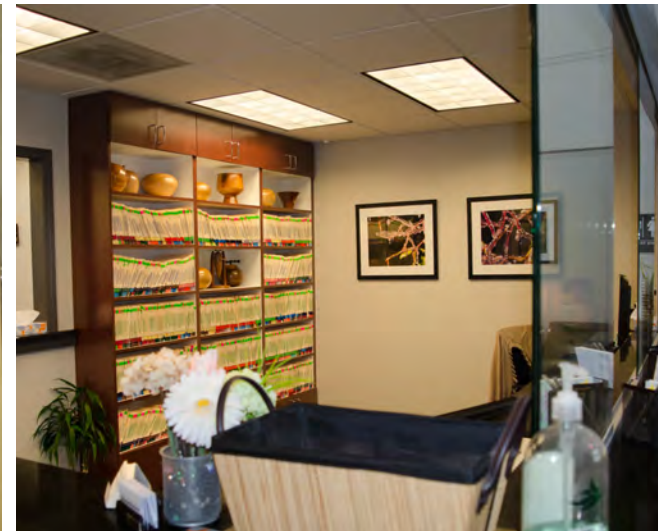
HEALTH & WELLNESS CENTER IN SANDY SPRINGS | 1,127 SF TO 2,000 SF

Address:	6667 Vernon Woods Dr, Sandy Springs, GA 30328
County:	Fulton
Site Size:	± 2.24 AC
Building Size:	31,308 SF
# of Stories:	2
Parking Ratio:	4.00/1,000 SF
Space Available:	±1,127 SF to 2,000 SF
