



OFFERING MEMORANDUM

2877 Brandywine Road

ATLANTA, GA 30344



Chamblee Five Story Office Building

OWNER/USER

OFFICE INVESTMENT OPPORTUNITY

REDEVELOPMENT POTENTIAL



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Zoning



- ADDRESS:
2877 Brandywine Road, Atlanta, GA 30344
- RBA:
130,892 Rentable Square Feet
- AVAILABILITY:
Entire Building
- SITE AREA:
6.85 Acres
- STORIES:
Five
- TYPICAL FLOORPLATE:
27,000 Square Feet
- PARKING:
3.98 / 1,000 SF (483 parking spaces)

Executive Summary

2877 Brandywine Road offers a rare 6.85-acre, full-building opportunity in a strong infill location with excellent access and visibility. The property features efficient 27,000-square-foot floorplates that can accommodate a wide range of uses, from an owner-user headquarters to a multi-tenant office configuration. Its scale and site control provide long-term flexibility for businesses looking to establish a presence or investors seeking a repositioning play.

The site's 3.98/1,000 parking ratio supports modern workspace needs and also makes the building well-suited for medical office conversion, a use seeing continued growth across the market. The property's large footprint and on-site parking can accommodate specialized medical buildouts, while maintaining the infrastructure and accessibility required for other office users. This adaptability makes the asset attractive to both single-tenant users and investors targeting stable healthcare tenancy.

Beyond office and medical potential, the 6.85 acres create meaningful redevelopment opportunities. The site could be repositioned into alternative commercial or mixed-use uses, leveraging its infill location and underlying land value. With full building availability and a compelling basis compared to replacement cost, 2877 Brandywine Road provides a flexible investment with multiple paths to value creation.

Investment Highlights

■ Full-Building Availability

Entire building ready for immediate occupancy, offering users or investors control over layout, branding, and long-term strategy.

■ Efficient Floorplates

Large 27,000 SF floorplates create highly flexible planning options for single or multi-tenant office or medical use.

