

12k SF OFFICE BUILDING FOR SALE

DECATUR/TUCKER

2771 LAWRENCEVILLE HIGHWAY | DECATUR | GEORGIA | 30033

HIGHLIGHTS

- 12,048 RSF / 10,481 USF
- Fully leased w/ short term leases
- 2,081 RSF up to 12,048 RSF available at sale
- 2 story office building
- Built in 1985
- Excellent location under 1 minute to I-285
- Adjacent to medical
- Decatur and Tucker markets
- Rare street signage
- Perfect for owner occupied building
- Common corridor w/ common restrooms on each floor

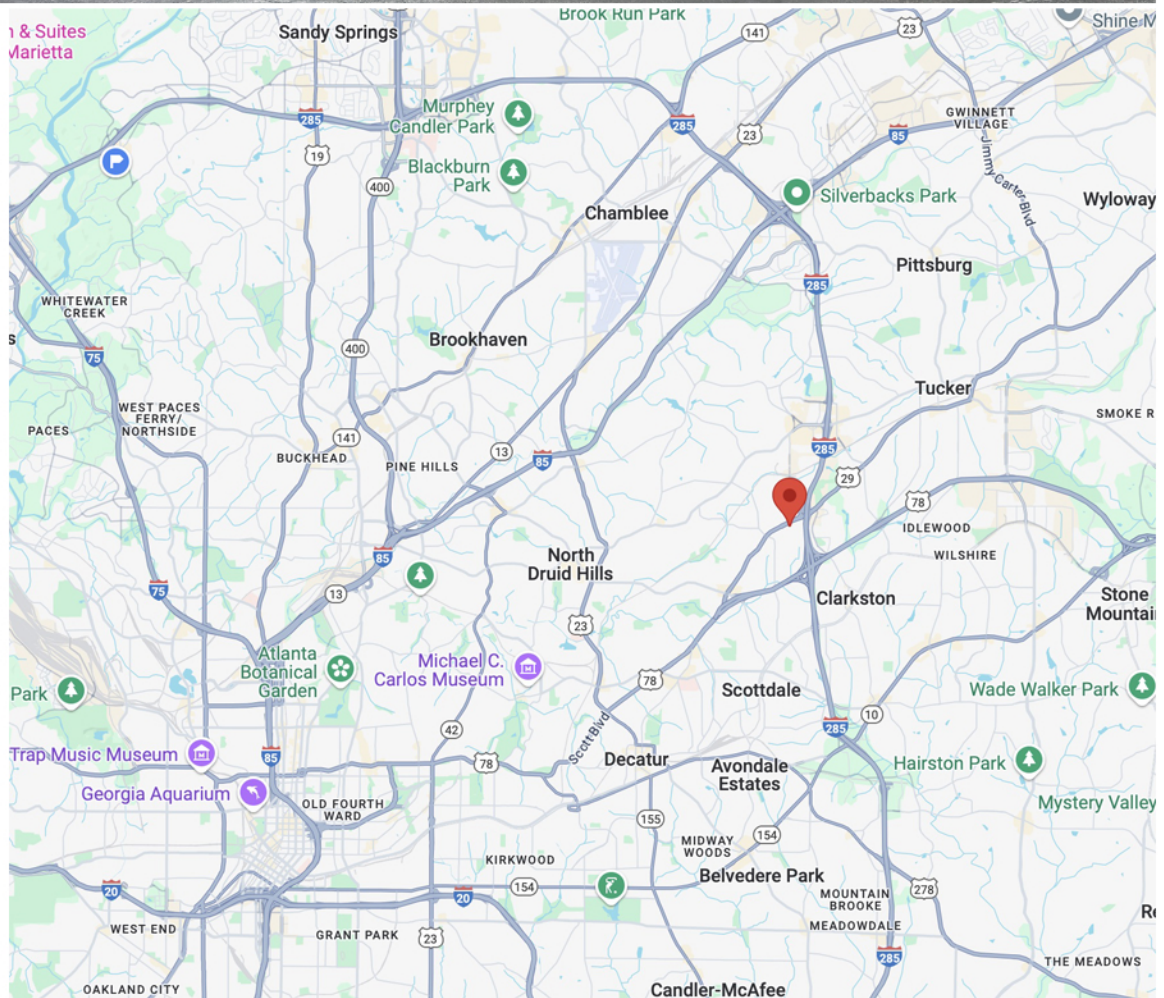
FOR SALE
\$2,200,000

For information, contact:
Ryan Denbow, CCIM
rdenbow@jwbrealty.com

Chris Massey
chris@jwbrealty.com
(770) 622-3050

JWB Realty Services
2771 Lawrenceville Hwy
Suite 210
Decatur, GA 30033

www.jwbrealty.com

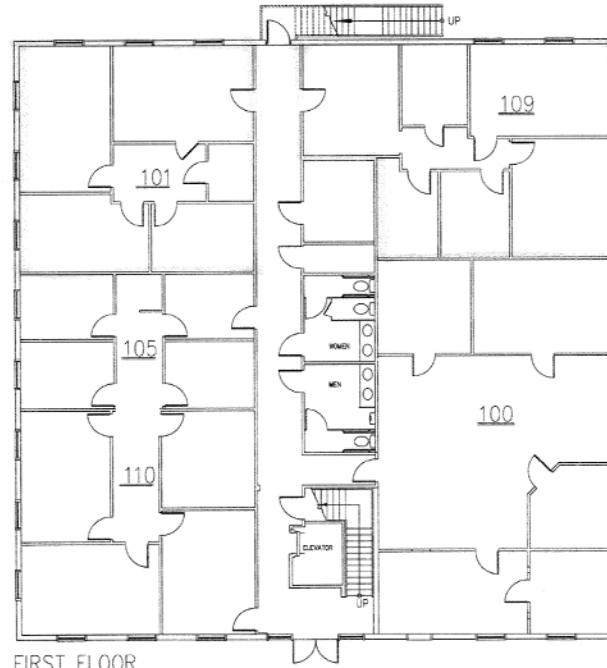


The information contained herein has been obtained from a source deemed reliable. JWB Realty Services has no reason to doubt its accuracy, however we do not guarantee it. JWB Realty Services is acting as agent for, and is being compensated by the owner of the property, and is not acting as agent for the prospective tenant.