Lease Rate:	Base rental rate starts at \$16.00/SF
CAM:	\$4/SF
Utilities:	Rates include all utilities except janitorial



INTERIOR PHOTOS

HEALTH & WELLNESS CENTER IN SANDY SPRINGS | 1,127 SF TO 2,000 SF



FLOOR PLANS

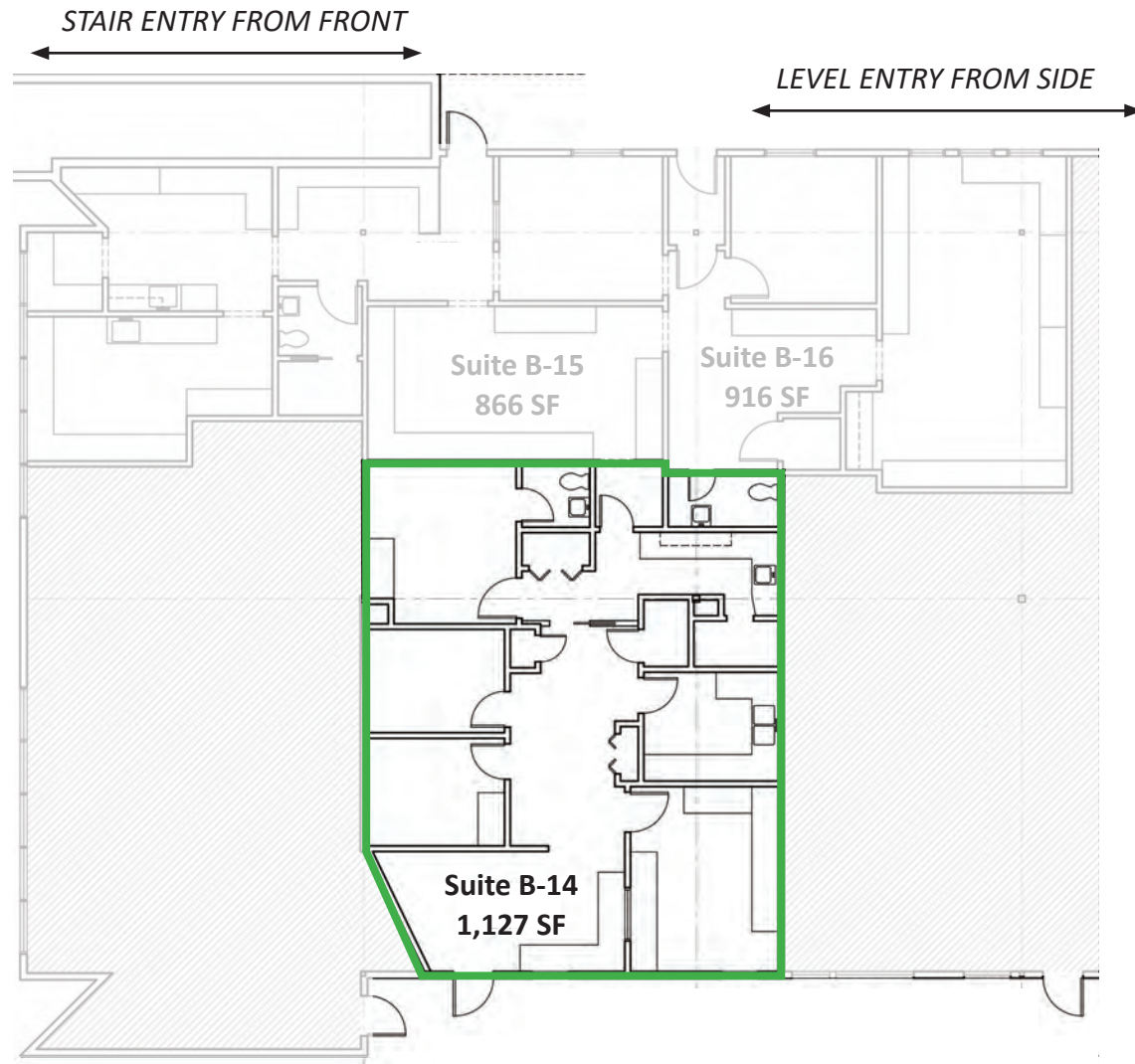
HEALTH & WELLNESS CENTER IN SANDY SPRINGS | 1,127 SF TO 2,000 SF

