



# Sandy Springs Office/Medical Space

Lease  $\pm 2,548$  SF to  $\pm 10,738$  SF

5009 Roswell Road  
Atlanta, GA 30342







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## PROPERTY OVERVIEW

Opportunity to operate your successful business or practice in a beautiful upscale office building in the affluent Sandy Springs area. Lease a small space as  $\pm 2,548$  SF to as much as  $\pm 10,738$  SF. This impressive building offers monument sign exposure to 33,000 cars per day, plenty of gated parking some of which is covered, a secured building entrance, and two elevators.

Conveniently located between Buckhead and Pill Hill in a high demographic patient demand area with quick access to 3 hospitals. Guests and employees enjoy multiple shopping and dining options within walking distance.



**LEASE RATES FROM \$24/SF NNN**

## PROPERTY HIGHLIGHTS:

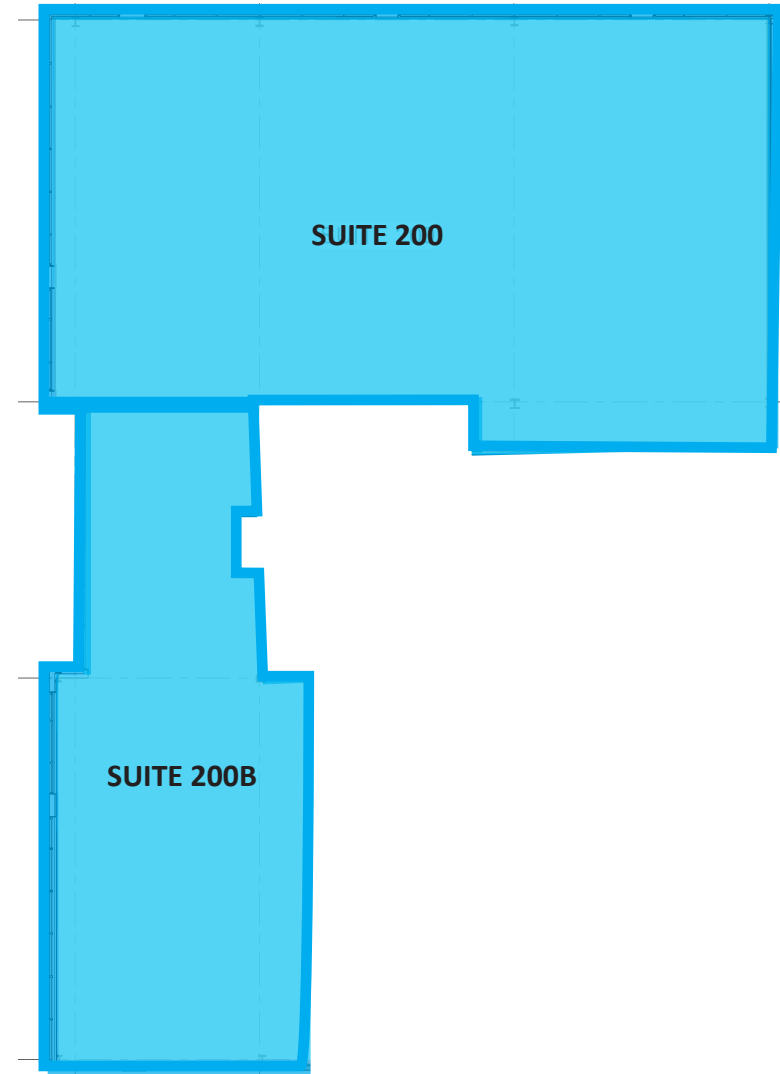
|                   |   |
|-------------------|---|
| ADDRESS:          | 5009 Roswell Road,<br>Atlanta GA 30342  |
| SUITES AVAILABLE: | Suite 200 - $\pm 2,548$ - $\pm 7,801$ RSF<br>Suite 202 - $\pm 2,937$ RSF              |
| BUILDING SIZE:    | $\pm 36,000$ SF   |
| YEAR BUILT:       | 2007  |
| YEAR RENOVATED:   | 2019 & 2024   |
| SIGNAGE:          | Monument  |
| TRAFFIC COUNT:    | 33,070 VPD on Roswell Road  |
| ZONING:           | ON-3 ( <a href="https://bit.ly/3pkm4v5">https://bit.ly/3pkm4v5</a> ) Primary building |
| SITE SIZE:        | $\pm 1.8$ AC  |
| PARKING SPACES:   | 104   |
| NO. OF RESTROOMS: | 5+  |

# Suite 200

±7,801 RSF



Virtual Tour



Suite can be subdivided (±5,254 RSF & ±2,548 RSF)

