



Sandy Springs Office/Medical Space

Lease $\pm 2,445$ SF to $\pm 7,495$ 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 $\pm 2,445$ SF to as much as $\pm 7,495$ 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 \$27/RSF NNN
+ \$8/RSF OPEX**

*Lease Rate Dependent upon amount of tenant improvement allowance needed and length of lease term

PROPERTY HIGHLIGHTS:

ADDRESS:	5009 Roswell Road, Atlanta, GA 30342
SUITES AVAILABLE:	Suite 200 - $\pm 2,445$ - $\pm 7,495$ RSF
BUILDING SIZE:	$\pm 34,962$ SF
CEILING HEIGHT:	12' to deck; 13' to ceiling
COLUMN SPACING:	24' x 43'
COLUMN DIMENSIONS:	1'8" x 1'8"
YEAR BUILT:	2007
YEAR RENOVATED:	2025
SIGNAGE:	Monument
TRAFFIC COUNT:	33,070 VPD on Roswell Road
ZONING:	ON-3 (https://bit.ly/3pkm4v5) Primary building
SITE SIZE:	± 1.8 Acres
PARKING SPACES/RATIO:	42 covered (5 ADA), 61 uncovered
COMMON AREA FACTOR:	18.02%

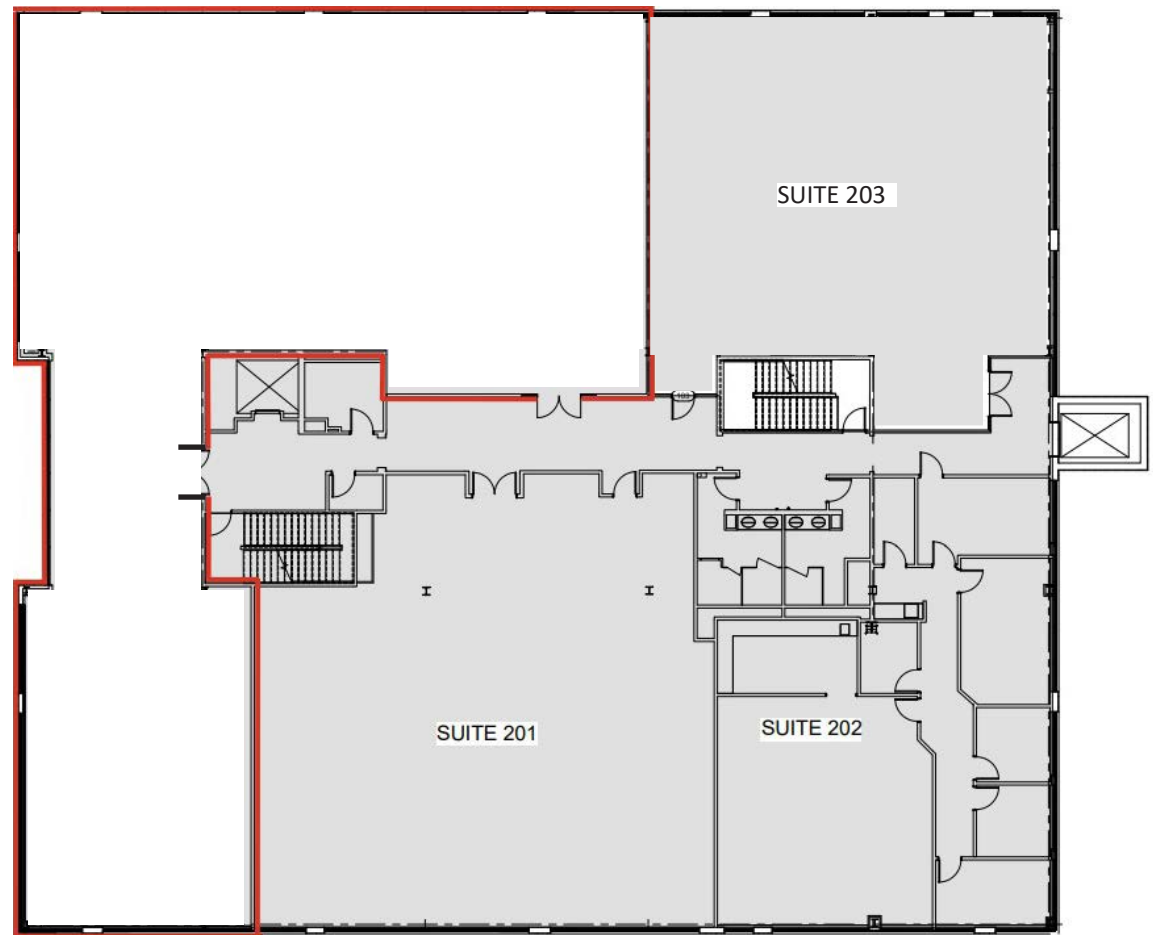
Suite 200

Suite 200: $\pm 7,495$ RSF ($\pm 6,350$ USF)
\$27-29/SF NNN + \$8 SF OPEX

Lease Rate Dependent upon amount of tenant improvement allowance needed and length of lease term



Virtual Tour



- Space is in shell condition
- A tenant improvement allowance is available

Suite 200:A&B

Suite A: $\pm 2,445$ RSF ($\pm 2,070$ USF)

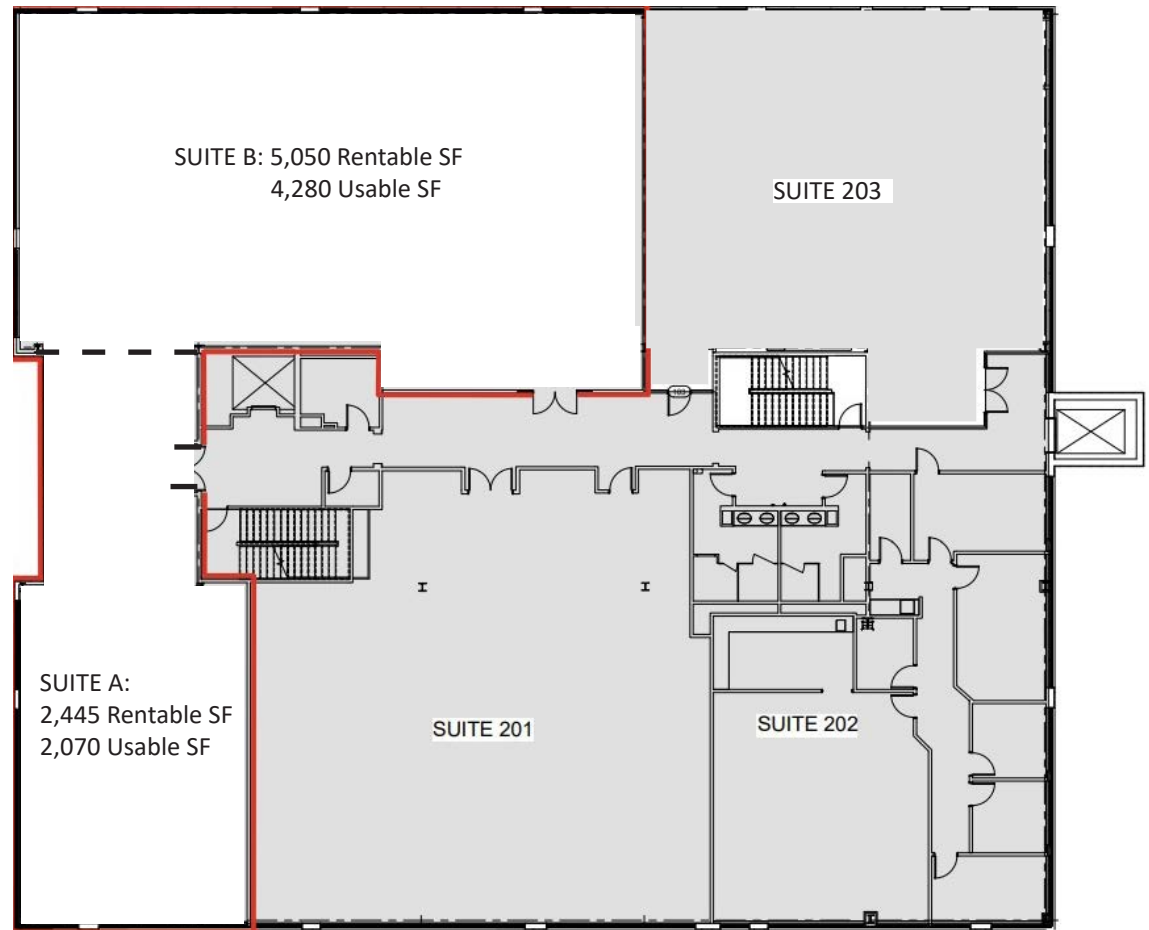
Suite B: $\pm 5,050$ RSF ($\pm 4,280$ USF)