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FIRST FLOOR
SCALE: 1/16" = 1'-0"

SPACE	USEABLE SF.	RENTABLE SF.
SUITE 100	1,602 SF	1,842 SF
SUITE 101	998 SF	1,147 SF
SUITE 105	584 SF	671 SF
SUITE 109	1,082 SF	1,244 SF
SUITE 110	979 SF	1,125 SF
TOTAL	5,245 SF	6,029 SF

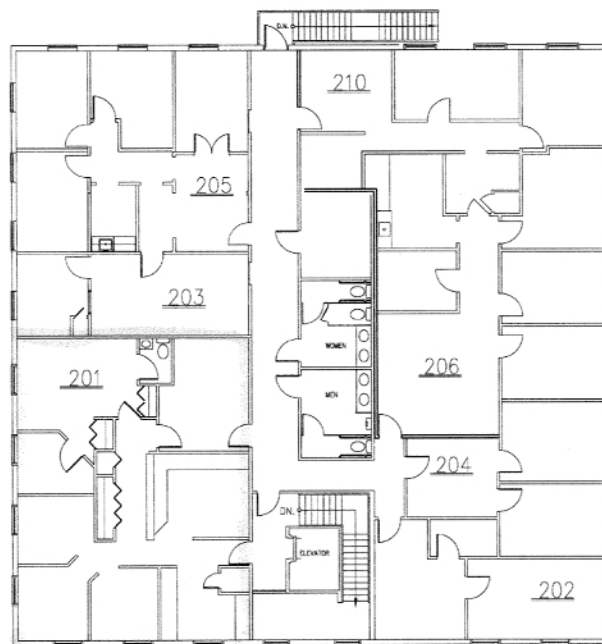
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SECOND FLOOR
SCALE: 1/16" = 1'-0"

SPACE	USEABLE SF.	RENTABLE SF.
SUITE 201	1,316 SF	1,513 SF
SUITE 202	403 SF	463 SF
SUITE 203	335 SF	385 SF
SUITE 204	471 SF	541 SF
SUITE 205	901 SF	1,036 SF
SUITE 206	1,043 SF	1,199 SF
SUITE 210	767 SF	882 SF
TOTAL	5,236 SF	6,019 SF

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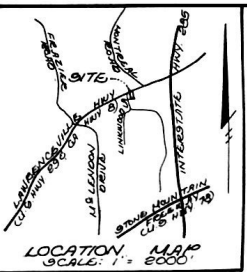
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Commercial Rent Roll

Property: 2771 Decatur Building, LLC.

