



LONG-TERM NNN-LEASED OFFICE INVESTMENT

NATIONAL HEALTHCARE TENANT | 8.7% CAP RATE | LEASED THROUGH 2033

4411 SUWANEE DAM ROAD, SUITE 310, SUWANEE, GA 30024

DISCLAIMER & LIMITING CONDITIONS

Bull Realty has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bull Realty, Inc. or Owner/Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.

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CONTACT INFORMATION

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BULL REALTY, INC.
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PROPERTY INFORMATION

EXECUTIVE SUMMARY

Bull Realty is pleased to present 4411 Suwanee Dam Rd, Suite 310, a single-tenant office condominium investment opportunity leased to ARC Health, a nationally recognized healthcare provider. The property offers investors stable, long-term cash flow backed by an established healthcare tenant operating within the recession-resistant medical sector.

The lease extends through August 31, 2033, providing more than seven years of remaining term, and includes two additional five-year renewal options. Investors benefit from built-in rent growth through annual 3% rental increases, creating a steadily increasing income stream throughout the lease term. Located within a well-positioned medical office environment in the affluent and rapidly growing Gwinnett County market, the asset combines predictable cash flow, strong tenant credit, and long-term income durability.

INVESTMENT HIGHLIGHTS

- **Single-Tenant Office Condominium**
- **100% Occupied by ARC Health**, a national healthcare provider
- **Long-Term Lease Through August 31, 2033**
- **Two (2) Five-Year Renewal Options** providing potential occupancy through 2043
- **Annual 3% Rental Increases** create consistent NOI growth and inflation protection
- **Healthcare Tenancy** offers recession-resistant demand characteristics
- **Passive Investment Opportunity** with established tenant operations in place
- **Located in Gwinnett County**, one of Metro Atlanta's fastest-growing and most affluent submarkets
- **Strong Demographics and Population Growth** support long-term healthcare demand
- **Predictable Cash Flow** with limited leasing risk for the foreseeable future
- **Ideal 1031 Exchange or Private Investor Acquisition**
- **Institutional-Quality Tenant Profile** with long-term commitment to the location
- **Flexible Planned Mixed Use Development Zoning** allowing general business services, offices, and medical

PROPERTY OVERVIEW

ADDRESS:	4411 Suwanee Dam Rd, Suite 310 Suwanee, GA 30024
COUNTY:	Gwinnett
TENANT NAME:	ARC Health
OCCUPANCY:	100%
CONDO SIZE:	±926
YEAR BUILT:	2006
PARCEL ID:	R7252 483
CROSS STREETS:	Suwanee Buford Dam Rd Peachtree Industrial Blvd