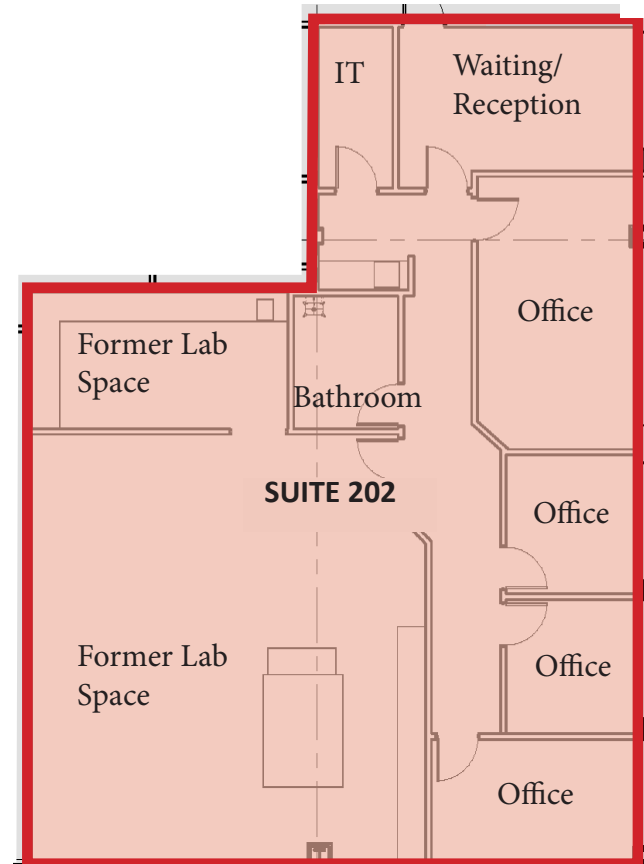


# Suite 202

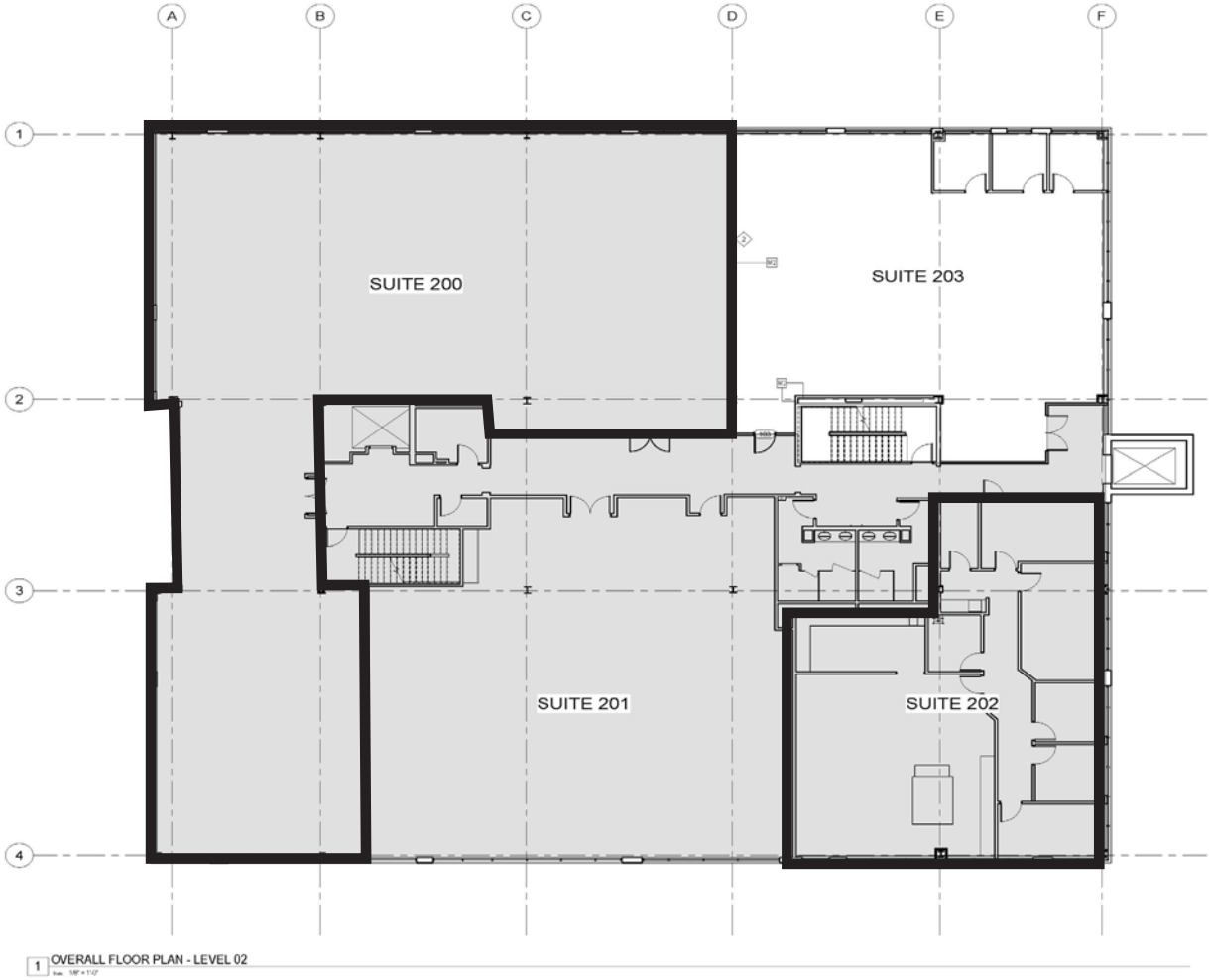
±2,937 RSF



Virtual Tour



# FLOOR PLAN - SECOND FLOOR



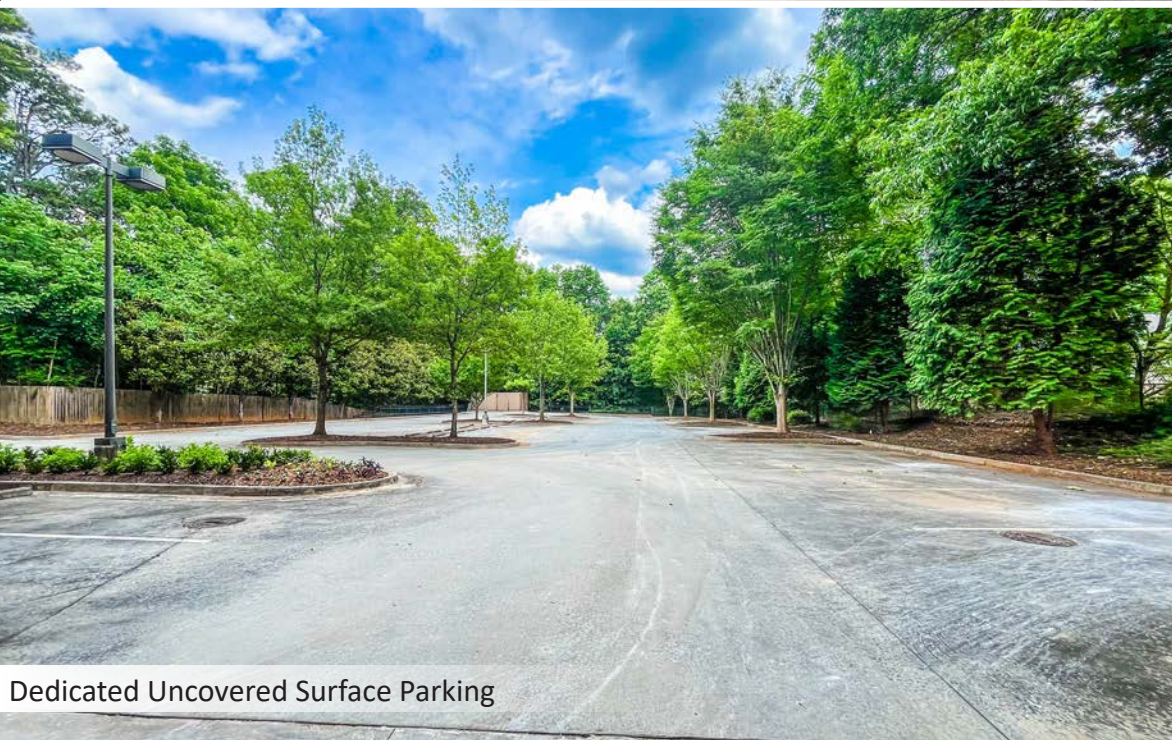