CURRENT LAYOUT

Suite B-14 | 1,127 SF

- Available for immediate occupancy
- \$16/SF base rent
- \$4 CAM

NORTH SIDE OF BUILDING



COURTYARD

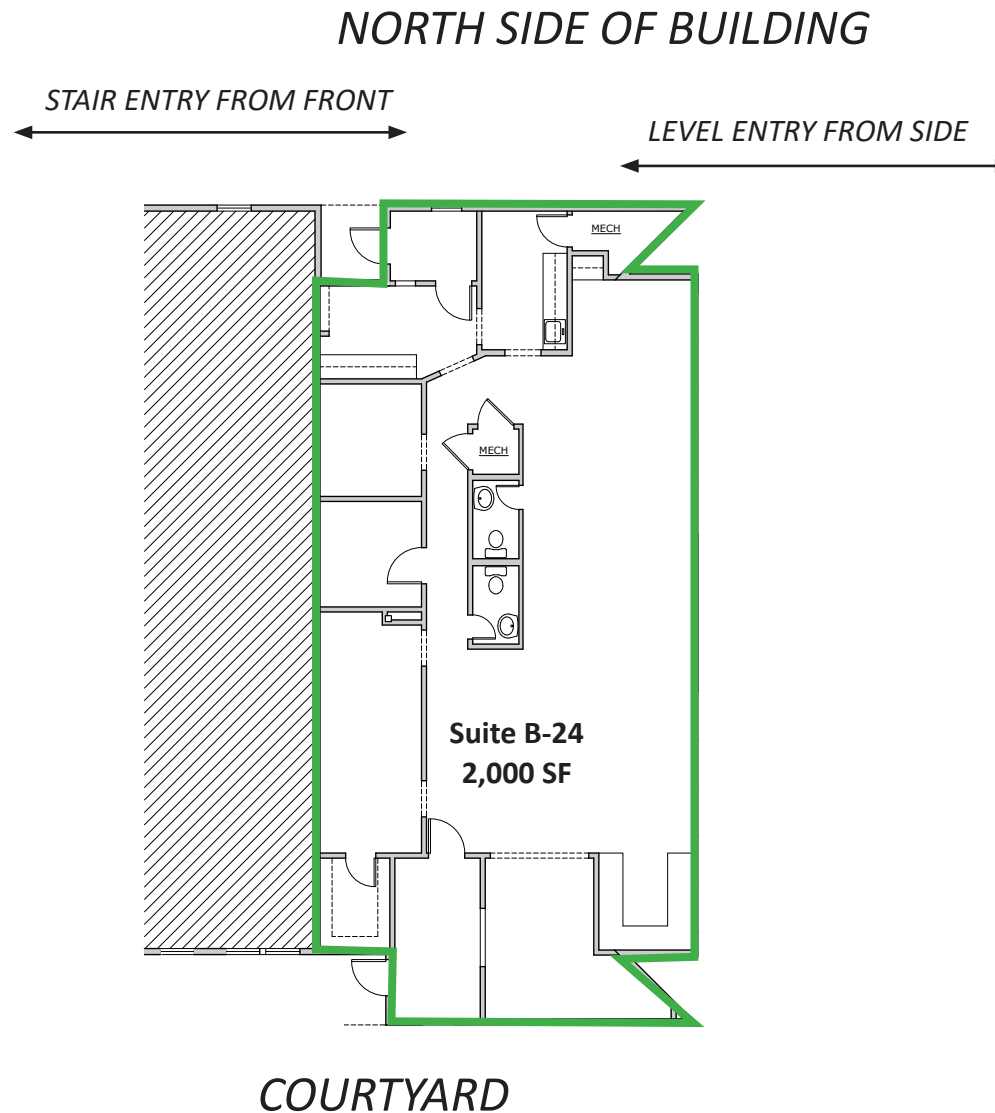
FLOOR PLANS

HEALTH & WELLNESS CENTER IN SANDY SPRINGS | 1,127 SF TO 2,000 SF

CURRENT LAYOUT

Suite B-24 | 2,000 SF

- Available November 1, 2020
- \$16/SF base rent
- \$4 CAM



LOCATION MAPS

HEALTH & WELLNESS CENTER IN SANDY SPRINGS | 1,127 SF TO 2,000 SF



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,638	73,782	191,430
MEDIAN AGE	45.9	37.0	38.0
MEDIAN AGE (MALE)	42.7	37.0	37.9
MEDIAN AGE (FEMALE)	48.3	37.3	38.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,388	34,419	83,305
# OF PERSONS PER HH	2.0	2.1	2.3
AVERAGE HH INCOME	\$107,027	\$106,980	\$122,375
AVERAGE HOUSE VALUE	\$397,960	\$453,997	\$476,723