FINANCIALS

\$ PRICE: \$375,000

% CAP RATE: 8.7%





TENANT PROFILE

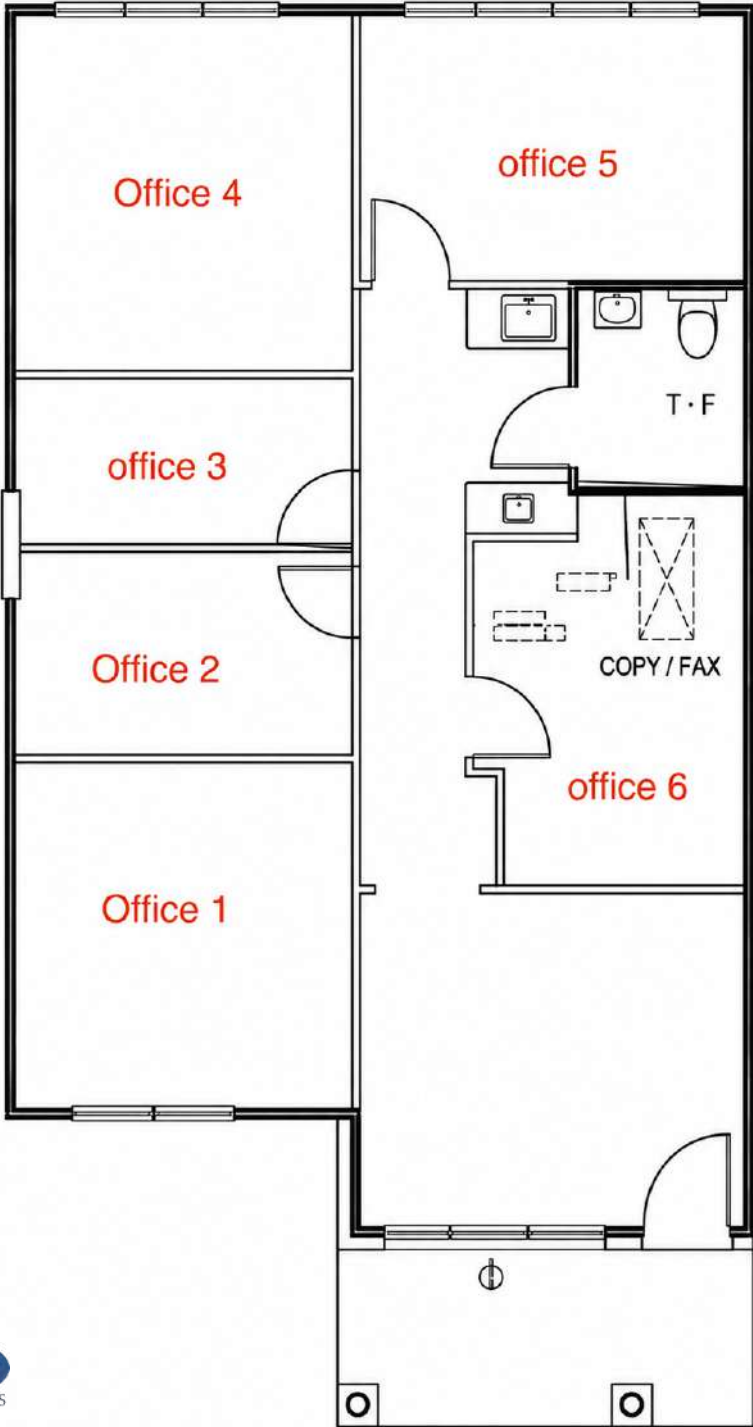


- Mental healthcare-focused partnership platform founded by providers, for providers
- ARC Health has 23 partners in 16 states
- Aggregates independent mental health practices under a shared umbrella while preserving each practice's individual brand and identity
- Provider-centric model: partner practices retain clinical autonomy and hold equity ownership
- Mission-driven: focused on expanding access to quality mental healthcare and improving patient outcomes
- Operates as a collaborative, nationwide network of practices
- Values center on patient-first care, provider voice, access expansion, and continuous improvement
- Pioneering a differentiated DSO-style model in the behavioral health space



- Private-pay therapy practice founded in 2007 - no insurance accepted, no session limits
- Three Atlanta-area office locations: Buckhead, Suwanee, and Peachtree City; also offers virtual sessions nationwide
- GROW has \$3M in revenue with 3 locations in Metro Atlanta with 45 providers
- Serves individuals, couples, families, and teens
- Specialties include anxiety, depression, trauma, relationships, couples counseling, addiction, eating disorders, grief, ADHD, and career transitions
- Individualized approach: begins with a client assessment, then develops a targeted treatment plan
- Positioned as a "safe space" practice with strong client retention and satisfaction
- Established, stable operator - 17+ years in practice