■ Attractive Parking Ratio

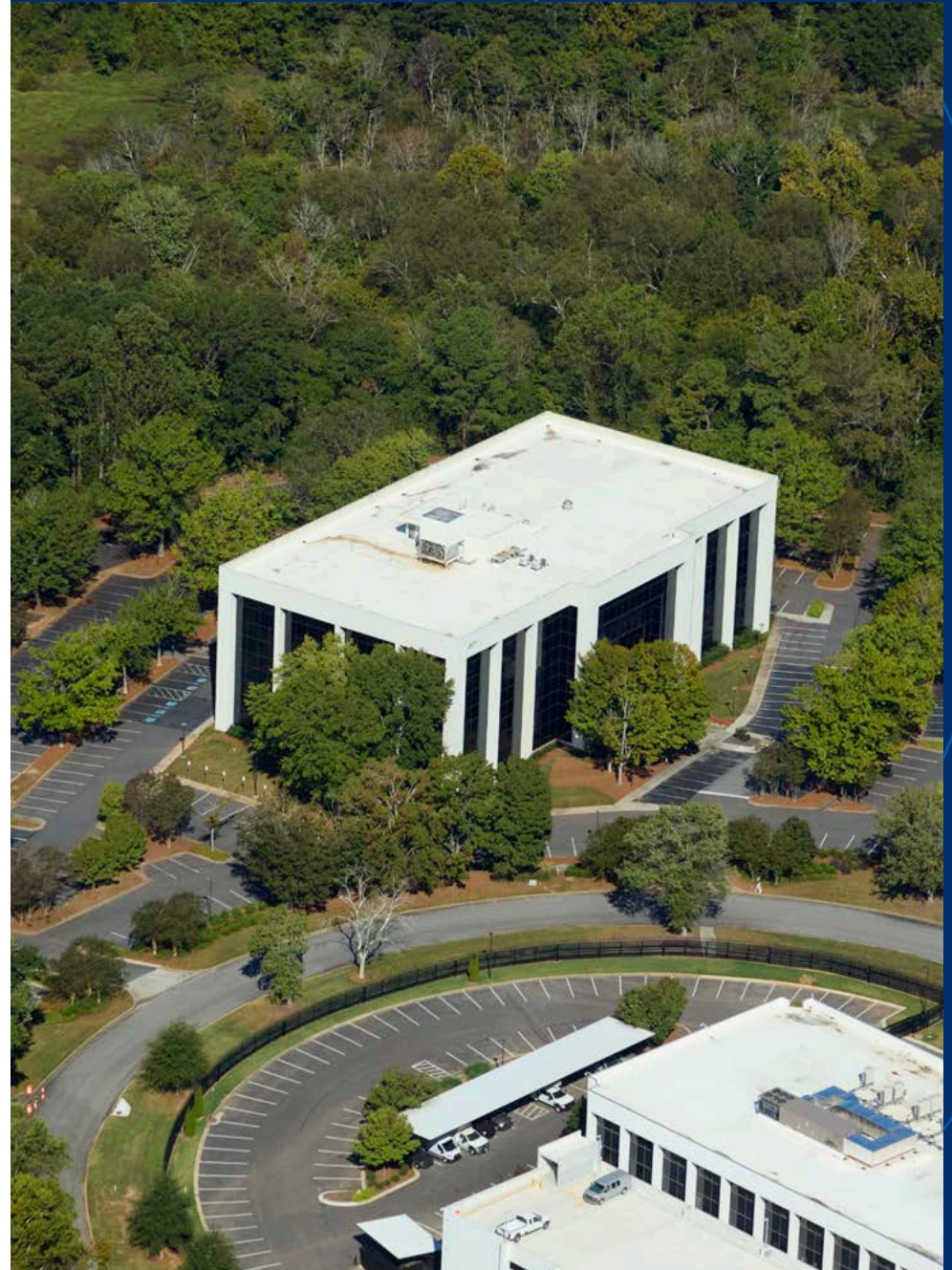
3.98 spaces per 1,000 SF, supporting both office and medical configurations and reducing future capital needs for parking expansion.

■ Redevelopment Potential

6.85-acre site in a strong infill location provides optionality for repositioning or alternative uses, including mixed-use or higher-density development.

■ Compelling Basis vs. Replacement Cost

Opportunity to acquire a well-located asset at a meaningful discount compared to ground-up construction costs, creating built-in value upside.





Property Profile

2877 Brandywine Road,
Atlanta, GA 30344

YEAR COMPLETED	1986 / 2016
BUILDING NET RENTABLE AREA	130,892 SF
NO. OF FLOORS	5
TYPICAL FLOOR SIZE	27,000 SF
SITE ACREAGE	± 6.85 Acres
ZONING	OI
TAX ID/PARCEL ID NUMBER	18-267-01-005
TOTAL PARKING SPACES	483 Parking Spaces
PARKING RATIO	3.98 Per 1,000 SF





Building Systems

HVAC SYSTEMS	Evapco Cooling Tower, 700,000-BTU Lochinvar Knights Boiler (main boiler), 700,000-BTU Slave Boiler Lochnivar Knights Boiler, Two (2) 160-ton Carrier chillers
ELEVATORS	Two (2) 3,000-lb capacity passenger elevators and one (1) 3,000-lb capacity freight elevator, both U.S. Elevator Co.
ADA	Yes
BUILDING AUTOMATION SYSTEM	Automated Logic
LIFE SAFETY & FIRE PROTECTION	Simplex Fire Alarm
ACCESS & SECURITY	Maglock; security card access with individual tenant security monitoring
FIBER PROVIDERS	Government Fiber
ON-SITE AMENITIES	Café
UTILITIES	Electricity: Georgia Power Natural Gas: Gas South Water & Sewer: DeKalb County Telephone: AT&T; Windstream Fire and Police: DeKalb County