\$27-29/SF NNN + \$8 SF OPEX

Lease Rate Dependent upon amount of tenant improvement allowance needed and length of lease term

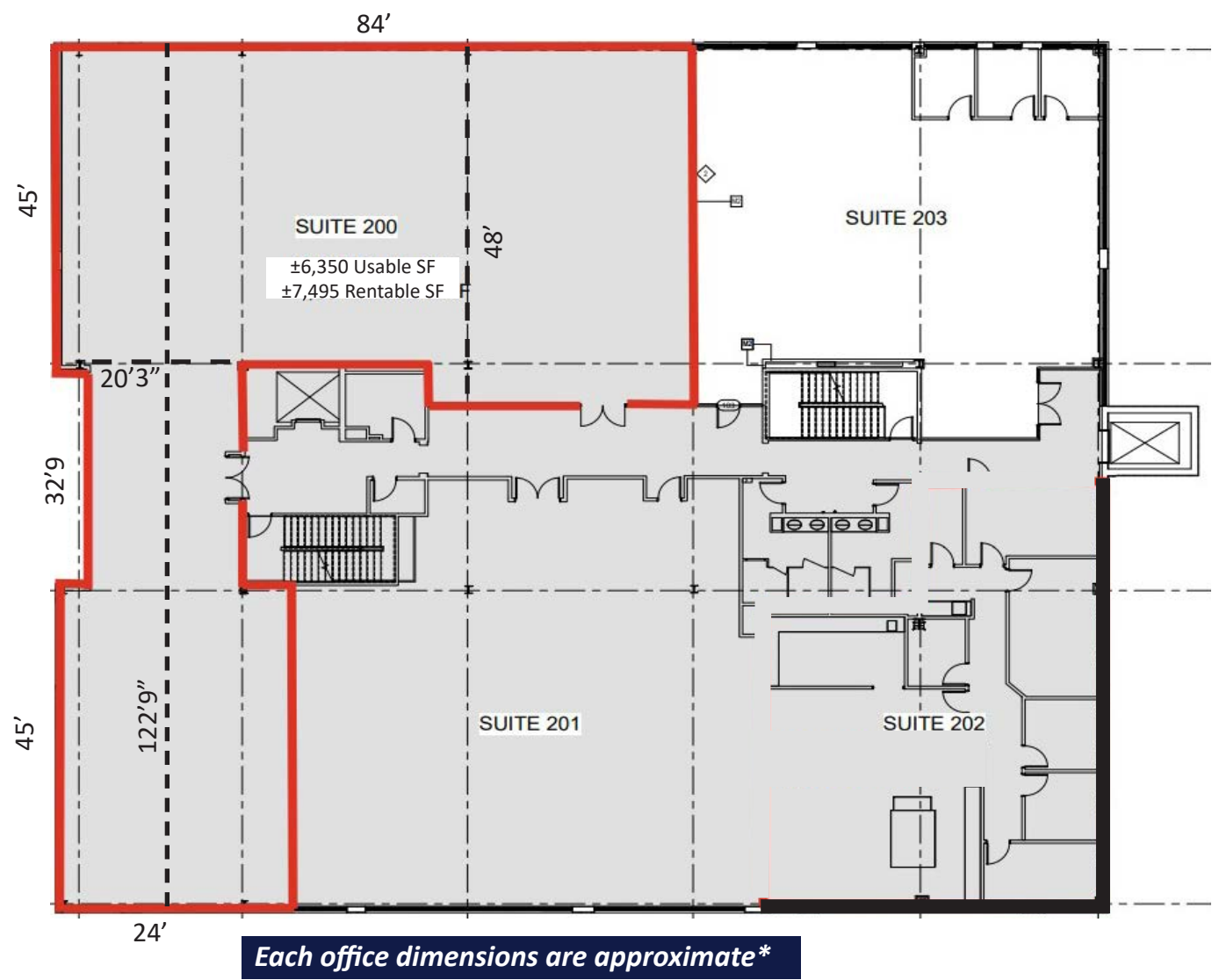


Virtual Tour



- Space is in shell condition
- A tenant improvement allowance is available

FLOOR PLAN - SECOND FLOOR





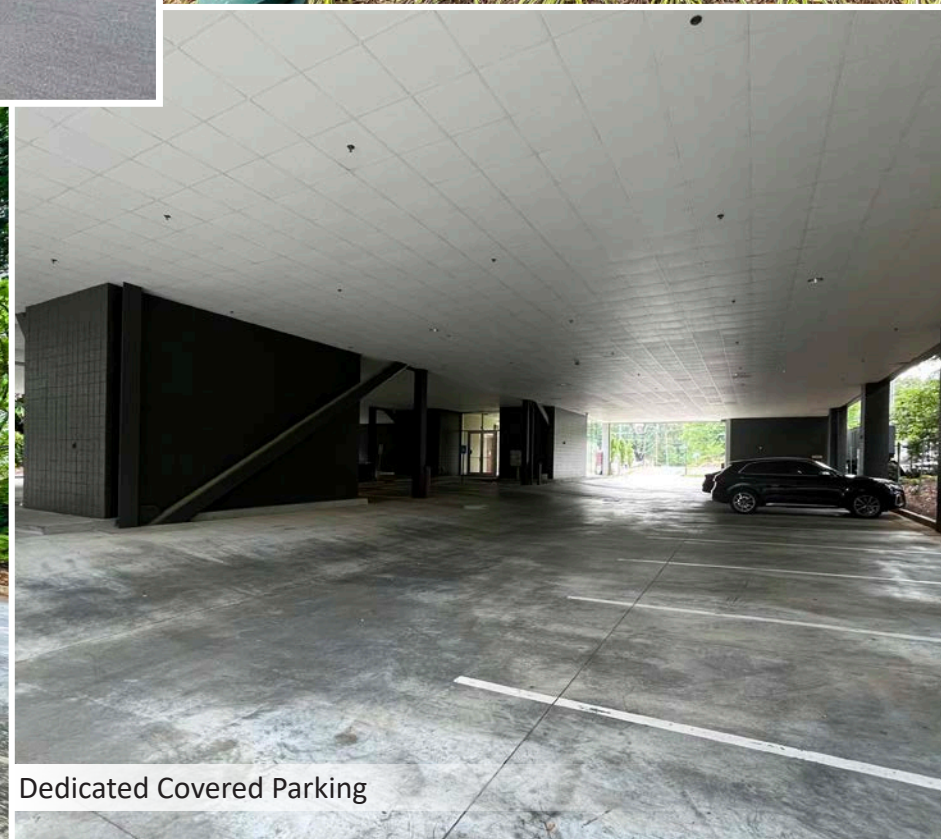
EXTERIOR PHOTOS



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

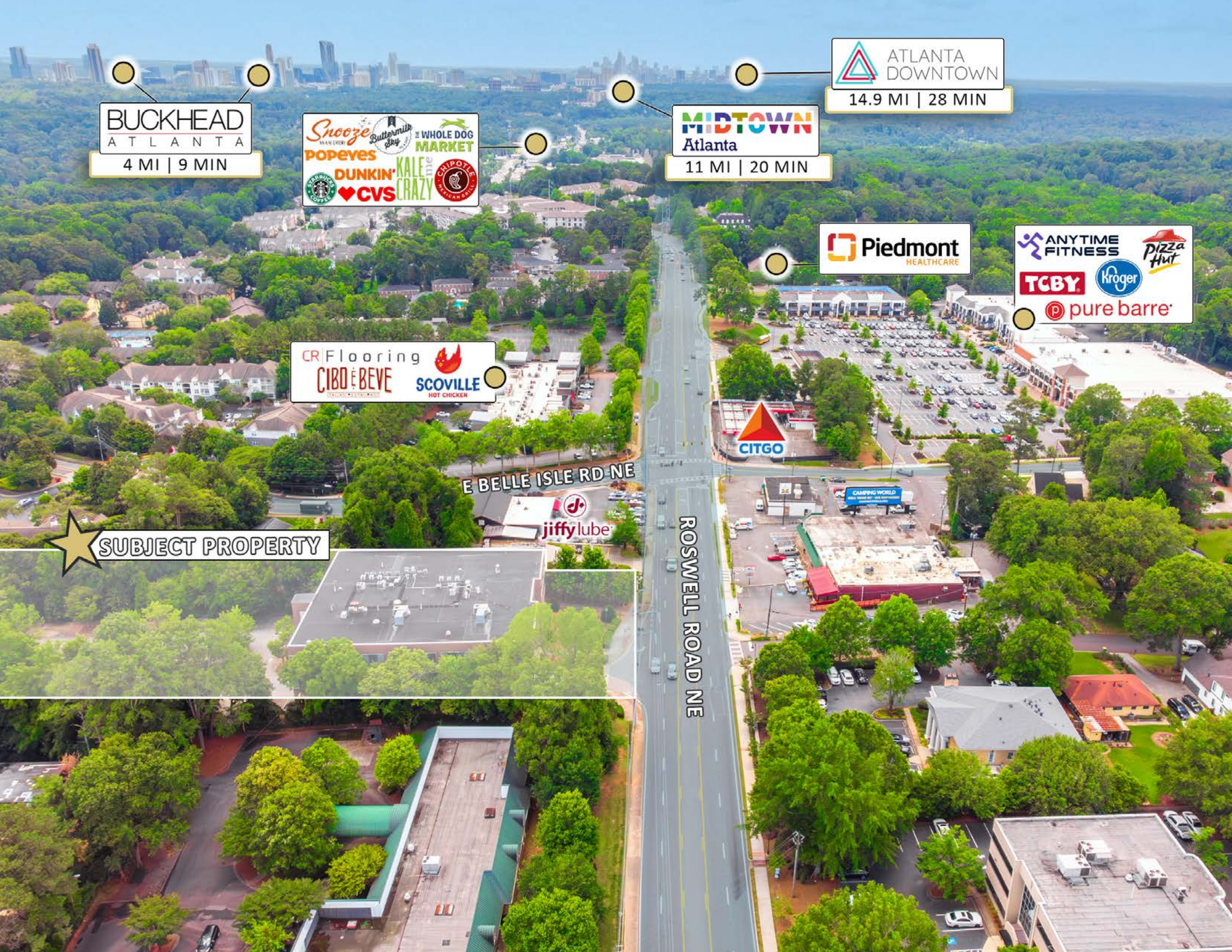


E BELLE ISLE RD NE



ROSWELL ROAD NE

★ SUBJECT PROPERTY



MOD CAVA SPRINGS
Mezza Grill

TIN DRUM
ASIAN KITCHEN

STARBUCKS COFFEE