FLOOR PLAN



SUWANEE

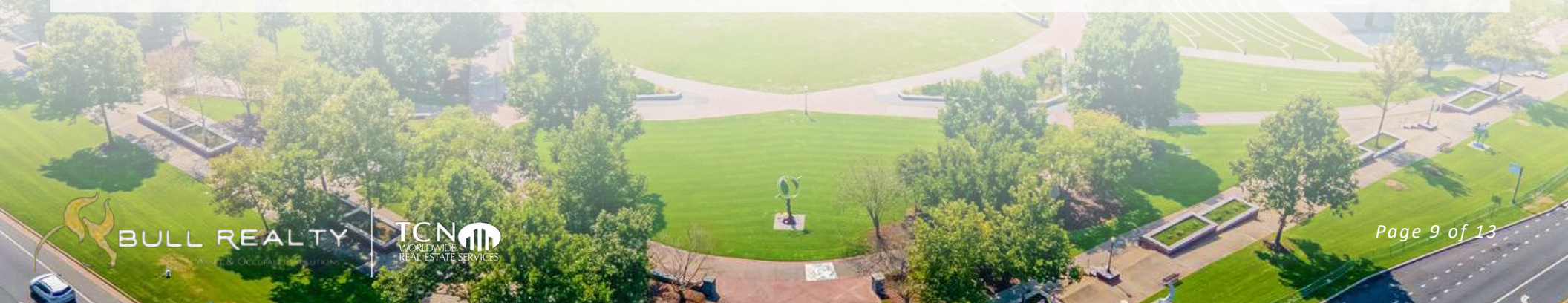
GEORGIA



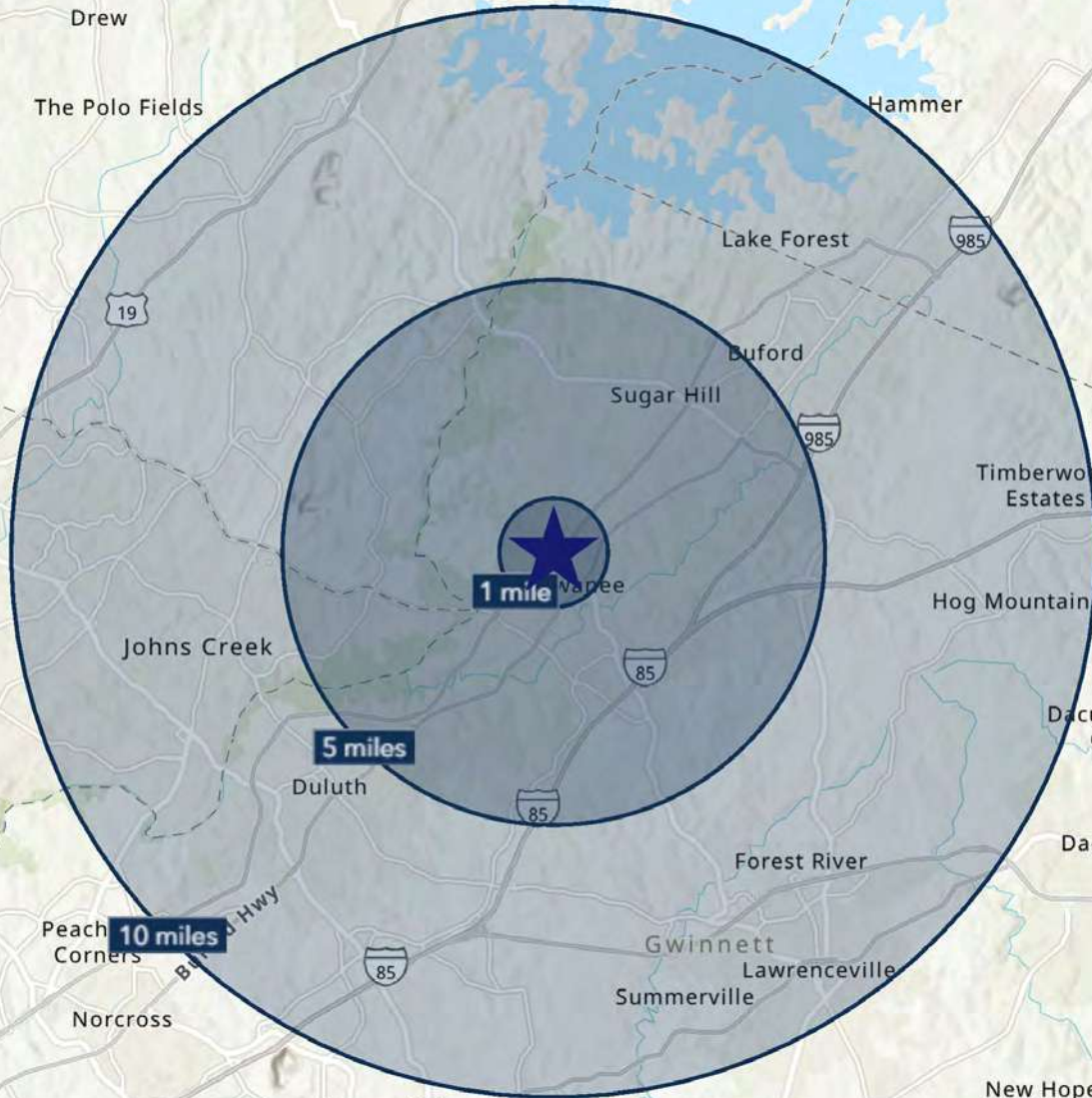
Suwanee is one of Metro Atlanta's most desirable suburban communities, known for its exceptional quality of life, award-winning parks, and strong local economy. Located along the I-85 corridor in Gwinnett County, Suwanee offers a well-balanced mix of residential neighborhoods, thriving retail centers, and corporate employers, making it an attractive destination for families, professionals, and businesses alike.

