



1155 Hightower Trail, Atlanta, GA 30350

\$1,550,000

1155 Hightower Trail / Two Story Office Building

Two-Story Dunwoody Office Bldg. | 5,166 SqFt



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Listing Added: 03/03/2026

Listing Updated: Today



Details

Asking Price	\$1,550,000	Property Type	Office
Sub Type	Creative Office, Executive Office, Traditional Office	Investment Type	Owner/User
Class	B	Lease Type	Modified
Tenancy	Multi	Square Footage	5,166
Price per SqFt	\$300.04	Occupancy	50%
Occupancy Date	03/03/2026	Units	2
Year Built	1985	Buildings	1
Stories	2	Zoning	OI
Lot Size (acres)	0.344	Parking (spaces)	13
APN	17 002600010359		

Marketing Description

Located in the North Fulton / Sandy Springs corridor, 1155 Hightower Trail offers a rare owner-user opportunity in a well-maintained two-story office building totaling approximately 5,166 square feet. The first-floor suite (#100 – 2,583 SF) is currently leased to DPI on a three-year lease term, providing immediate income, while still allowing flexibility for an owner with a landlord termination option requiring four months’ notice. The second-floor suite (#200 – 2,583 SF) is vacant and newly renovated, creating an excellent opportunity for an owner to occupy a move-in ready office space while benefiting from rental income from the first floor.

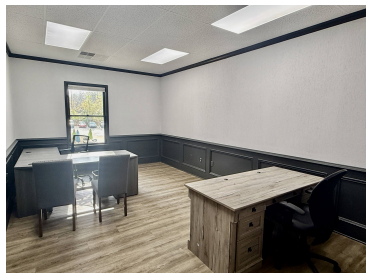
Suite #200 features a professional layout with a reception desk and coffee bar, an oversized conference room, two executive offices, four standard offices, a staff kitchen and break area, two private restrooms, and a large storage closet. The space is filled with abundant natural light from windows throughout and has been recently upgraded with hardwood floors and modern finishes. The property includes approximately 24 parking spaces, offering convenient access for employees and visitors. This flexible layout makes the property well suited for professional services such as legal, financial, consulting, marketing, or medical office users seeking a high-quality office environment with built-in income potential.



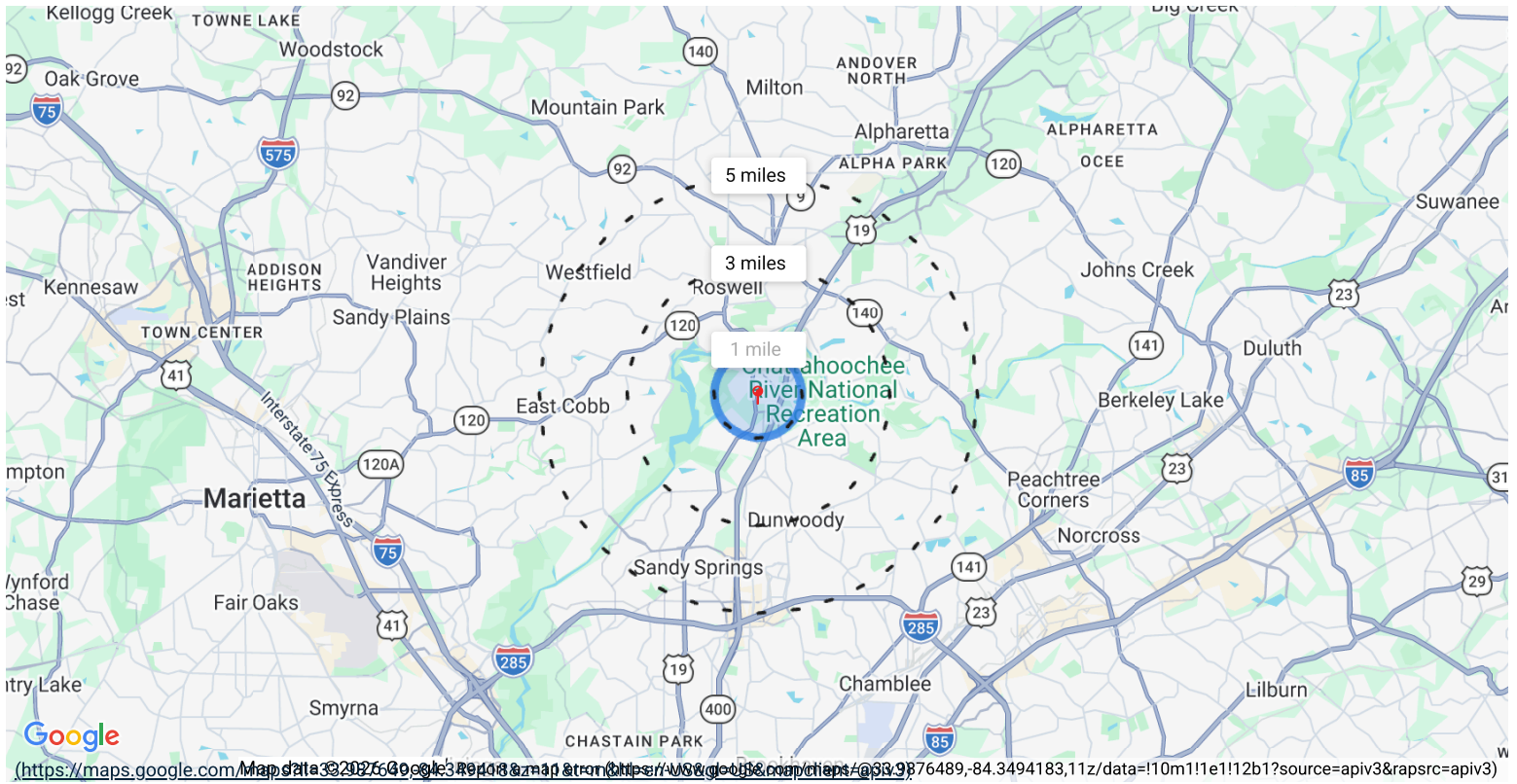
Location (1 Location)