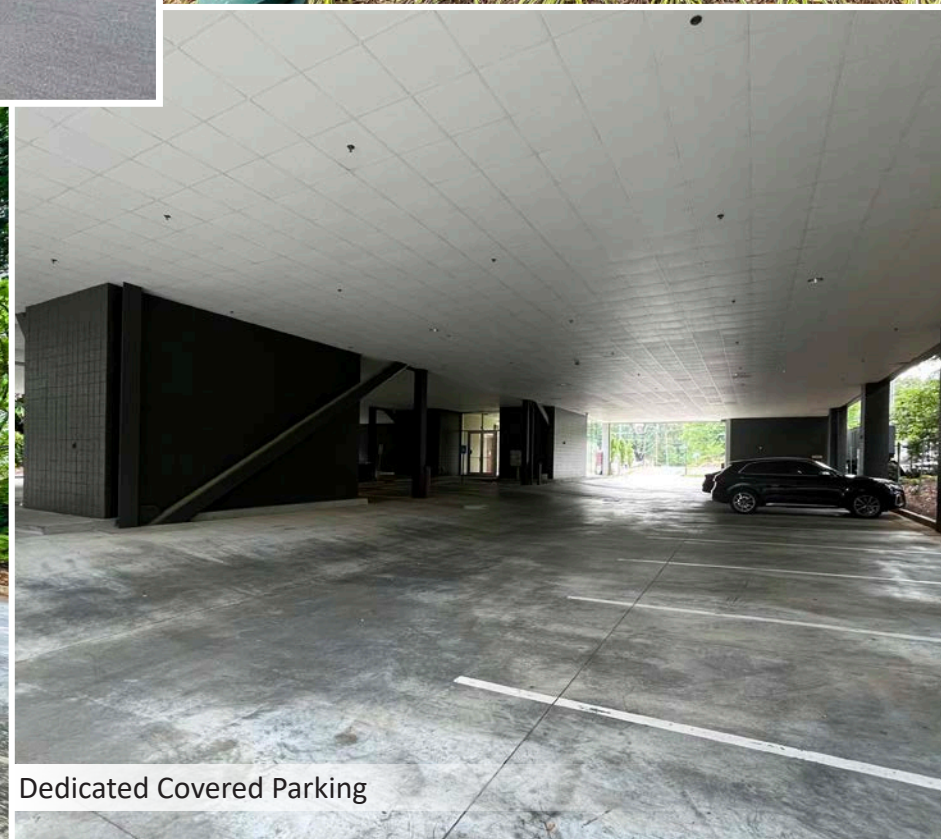
**EXTERIOR PHOTOS**



Monument Signage



Dedicated Uncovered Surface Parking



Dedicated Covered Parking





**CONCEPTUAL INTERIOR RENDERINGS**







**BATHROOM PHOTOS**





BUCKHEAD  