Design and Construction

DEVELOPER	Koger
FOUNDATION	Concrete
FRAME	Steel
FLOOR STRUCTURE	Concrete
ROOF	EPDM. Roof age 2016. 20 year warranty.
SLAB TO SLAB HEIGHT	13'
FLOOR TO CEILING HEIGHT	9'
EXTERIOR WALLS	Brick/Concrete
EXTERIOR GLASS	Single Pane
INTERIOR WALLS	Sheetrock
FLOOR COVERINGS	Carpet/VCT/Marble
CEILINGS	Acoustic Tile
LIGHTING	T8 (2x4)

TENANT UPFIT STANDARDS

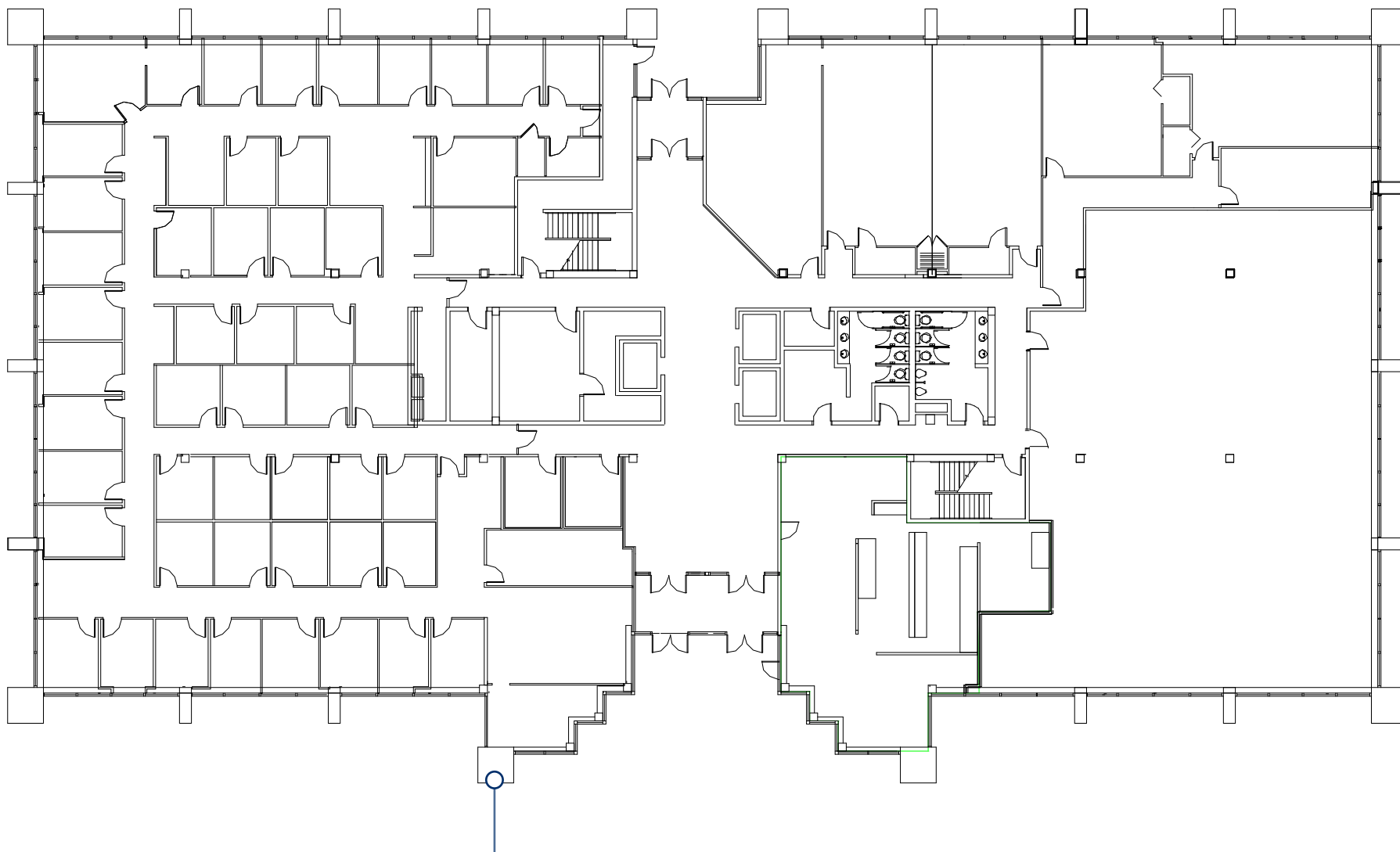
Building Lobby Finishes: Carpet

Tenant Corridor: Carpet

Restrooms per Floor: 1st Floor: one men's and one women's plus one men's and one women's shower/restroom area for Lifestyle Fitness Center. 2nd Floor: one men's and one women's plus one unisex ADA, and one men's and one women's executive shower rooms. 3rd Floor: one men's and one women's plus one unisex ADA and a lactation room. 4th-5th Floors: one men's and one women's plus one unisex ADA