Property Photos (20 photos)



Demographic Insights



1 mile

3 miles

5 miles

Population

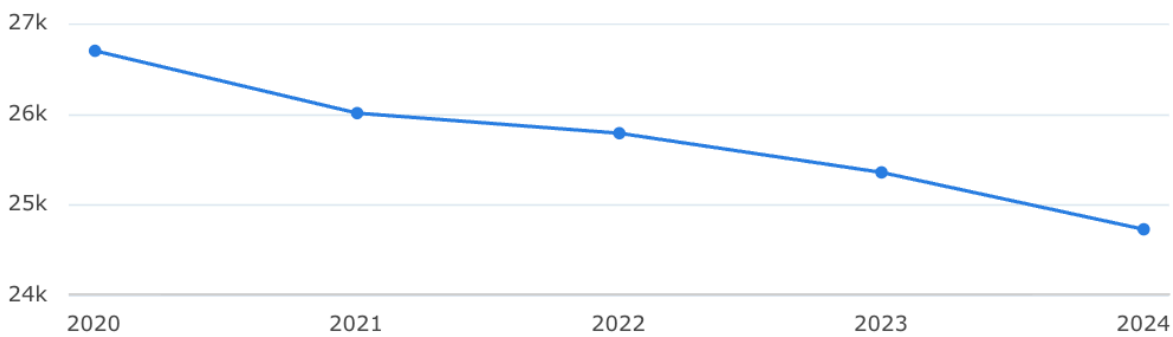
24.7k

↓ 2%

Compared to 25.4k in 2023

↓ 7%

Compared to 26.7k in 2020



Household Income

\$86.4k

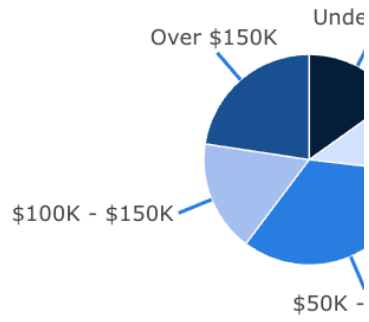
Median Income

\$82.6k

2029 Estimate

↓ **4%**

Growth Rate



Age Demographics