WHOLE FOODS MARKET

SONIC

Kroger

Chick-fil-A

LOWE'S

THE PRADO

PNC

SUBZERO
NITROGEN ICE CREAM

LIFETIME FITNESS

TARGET GENIUS SUSHI

TACOMAC

PERIMETER MALL
4.2 MI | 10 MIN

NH NORTHSIDE HOSPITAL

EMORY SAINT JOSEPH'S HOSPITAL

KAISER PERMANENTE

Children's Healthcare of Atlanta

2.4 MI | 7 MIN



SUBJECT PROPERTY

E BELLE ISLE RD NE

ROSWELL ROAD NE

Café Vendôme

404

SCOVILLE HOT CHICKEN

CIBO E BEVE

ROOSTERS MEN'S GROOMING CENTER

Kroger toby

ANYTIME FITNESS

PIZZA HUT

pure barre

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 Spelman 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.



**#1 TOP TRAVELED
AIRPORT IN THE WORLD**



**\$270 BILLION GDP
IN METRO-ATLANTA**



**13 FORTUNE 500
HQ IN ATLANTA**



**TOP U.S. METRO
WITH #1 LOWEST COST
OF DOING BUSINESS**

**TOP 10 AMONG U.S. METROS IN
STUDENTS ENROLLED, RESEARCH
SPENDING AND DEGREES EARNED.”**

- DISCOVER ATLANTA



**#8 LARGEST METRO AREA IN
THE U.S. 2020**

**- U.S. CENSUS BUREAU
POPULATION DIVISION**

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

46%
Gen Z
Population

34%
Millennial
Population

3.9%
Unemployment
Rate

(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"