Source: ESRI

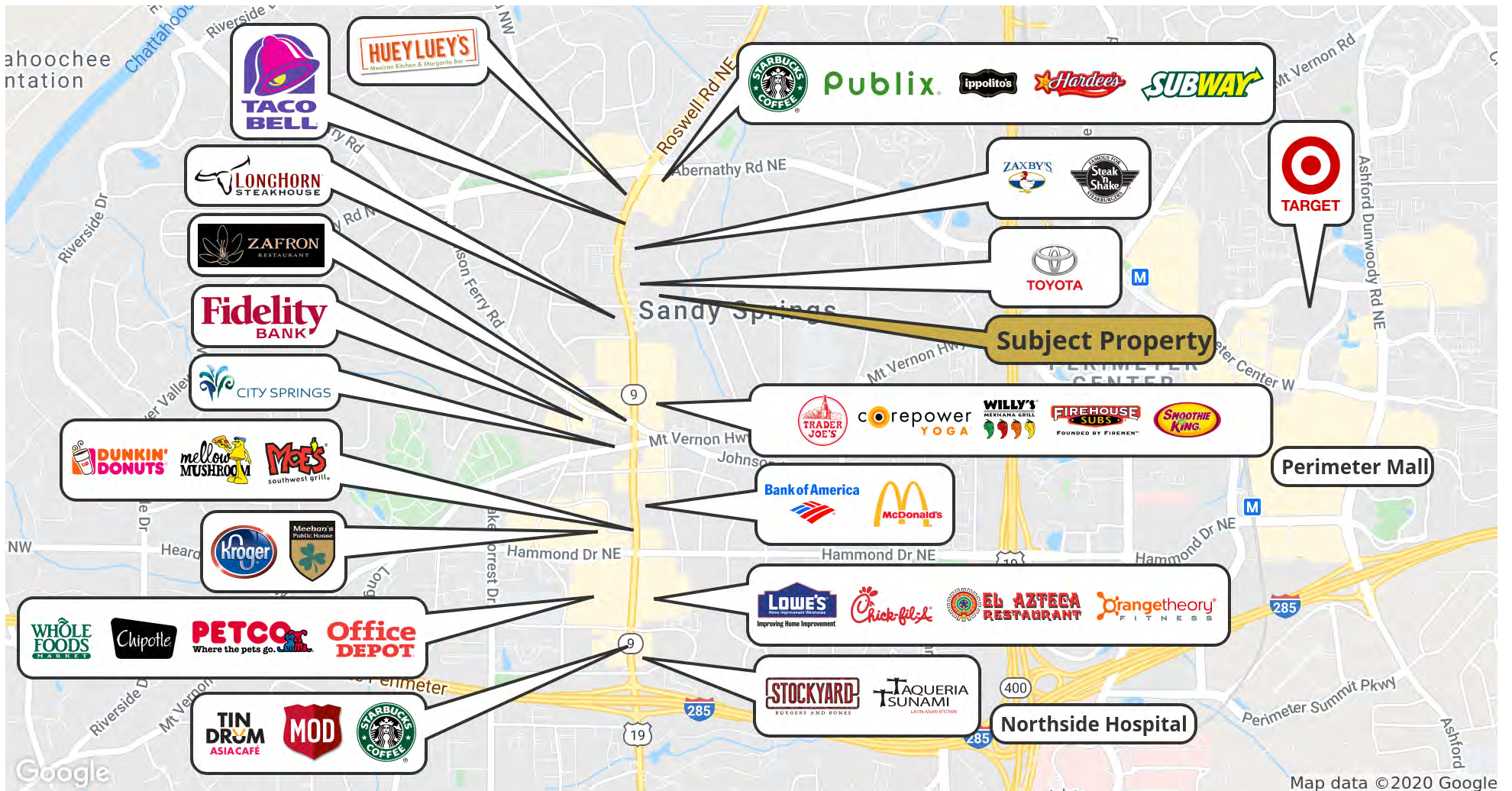
LOCATION DESCRIPTION

Centrally located in the popular, north Perimeter market of the Atlanta MSA. Sandy Springs offers multiple options for dining, living and entertainment and is convenient to Roswell, Central Perimeter, Cobb County and Buckhead.

For more information on the area, see page 11,12 and 13 of this document.

RETAILER MAP

HEALTH & WELLNESS CENTER IN SANDY SPRINGS | 1,127 SF TO 2,000 SF



Map data ©2020 Google

ABOUT THE AREA

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SANDY SPRINGS

The City of Sandy Springs enjoys and expresses a traditional Southern charm, while also catering to its business-minded residents with efficient and responsive services. The City was incorporated in 2005, and it is the sixth largest city in Georgia and the second largest city in the metropolitan Atlanta area.

Efforts to incorporate Sandy Springs began in 1966, in response to attempts by the city of Atlanta to annex this unincorporated area of North Fulton County. Sandy Springs residents fought for 40 years to obtain their own government and in June 2005, it happened, and the first mayor was elected. The city initiated a non-traditional approach by operating as a Public Private Partnership (PPP), with nearly half of City staff employed by a private company.