As of 07/14/25

Tenant Name	Unit	Sq Ft	Pro Rata		Lease Start	Lease End	Security	Rent Charges
			Share				Deposit	
Cara Realty, Inc.	DEC 100	1,842	14.63		2/1/04	MTM	0.00	1,600.00
Craig Castanet	DEC 101	1,147	9.11		5/1/15	MTM	1,433.75	1,433.75
HDFS, LLC.	DEC 105-A	1,796	14.27		8/1/24	MTM	0.00	350.00
Jerry Thomas	DEC 105-B	0	0.00		1/1/19	12/31/25	0.00	325.00
Prince Sam Auto, LLC.	DEC 105-C	0	0.00		7/1/19	MTM	0.00	325.00
Captain Auto Sales, Inc.	DEC 105-D	0	0.00		1/1/18	MTM	0.00	450.00
Captain Tax & Insurance,	DEC 105-E	0	0.00		2/15/24	MTM	0.00	500.00
Mahdi Brothers, Inc.	DEC 105-F	0	0.00		12/1/21	MTM	0.00	350.00
Aisha Muhammad	DEC 105-G	0	0.00		1/1/25	12/31/25	0.00	350.00
<VACANT>	DEC 105-H	0	0.00				0.00	0.00
Anikita Patel and Hardik S	DEC 109	1,244	9.88		1/1/25	12/31/25	1,500.00	1,625.00
DW Engineering Construc	DEC 201	1,513	12.02		6/1/19	MTM	0.00	525.00
The Stephenson Agency, I	DEC 202/204	1,004	7.98		8/1/21	MTM	1,650.00	1,650.00
Summit CPA & Financial	DEC 203/205	1,421	15.59		5/1/24	4/30/26	2,000.00	2,121.80
JWB Realty Services, LLC	DEC 206/210	2,081	16.53		12/1/13	MTM	0.00	2,000.00
Report Totals		<u>12,048</u>					<u>6,583.75</u>	<u>13,605.55</u>



LEGAL DESCRIPTION

ALL that tract or parcel of land lying and being in Land Lot 145 of the 18th District of DeKalb County, Georgia and being more particularly described as follows:

BEGINNING at a 1/4 inch rebar set located at the northwesterly end of a mitered intersection formed by the easterly right-of-way line of Linkwood Lane (having a 50 foot right-of-way) with the southerly right-of-way line of Lawrenceville Highway, also known as U.S. Highway No. 29 & Georgia State Route No. 8, (having a varying right-of-way, thence running along the southerly right-of-way line of said road North 60 degrees, 42 minutes and 27 seconds East for a distance of 191.75 feet to a 1/4 inch rebar set; thence leaving the southerly right-of-way line of said road and running South 08 degrees, 03 minutes and 11 seconds East for a distance of 204.36 feet to a 1/4 inch rebar set; thence South 73 degrees, 03 minutes and 03 seconds West for a distance of 167.46 feet to a 1/4 inch rebar set found on the easterly right-of-way line of said Linkwood Lane; thence running along the easterly right-of-way line of said road North 18 degrees, 15 minutes and 28 seconds West for a distance of 136.90 feet to a 1/4 inch rebar set located at the southwesterly end of a mitered intersection formed by the southerly right-of-way line of said road and the southerly right-of-way line of said Lawrenceville Highway; thence running along the mitered right-of-way line North 14 degrees, 50 minutes and 20 seconds East for a distance of 28.24 feet to the 1/4 inch rebar set located at the POINT OF BEGINNING, containing 0.7527 acres (32,787 square feet) of land and being improved property known as 2771 Lawrenceville Highway according to the present system of measuring in DeKalb County, Georgia.