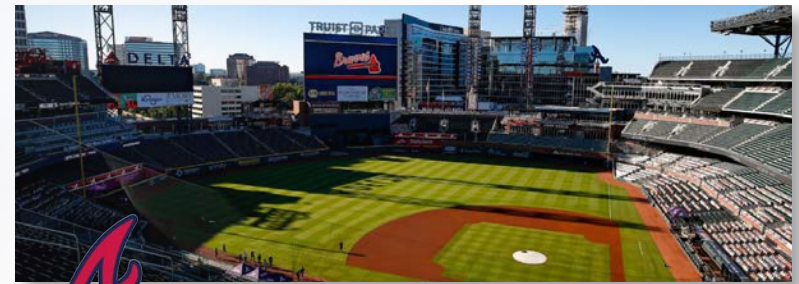
#2 MOVING DESTINATION IN THE NATION

-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



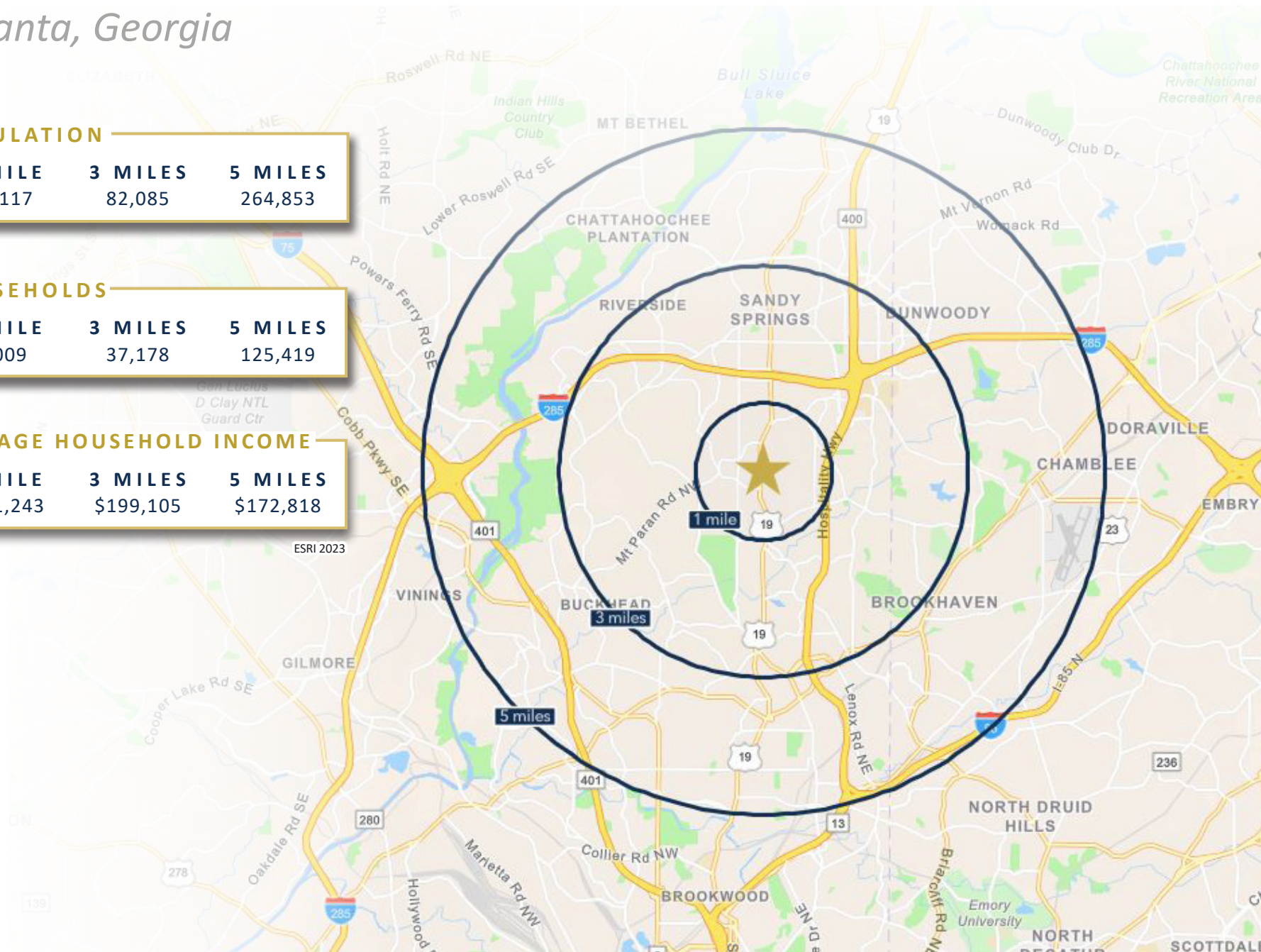
HOUSEHOLDS

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.

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 27 years in business.

CONNECT WITH US:

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



27

YEARS IN
BUSINESS



ATL

HEADQUARTERED IN
ATLANTA, GA



LICENSED IN
8
SOUTHEAST
STATES



Broker Profiles



MICHAEL BULL, CCIM
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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.

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.



JESSE WHALEN
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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.