In 2010, the City moved from a single source provider to contracting with seven private companies, saving the City an estimated \$7M per year over five years. In 2018, the City transitioned Department Heads from contract to city-held positions. In 2019, the City Council approved moving General City Services including Public Works, Community Development, Finance, IT, Communications, Facilities, Recreation and Parks, Municipal Court and Economic Development from contract to city-held positions, saving the City more than \$14M over five years as compared with proposed costs utilizing private sector partners.

Since the incorporation of Sandy Springs, many other metro cities have formed – Dunwoody, Brookhaven, Chattahoochee Hills, Peachtree Corners, Milton, Johns Creek and the city of South Fulton.

Source: SandySpringsGA.gov



SANDY SPRINGS™



CITY SPRINGS

When the City of Sandy Springs incorporated in 2005, the City lacked a center point and a traditional component of most cities – a town square. That challenge presented the community with the unique opportunity to craft its downtown from scratch, transforming a centrally-located strip mall with a huge asphalt parking lot into a 21st Century town square.

Planning began in 2012, with a public-involved planning process to develop a master plan for the City's downtown area. The community asked for the creation of a unique, vibrant, walkable City Center, which incorporates mixed-use development, introducing new dining, high-end residential living, and amenity retail and entertainment options. The community also sought an appropriate setting for a performing arts facility. In determining the content desired related to the arts which would influence ultimate design, the community was again engaged in public visioning sessions, also including members of the arts community.

The resulting design created a complex which features a main theatre designed to support a wide-range of programs and activities. Sizeable at 1,070 seats, the Byers Theatre also incorporates a sense of intimacy ideal for theatre productions. Versatility is the best adjective to describe the Studio Theatre which provides the right sized venue for smaller productions, in addition to its flexibility to meet the needs of corporate meetings and events.

Located above the Studio Theatre is an open-air City View Terrace, offering compelling views of City Springs and beyond. This rentable space is equally fitting as an intimate performance space or reception. The Terrace is adjacent to the Conference Center which offers a variety of spaces for company meetings and special events.

Source: CitySprings.com





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Professional Background

Michael Bull, CCIM, founder and CEO of Bull Realty, is an active commercial real estate advisor. He is a licensed broker in nine southeast states and has assisted clients with over 6 billion dollars of transactions over his 30-year career.

Mr. Bull founded Bull Realty in 1998 initially with two primary missions: to provide a company of brokers known for integrity and to provide the best disposition marketing in the nation. Now Michael and his brokers provide disposition, acquisition, project leasing, tenant representation and advisory services in all major property sectors. Michael personally leads a team focused on office investment sales.

You may know Michael as host of America's Commercial Real Estate Show. The popular weekly show began broadcasting in 2010 and today is heard by millions of people around the country. Michael and other respected industry analysts, economists and leading market participants share market intelligence, forecasts and success strategies. The show is available on-demand on YouTube, Apple Podcasts and the show website, www.CREshow.com. If you get a chance, see Michael speak at commercial real estate events around the country.

Mr. Bull's articles have been published nationwide including in the National Real Estate Investor, France Media Publications, Atlanta Journal Constitution, Atlanta Business Chronicle, Multi-Housing News, Shopping Center Business, The Broker List, LoopNet and Nation's Restaurant News.

Michael's involvement with professional organizations include CCIM Member, National Association of REALTORS, the International Council of Shopping Centers, Atlanta Leaders Group, Real Estate Group of Atlanta, the Atlanta Press Club, the Atlanta Chamber of Commerce.

Michael's hobbies include music, comedy and performance boating.

Bull Realty is a commercial real estate sales, leasing, and advisory firm licensed in nine Southeast states headquartered in Atlanta. The firm was founded in 1998 on two primary missions: to provide a company of advisors known for integrity and to provide the best disposition marketing in the nation. Still guided by these philosophies, the firm's services have expanded to include disposition, acquisition, project leasing, tenant representation and consulting services. To add additional value and efficiency for clients, advisors focus on specific sectors and services in the office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease sectors.

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 Apple Podcast, all major podcast sites, YouTube and www.CREshow.com.