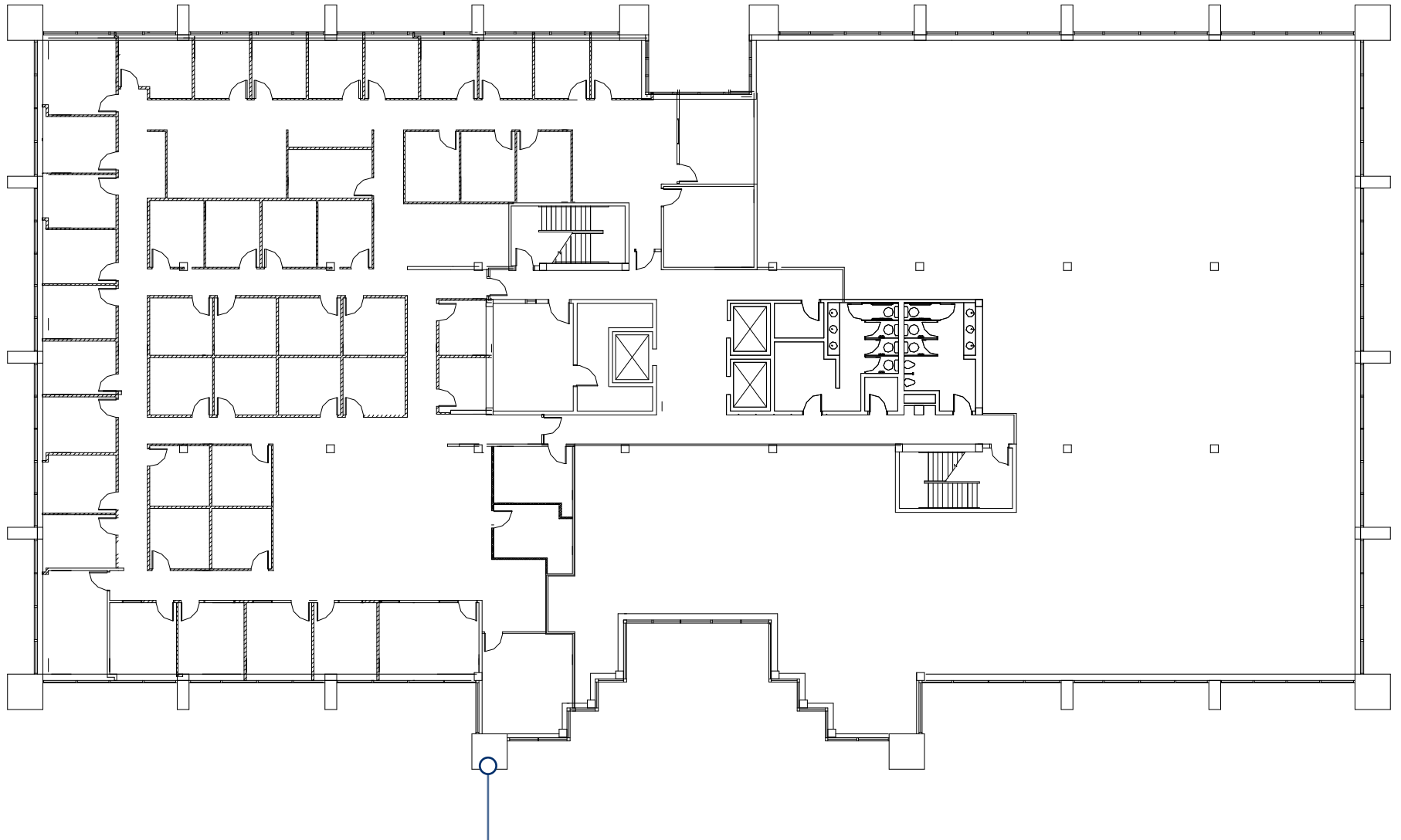
Restroom Finishes: Ceramic Tile

Floor Plan - First Floor



VACANT
23,098 RSF

Floor Plan - Second Floor



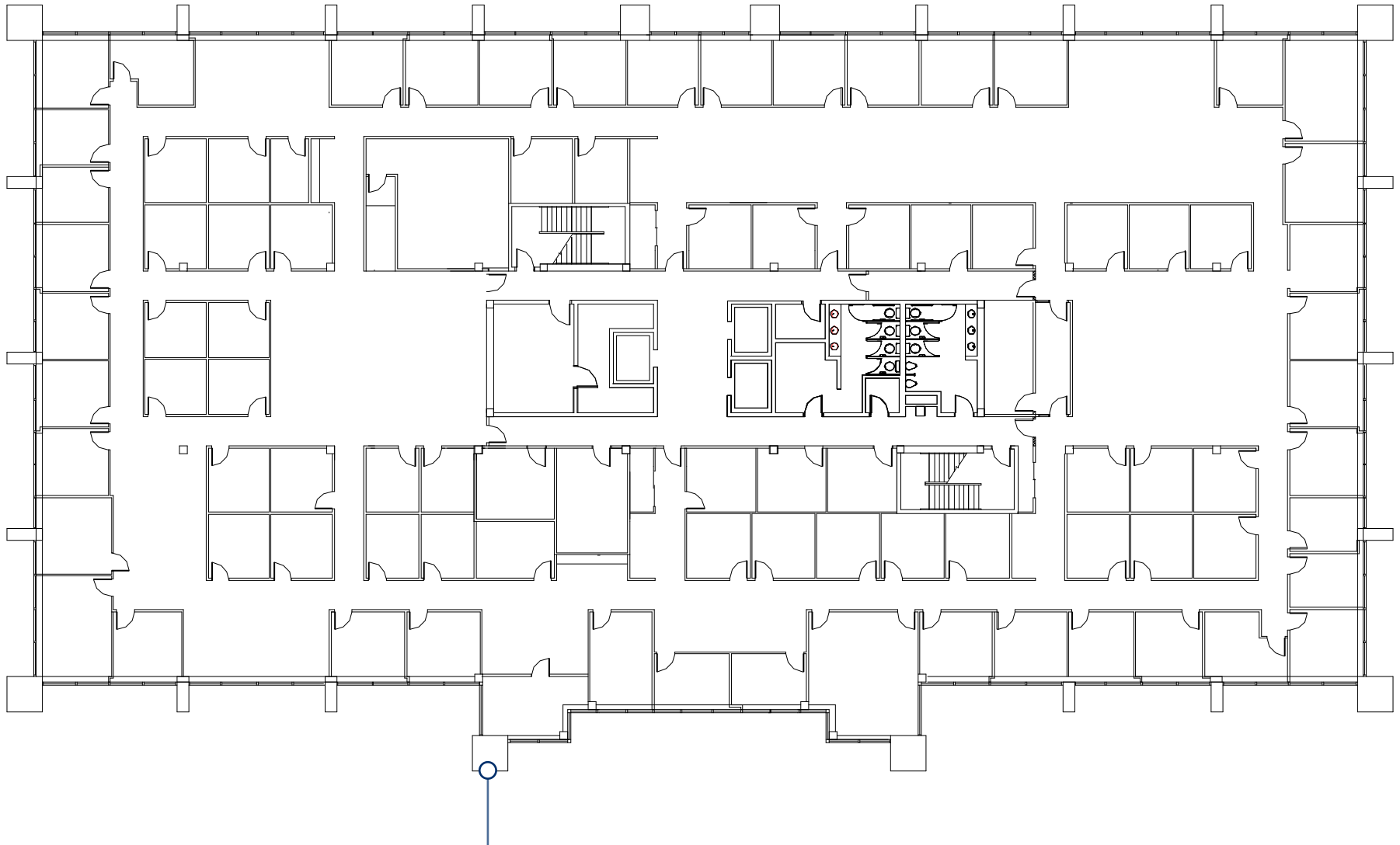
VACANT
26,443 RSF

Floor Plan - Third Floor



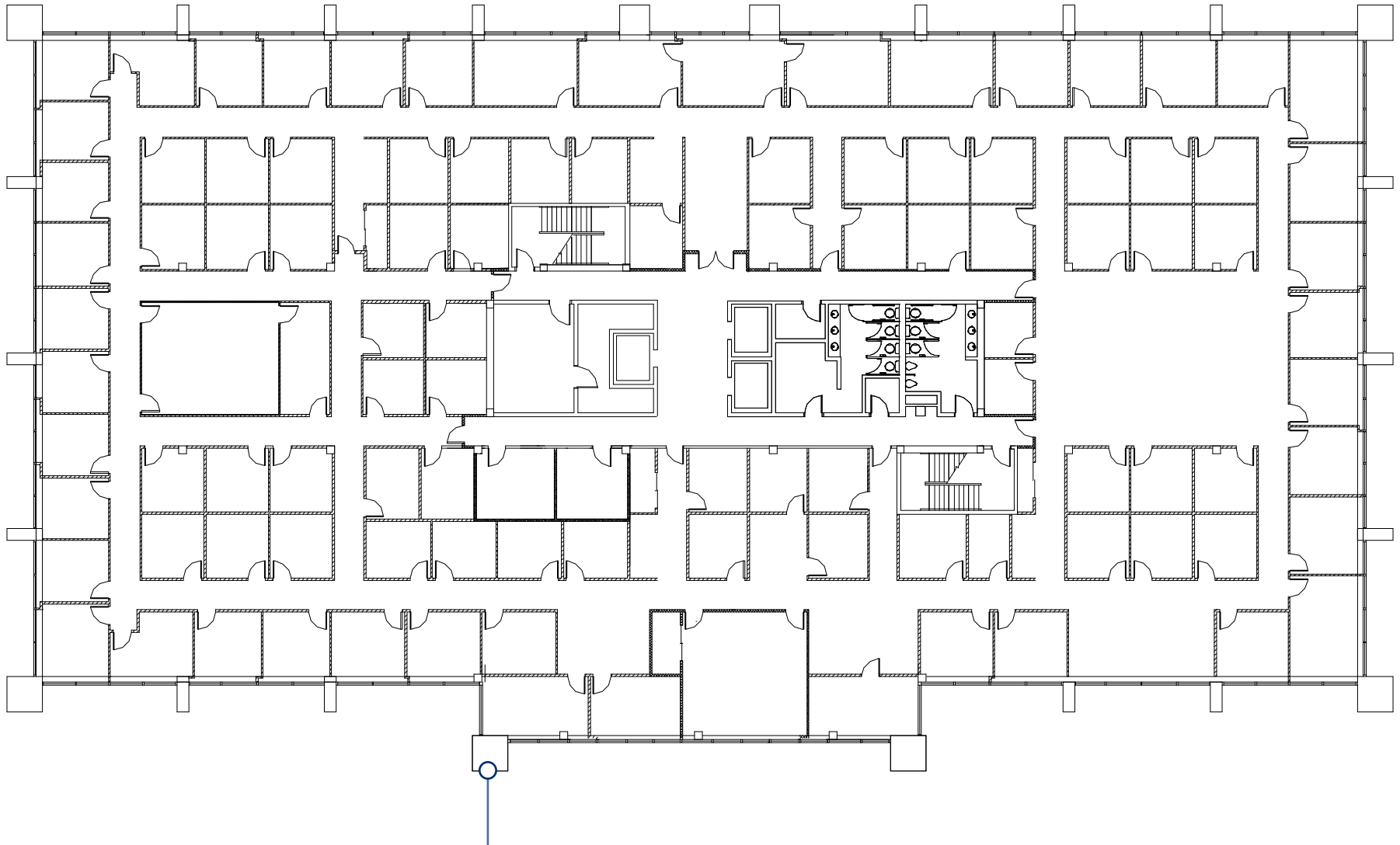
VACANT
26,917 RSF

Floor Plan - Fourth Floor



VACANT
27,094 RSF

Floor Plan - Fifth Floor



VACANT
27,337 RSF



Convenient Access

10 MINUTES TO
Downtown Chamblee