ATLANTA

4 MI | 9 MIN



MIDTOWN  
Atlanta

11 MI | 20 MIN

ATLANTA  
DOWNTOWN

14.9 MI | 28 MIN

Piedmont  
HEALTHCARE



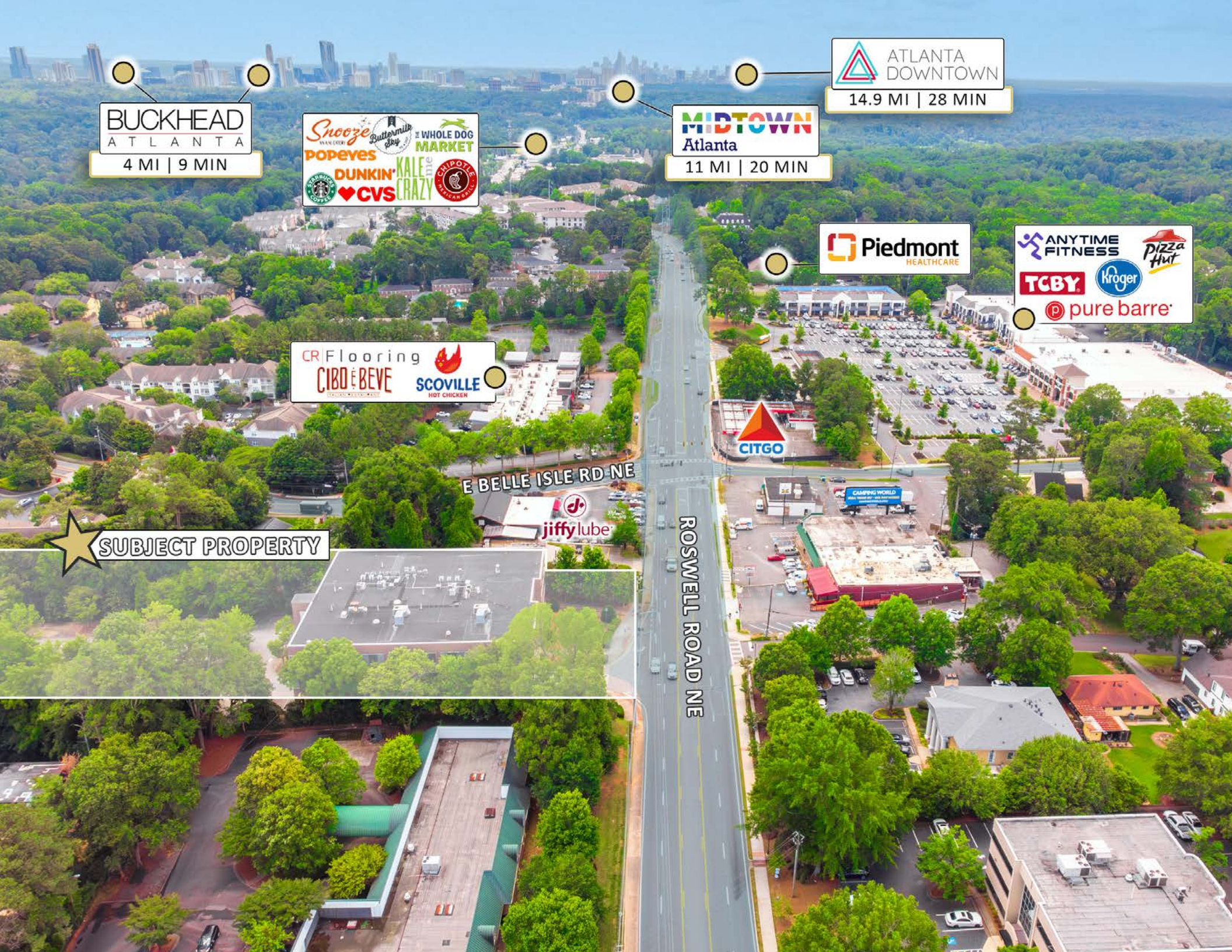
CR Flooring  
CIBO & BEVE  
SCOVILLE  
HOT CHICKEN