TITLE EXCEPTIONS AS REFERENCED IN TOWN TITLE, LLC CERTIFICATE OF TITLE, FILE NO. 8084.906, EXHIBIT "B", EFFECTIVE DATE OF JUNE 21, 2006:

1. Easements to Georgia Power Company as follows: (a) from R.E. Buffington, dated June 27, 1956, recorded in Deed Book 1210, page 291, DeKalb County, Georgia records. (Blanket Easement is not possible from deed conveyance. It is not certain if this particular easement properly affects subject property); and (b) from Tom Woodall and Mason McLaughlin, dated January 11, 1986, recorded in Deed Book 5489, page 43, aforesaid records. (Georgia Power Company facilities located on subject property that provided electrical services to premises are contained in this Blanket Easement)
2. Easement from Mary S. Buffington, n/v/a Mrs. R.E. Buffington, to DeKalb County, dated December 6, 1963, recorded in Deed Book 4985, page 300, aforesaid records (affects subject property)
3. Conveyance of Access Rights from Tom Woodall to Department of Transportation, State of Georgia, dated December 5, 1964, recorded in Deed Book 5208, page 432, aforesaid records (limited access appears to be along Lawrenceville Highway, except for the designated cut where existing driveway is located)
4. Right Way Easement from Tom W. Woodall and Mason McLaughlin, Jr. to Southern Bell Telephone and Telegraph Company, dated December 30, 1985, recorded in Deed Book 5390, Page 706, aforesaid records (affects subject property)

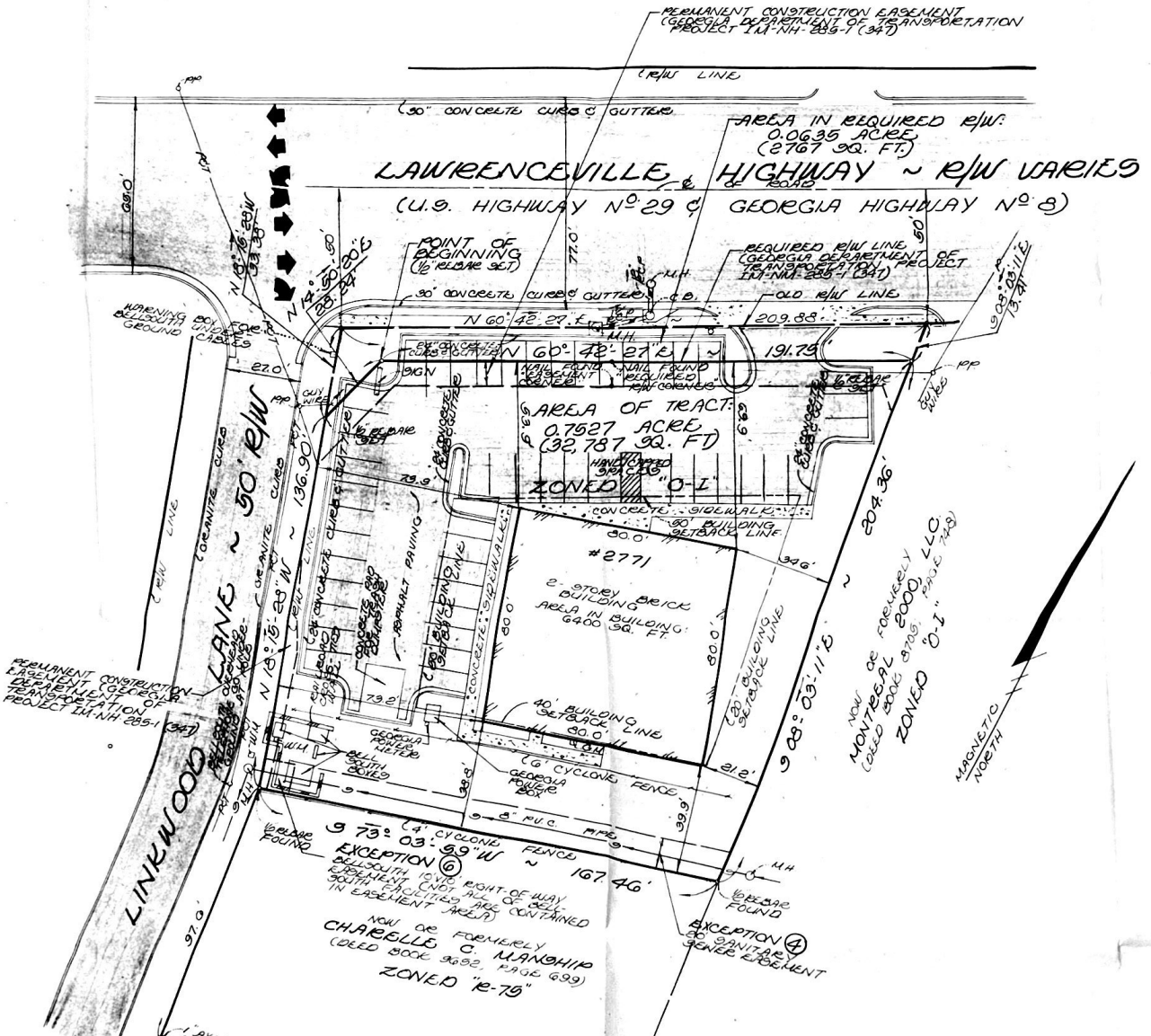
SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD PRACTICE REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" FORMALLY ADOPTED BY AMERICAN LAND TITLE ASSOCIATION (ALTA), AMERICAN COUNCILS ON SURVEYING & MAPPING (ACSM) AND NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS) IN 2005 AND ENCLOSED FORMS 1, 2, 3, 4, 6, 7A, 8, 9, 10, 11 (AS TO UNLINED, SURFACE MATTERS ONLY), 12, 13, 14, 15 AND 16 OF TABLE A THEREOF. FURTHERMORE TO THE ACCURACY REQUIREMENTS AS ADOPTED BY ALTA, ACSM AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSTOOD FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGULAR, DISTANCE, AND CLIMBER REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