15 MINUTES TO
Brookhaven, Central Perimeter,
Buckhead, Midtown, and Downtown

25 MINUTES TO
Hartsfield-Jackson Atlanta
International Airport

5 MINUTES TO I-285 S

3 MINUTES TO I-85 S

2877 BRANDYWINE ROAD





Nearby Amenities

WITHIN A 10 MINUTE DRIVE FROM PROPERTY





Area *Demographics*



2025 POPULATION

1 MILE
9,300

3 MILES
98,790



2025 HOUSEHOLD INCOME

1 MILE
\$115,026

3 MILES
\$129,376



2025 HOUSEHOLDS

1 MILE
3,752

3 MILES
39,885



2025 - 2030 POPULATION GROWTH

1 MILE
0.61%

3 MILES
3.45%



2025 MEDIAN AGE

1 MILE
34

3 MILES
35



2025 AVERAGE HOME VALUE

1 MILE
\$481,534

3 MILES
\$565,568



2025 DAYTIME POPULATION (WORKERS)

1 MILE
5,772

3 MILES
54,920



2025 DAYTIME POPULATION (RESIDENTS)

1 MILE
4,077

3 MILES
42,122

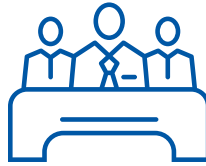
Atlanta

Economic Engine of the Southeast



#1

STATE FOR BLACK
ENTREPRENEURSHIP



#5

STATE FOR STARTUP
ECOSYSTEMS



#2

MOVING DESTINATION
IN THE US



#2

MOST LIVABLE CITY



#4

POPULATION GAINING METRO



80

EMERGING TECHNOLOGY
COMPANIES



#1

STATE FOR LOGISTICS
& INFRASTRUCTURE



#6

METRO AREA FOR
ECONOMIC DIVERSITY



\$2B

TOTAL VC INVESTMENT



#3

BEST METRO FOR
STEM PROFESSIONALS

Atlanta

Globally Recognized Brands are Atlanta's Largest Employers



34,500
CORPORATE HQ/AIRPORT
(FORTUNE #68)