E BELLE ISLE RD NE

jiffylube

ROSWELL ROAD NE

★ SUBJECT PROPERTY





**MOD CAVA** THE SPRINGS  
 Mezza Grill  
 CULINA + EMPORIO  
**TIN DRUM** ASIAN KITCHEN  
**STARBUCKS COFFEE**  
 METRO DAILY CAREY  
**SONIC**  
**LOWE'S**  
**WHOLE FOODS MARKET**  
**Kroger**  
**Chick-fil-A**

**THE PRADO**  
**PNC** **SUBZERO**  
 NITROGEN ICE CREAM  
**LIFETIME FITNESS**  
**TARGET** GENKI SUSHI  
**TACOMAC**

**PERIMETER MALL**  
 4.2 MI | 10 MIN

NH  
**NORTHSIDE HOSPITAL** **KAISER PERMANENTE**  
**EMORY** **SAINT JOSEPH'S HOSPITAL**  
**Children's** Healthcare of Atlanta  
 2.4 MI | 7 MIN


**SUBJECT PROPERTY**

**E BELLE ISLE RD NE**

**ROSWELL ROAD NE**

**Kroger toby**  
**ANYTIME FITNESS**  
**PIZZA HUT**  
**pure barre**

**CAFÉ VENDÔME**  
**40A**  
**SCOVILLE** HOT CHICKEN  
**CIBO E BEVE** ITALIAN RESTAURANT  
**ROOSTERS** MEN'S GROOMING CENTER



# SANDY SPRINGS

## Georgia



Sandy Springs stands as Atlanta’s third-largest business district. Approximately 60% of its residents hold bachelor’s degrees or higher, well above the metro Atlanta average, making it a center of intellectual capital and innovation. With an average income

of \$122,000, the city ranks among Atlanta’s wealthiest areas, showcasing its economic strength. Major companies like Mercedes-Benz, Inspire Brands, UPS and State Farm have moved their regional headquarters to Sandy Springs for its qualified workforce, strong infrastructure, and supportive business environment. The city boasts 7 Fortune 500 company headquarters and more Fortune 500 corporations per capita than any other U.S. city. Its proximity to Atlanta’s major employers like Coca-Cola, Delta, and The Home Depot fosters collaboration and growth.

### Notable Area Employers



Mercedes-Benz



### City Springs

It serves as the city center for Sandy Springs, offering a variety of facilities including a performing arts center, city hall, green space, and more. It’s a vibrant hub for community activities and events in the area.



### Pill Hill

Home to three major hospitals: Northside Hospital Atlanta, Children’s Healthcare of Atlanta at Scottish Rite, and Emory Saint Joseph’s Hospital. It’s a hub for medical care, research, and employment in healthcare.