37

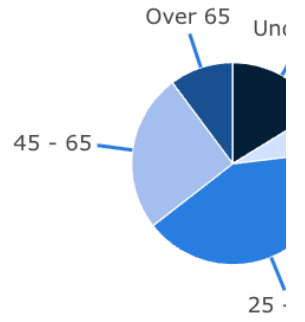
Median Age

36

2029 Estimate

↓ **0%**

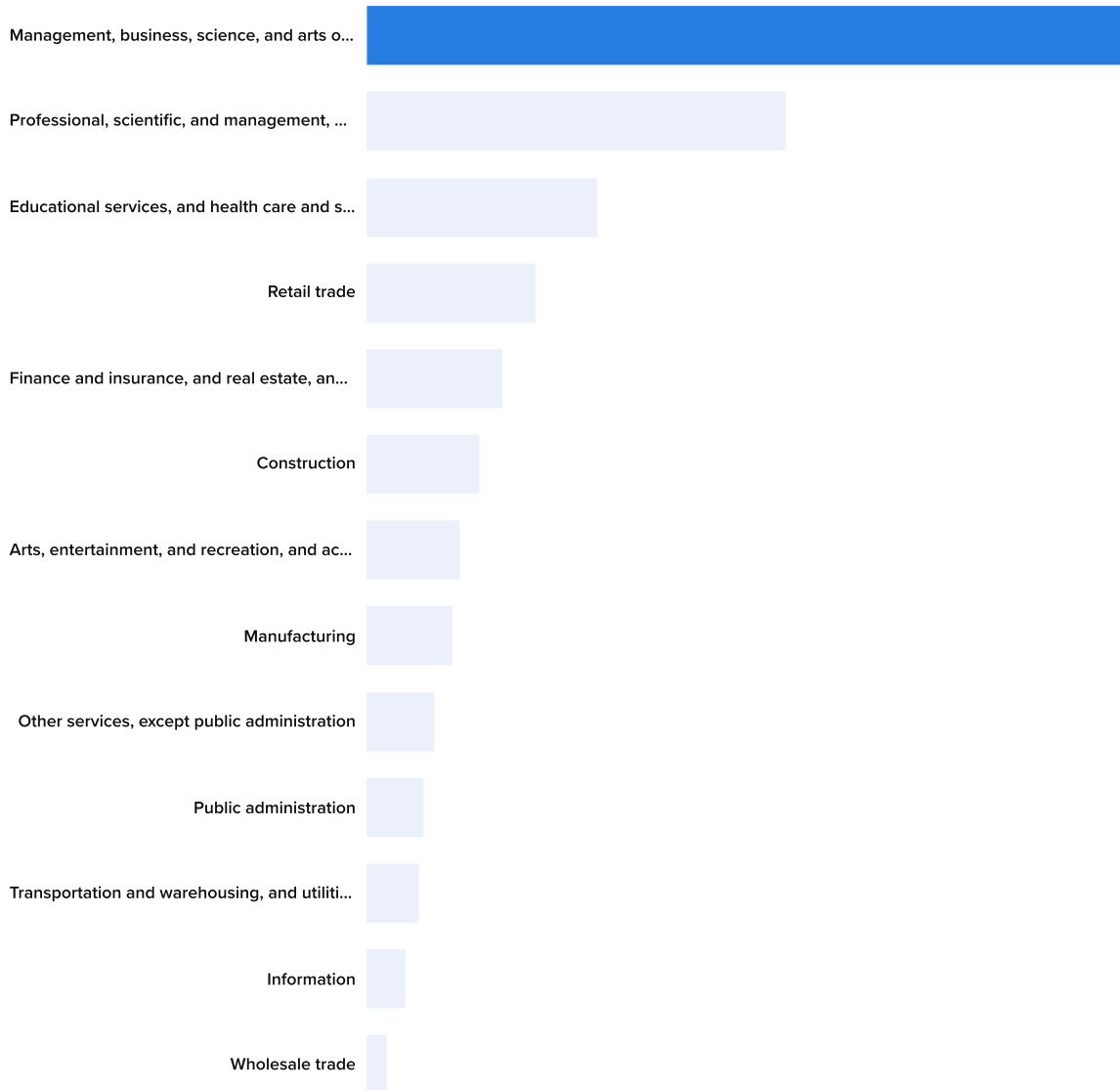
Growth Rate



Number of Employees

21.4k

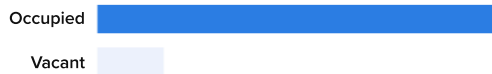
Top Employment Categories



Housing Occupancy Ratio

10:1

10:1 predicted by 2029



Renter to Homeowner Ratio

1:1

2:1 predicted by 2029