Richard A. D.
 RICHARD A. DEXTER, LICENSED LAND SURVEYOR
 LEO-TURLEY & ASSOCIATES, P.C.
 DATE: AUG. 8, 2006



69/6



LEGEND:

R/W	RIGHT-OF-WAY
M.H.	MANHOLE
P.P.	POWER POLE
W.M.	WATER METER
C.B.	CATCH BASIN
R.C.P.	REINFORCED CONCRETE PIPE
G.M.	GAS METER
R-75	SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT
O-1	OFFICE-INSTITUTION ZONING DISTRICT
-P-	OVERHEAD POWER LINE
-T-	OVERHEAD TELEPHONE LINE
-S-	SANITARY SEWER LINE
-F-	FIRE HYDRANT
C.L.	CENTER LINE

- REFERENCES:
1. Final Plat of Linkwood Acres Subdivision recorded in Plat Book 25, Page 81, DeKalb County, Georgia records.
 2. Georgia Department of Transportation Right-of-Way Map, Project No. F-003-2(18), DeKalb County, dated June 28, 1977, Sheet No. 10.
 3. Limited Warranty Deed from Dexter T. Crofts to Montreal 2000, LLC, dated September 22, 1995, recorded in Deed Book 8705, Page 748, aforesaid records.

- NOTES:
1. ACCORDING TO THE FLOOD INSURANCE RATE MAP OF DEKALB COUNTY, GEORGIA AND OTHER INCORPORATED AREAS (MAP NUMBER 1308000000 H, EFFECTIVE DATE OF MAY 7, 2001), THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" (OTHER AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN).
 2. ABOVE GROUND OBSERVATION INDICATES THAT ALL UTILITIES (GAS, WATER, POWER, TELEPHONE, SEWER, ETC.) PRESENTLY SERVE SUBJECT PROPERTY. LEO-TURLEY & ASSOCIATES, P.C. DOES NOT CERTIFY TO THE CORRECTNESS, ACCURACY, SIZE, TYPE, EXISTENCE OR NON-EXISTENCE OF ANY UNDERGROUND UTILITIES.
 3. THE FIELD DATA UPON WHICH THIS MAP OR PLAN IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 20,000 FEET AND AN ANGULAR ERROR OF 4 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
 4. THIS MAP OR PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.
 5. A KERN DMS-2 ONE SECOND THEODOLITE AND TOPCON DM-2 ELECTRONIC DISTANCE METER WERE USED TO OBTAIN THE ANGULAR AND LINEAR MEASUREMENTS FOR THIS SURVEY.

SURVEY FOR 2771 DECATUR BUILDING, LLC AND FIDELITY NATIONAL TITLE INSURANCE COMPANY

LAND LOT 145 ~ 18TH DISTRICT
 DEKALB COUNTY, GEORGIA
 SCALE: 1" = 20' AUG. 8, 2006

SURVEY BY
 LEO-TURLEY & ASSOCIATES, P.C.
 4191 LINDSEAL DRIVE SUITE 206-F
 DECATUR, GEORGIA 30038 (404) 501-9900

PT. 898
 06.08.22