### Perimeter Mall

The mall features a wide range of retail stores, restaurants, and entertainment options. It serves as a popular destination for shopping, dining, and leisure activities for residents of the surrounding area as well as visitors to Atlanta.



# ATLANTA

## AT A GLANCE

### BUSINESS-FRIENDLY CITY

Atlanta, the capital and most populous city in Georgia, is the ninth-largest metro in the United States with over 5.9 million residents. It prides itself on its low business costs, tax-friendly environment, diverse economy and suburb quality of life. Encompassing a GDP over \$270 billion, the Atlanta metropolitan area is a true “world city.”

### WORLD-CLASS EDUCATION

Atlanta colleges and universities are numerous, spanning from historically black colleges, technical colleges, top research institutions and schools of art, medicine and theology. The region ranks in the top 10 among U.S. metros in students enrolled, research spending and degrees earned. Colleges and universities in the Atlanta region create 130,000 jobs across all industries in Georgia. Colleges and Universities in the Atlanta region include Georgia Institute of Technology, Emory University, Georgia State University, Agnes Scott College, Oglethorpe University, Clark Atlanta University (HBCU), Morehouse College (HBCU) and Spellman College (HBCU).

### ATTRACTIONS AND TOURISM

Attractions in Atlanta include the largest aquarium in the western hemisphere, the CNN Center, the Fox Theater, the King Center and the new \$1.5 billion home of the Atlanta Falcons football franchise, Mercedes-Benz Stadium. Hartsfield-Jackson Atlanta International Airport is the world’s busiest airport, making the city a hub for business and tourism travelers alike.

|  |  |
|--|--|
|  <p><b>#1 TOP TRAVELED AIRPORT IN THE WORLD</b></p>   |  <p><b>\$270 BILLION GDP IN METRO-ATLANTA</b></p>                   |
|  <p><b>13 FORTUNE 500 HQ IN ATLANTA</b></p>   |  <p><b>TOP U.S. METRO WITH #1 LOWEST COST OF DOING BUSINESS</b></p> |
| <p><b>TOP 10 AMONG U.S. METROS IN STUDENTS ENROLLED, RESEARCH SPENDING AND DEGREES EARNED.”</b></p> <p>- DISCOVER ATLANTA</p>  |  |
|   | <p><b>#8 LARGEST METRO AREA IN THE U.S. 2020</b></p> <p>- U.S. CENSUS BUREAU POPULATION DIVISION</p>   |



## HOME TO 13 FORTUNE 500 COMPANIES

Atlanta has the third-highest concentration of Fortune 500 headquarters in the U.S., and over 75% of the Fortune 1000 conduct business in the Atlanta Metropolitan Area. The city is the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS and Newell-Rubbermaid. Microsoft's \$75 million investment in a new Midtown office, expected to create 1,500 jobs, highlights Atlanta as a prime opportunity for forward-thinking companies to thrive.

## CONTINUOUS ECONOMIC DEVELOPMENT

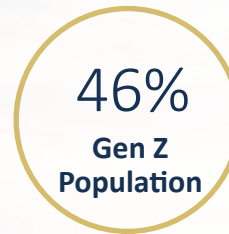
The city's continuous growth is expected to continue with recently executed or announced corporate relocations such as UPS, Mercedes-Benz, NCR, Honeywell, and General Electric. Atlanta has also become a mega center for movie production due to tax credits implemented in 2008.

**8TH**  
LARGEST U.S. METRO

**#6**  
BEST CITIES FOR JOBS IN U.S.  
WALLETHUB 2024

**1.18%**  
PROJECTED 5-YEAR  
POPULATION GROWTH (2023-2028)  
ESRI 2023

**#4**  
FASTEST GROWING  
U.S. METRO (2010-2019)  
FREDDIE MAC 2021



(Data based on 1 mile radius)

## MAJOR EMPLOYERS





## #8 BEST CITY IN THE SOUTH

-Southern Living, "The South's Best Cities, 2020"

## #1 TOP TRENDING DESTINATIONS FOR 2022

-Booking.com, "8 of the top trending destinations for travelers to explore in 2022"

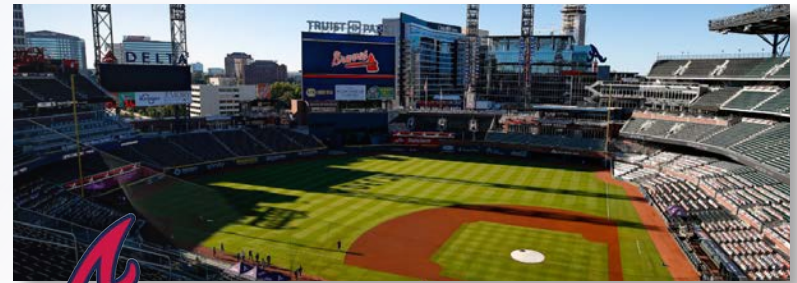
## #2 MOVING DESTINATION IN THE NATION

-Penske, "Annual Top Moving Destinations List, 2020"

Atlanta is an exciting destination with world-class restaurants, a festive nightlife, several major league sports teams and an abundance of cultural attractions. Atlanta's arts and culture scene is complemented by in-town neighborhoods that give the city even more depth.