32,091
EDUCATIONAL
INSTITUTION/
HEALTHCARE



16,510
CORPORATE HQ
(FORTUNE #26)



16,000+
HEALTHCARE



15,900
HEALTHCARE



15,591
DIVISION



15,353
HEALTHCARE



15,000+
DIVISION HQ / RETAIL



14,594
CORPORATE HQ
(FORTUNE #43)



12,000+
HOTELS



9,000
HEALTHCARE



8,894
CORPORATE HQ



8,403
AGENCY HQ



8,000
CORPORATE HQ
(FORTUNE #88)



Southern Company

7,753

CORPORATE HQ
(FORTUNE #153)

FORTUNE 500 HQ'S IN ATLANTA



Redevelopmental Potential

12.56 Acre Site

LOCATED IN THE PRESIDENTIAL PARKWAY REGIONAL CENTER



PERMITTED USES

This area should be a mix of lower-intensity office space, retail, and multi-family residential. Uses in these space should be flexible to meet the regional center's needs, but generally taper off in intensity as you get further from the Center Core and closer to residential neighborhoods.

APPROVED DENSITY

A density up to 30 units per acre is allowed here, in line with Commercial Redevelopment Corridor character area in the 2050 Unified Plan.

BUILDING HEIGHT

The permitted height of new buildings within the Outer Core is up to 8 stories tall.

 POTENTIAL OPPORTUNITY FOR ASSEMBLAGE

 2877 BRANDYWINE ROAD

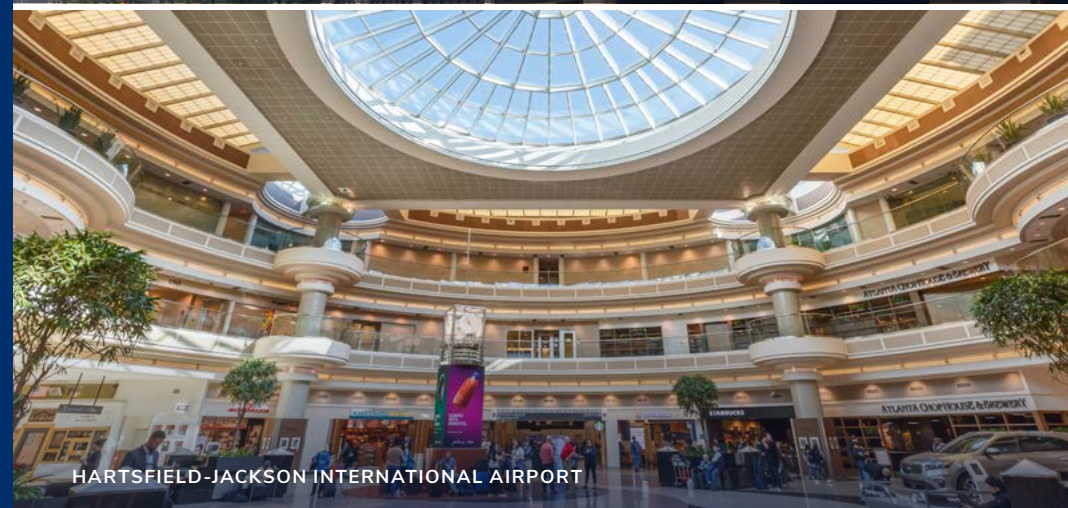
Atlanta Attractions



PIEDMONT PARK



FOX THEATRE



HARTSFIELD-JACKSON INTERNATIONAL AIRPORT



MACK FREUDENSTEIN
SENIOR VICE PRESIDENT

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BRADY EMICH
ASSOCIATE

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Stream
Locations

Atlanta

Austin
Carolinas
Chicago
Dallas
Denver
Florida
Fort Worth
Houston
Nashville
Northern Virginia
Phoenix
San Antonio
Southern California
Washington, D.C.