Home to the second busiest and most efficient airport in the world, Hartsfield-Jackson Atlanta International Airport, and the Maynard H. Jackson International Terminal, getting to and from Atlanta is easy.

The metro Atlanta area is home to 13 Fortune 500 and 24 Fortune 1000 headquarters. This includes the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS, SunTrust Bank, Mercedes Benz USA, Newell-Rubbermaid and is home to the world renowned Center for Disease Control.



**ATLANTA BRAVES | TRUIST PARK**



**ATLANTA FALCONS | MERCEDES-BENZ STADIUM**



**ATLANTA HAWKS | STATE FARM ARENA**



**ATLANTA UNITED FC | MERCEDES-BENZ STADIUM**



# DEMOGRAPHICS

## Atlanta, Georgia



### POPULATION

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 11,117 | 82,085  | 264,853 |



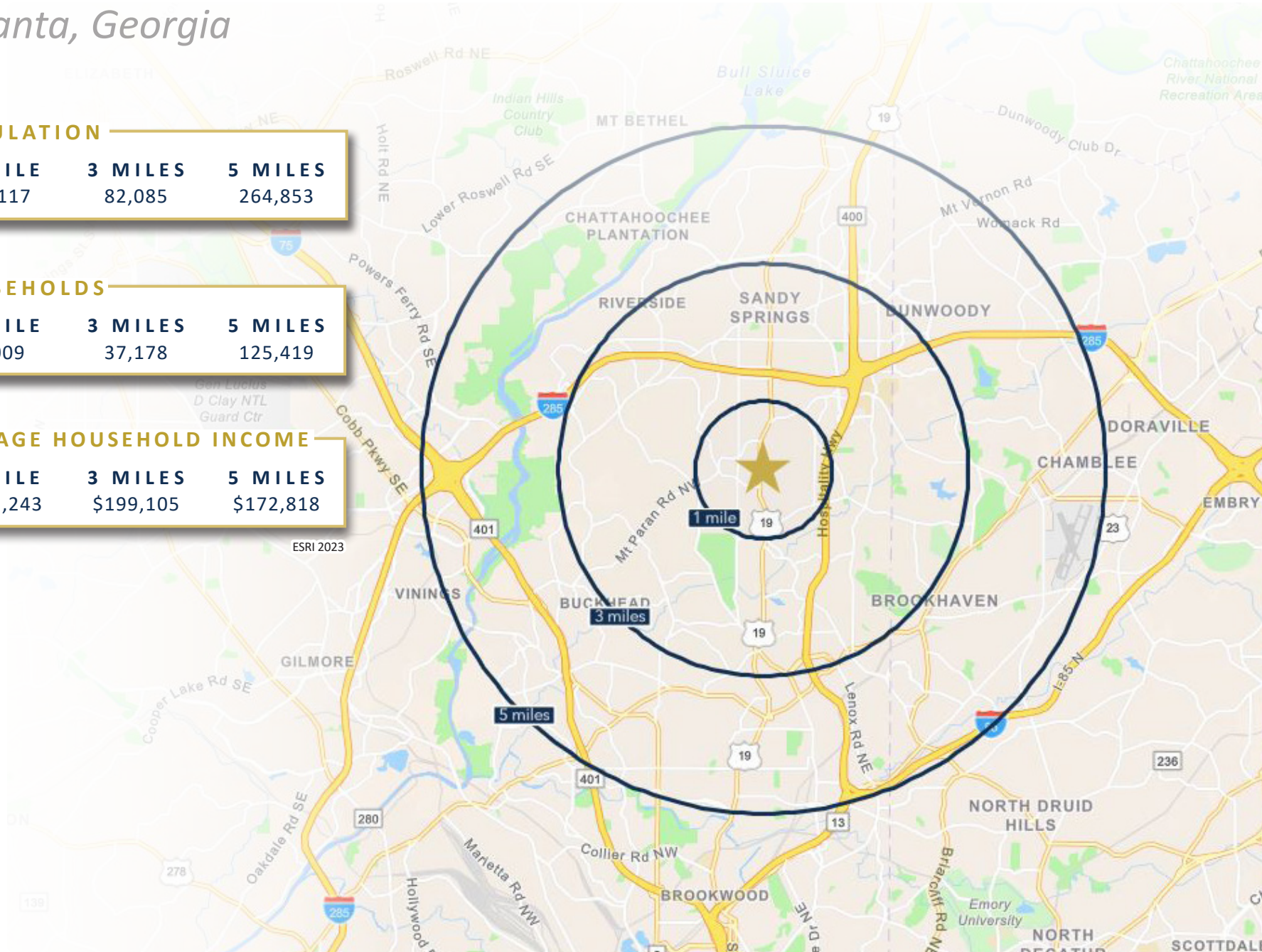
### HOUSEHOLDS

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 5,009  | 37,178  | 125,419 |



### AVERAGE HOUSEHOLD INCOME

| 1 MILE    | 3 MILES   | 5 MILES   |
|-----------|-----------|-----------|
| \$171,243 | \$199,105 | \$172,818 |





# ABOUT BULL REALTY

## **MISSION:**

To provide a company of advisors known for integrity and the best disposition marketing in the nation

## **SERVICES:**

Disposition, acquisition, project leasing, tenant representation and consulting services

## **SECTORS OF FOCUS:**

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties

## **AMERICA'S COMMERCIAL REAL ESTATE SHOW:**

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants including Bull Realty's founder Michael Bull share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or on the show website: [www.CREshow.com](http://www.CREshow.com).

## **JOIN OUR TEAM**

Bull Realty is continuing to expand by merger, acquisition and attracting agents with proven experience. As a regional commercial brokerage firm doing business across the country, the firm recently celebrated 26 years in business and \$1.9 billion annual transaction volume.

## **CONNECT WITH US:**

<https://www.bullrealty.com/>



**26**

YEARS IN  
BUSINESS




**ATL**

HEADQUARTERED IN  
ATLANTA, GA

LICENSED IN  
**8**  
SOUTHEAST  
STATES

**\$1.9**

BILLION DOLLAR  
VOLUME FROM SALES  
AND LEASING  
TRANSACTIONS  
IN 2021





# Broker Profiles



**MICHAEL BULL, CCIM**  
President, The Office Group  
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Michael@BullRealty.com

Michael Bull, CCIM is the founder and CEO of Bull Realty. He is an active commercial real estate broker licensed in eight states and has assisted clients with over 8 billion dollars of transactions over his 35-year career. Mr. Bull founded Bull Realty in 1998 with two primary missions: to provide a company of brokers known for integrity and to provide the best disposition marketing in the nation. While still well known for effective disposition services, the firm also provide acquisition, project leasing, and site selection/tenant representation 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 leaders, analysts, and economists share market intel, forecasts, and strategies. New shows are available every week on-demand wherever you get your podcasts, YouTube, and the show website, [www.CREshow.com](http://www.CREshow.com).

If you get a chance, see Michael speak at commercial real estate events in Atlanta or around the country. He speaks at national and state level events on topics related to commercial real estate.

Michael is the creator of Commercial Agent Success Strategies. An online cloud accessible video training series for commercial brokers. Experienced brokers rave about the quality of these 21 videos, forms, activities calculator, and slide deck action notes. Learn more at [www.CommercialAgentSuccess.com](http://www.CommercialAgentSuccess.com).



**JESSE WHALEN**  
V.P. The Office Group  
404-876-1640 x192  
Jesse@BullRealty.com

Jesse Whalen has over 15 years of sales negotiation, management and marketing experience, 3.5 years of which in the commercial real estate industry. He specializes in assisting clients with their office requirements and services include helping companies locate, negotiate and secure the right space at rates and terms to add top line and bottom line value.

Jesse was drawn to commercial real estate for his passion of creating strategic and impactful partnerships and problem solving for his clients. By comprehensively understanding his client's business goals and objectives and leveraging his in-depth market knowledge, Jesse delivers strategic planning and innovative real estate solutions that align his client's real estate needs with their business objectives.

A native of Cincinnati, Ohio, Jesse graduated from Bowling Green State University where he was a founding father of the Sigma Alpha Epsilon fraternity. He and his wife enjoy exploring all that Georgia has to offer and tastings at local breweries while cheering on the Bulldogs, Falcons, Bengals and Reds.

Jesse is a member of the Atlanta Commercial Board of Realtors (ACBR), The Million Dollar Club (2022 - Present) and has completed over 60 transactions, 300,000 square feet and \$22M in deal volume.