The city has experienced steady growth over the past two decades, driven by top-rated schools, continued infrastructure investment, and a highly engaged community. Suwanee's vibrant Town Center serves as a hub for dining, shopping, entertainment, and year-round community events, contributing to its reputation as one of Georgia's best places to live.

With continued residential expansion, strong household incomes, and ongoing commercial development, Suwanee presents an excellent opportunity for investors seeking long-term stability and growth. Its affluent demographics, strategic location, and sustained demand for retail and services make it a highly attractive market for investment.



DEMOGRAPHIC OVERVIEW



POPULATION

1 MILE	5 MILES	10 MILES
7,011	175,896	693,837

HOUSEHOLDS

1 MILE	5 MILES	10 MILES
2,494	58,984	236,698

HOUSEHOLD INCOME

1 MILE	5 MILES	10 MILES
\$150,029	\$150,572	\$140,941

ESRI 2025



BROKER PROFILES



MICHAEL WESS, CCIM
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Michael Wess' passion for commercial real estate began during his undergraduate studies at the University of Georgia. He earned a 4.0 GPA at the Terry College of Business's #4 nationally ranked real estate program while receiving the school's single annual real estate scholarship. While there, Michael also received two additional degrees in finance and international business while also minoring in Spanish and playing on the University's rugby team.

Michael joined Bull Realty in 2016 and began building his business practice based on integrity, superior client service and exceptional results. 2018 served as Michael's breakout year, individually closing 23 transactions valued at over \$25,000,000, which landed him #3 of 32 brokers at the firm and the firm's 'Partner' title. Since 2018, Michael Wess and Andy Lundsberg teamed up and closed over half a billion in commercial real estate transactions over almost 250 transactions. These days, the partnership averages almost a closing a week and over \$100M in sales annually.

The team has earned prior pricing records in and around Atlanta, including highest price per acre, highest price per unit, and highest price per square foot for various product types and categories. The team also prides itself in its ability to close transactions that have proved complicated during previous selling attempts.



ANDY LUNDSBERG
Partner
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404-509-8533 (C)

Andy Lundsberg has over 20 years of sales, marketing and commercial real estate experience. He specializes in the acquisition and disposition of multifamily and boutique retail/office type properties throughout metro-Atlanta. Andy Lundsberg is recognized as the top producer at Bull Realty for the last 8 years in a row with gross sales exceeding well over \$100 million year to date and has consistently achieved the Atlanta Commercial Board of Realtors Million Dollar Club designation year after year.

Prior to his career in commercial real estate, Andy worked for a national diagnostic imaging company as director of sales and marketing, Coca Cola as a business development manager and was head of on-site sales and marketing for a condominium project with a large residential real estate firm in Atlanta. With his experience in the real estate industry and successful sales record, he can help you determine the right investment for you; whether you are looking to buy, lease or sell commercial real estate.

Andy graduated with honors from The Kelley School of Business at Indiana University where he received degrees in Marketing, Management and International Studies. He also studied and lived in Seville, Spain and is conversational in Spanish.

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.

GLOBAL ALLIANCE

Bull Realty is a member of TCN Worldwide, an alliance of 60+ offices and 1,500 commercial real estate professionals serving more than 200 markets globally. This partnership expands the firm's reach, client access and investor relationships across the U.S. and internationally.

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, CCIM — share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or at www.CREshow.com.

JOIN OUR TEAM

Bull Realty continues to expand through merger, acquisition and by welcoming experienced agents. The firm recently celebrated 28 years in business and, through its TCN Worldwide alliance, actively works with clients and brokers across the country.

CONNECT WITH US:

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



28
YEARS IN
BUSINESS



ATL
HEADQUARTERED IN
ATLANTA, GA

LICENSED IN
8
SOUTHEAST
STATES



CONFIDENTIALITY AGREEMENT

This Confidentiality Agreement ("Agreement") is made and agreed to for the benefit of the undersigned party ("Receiving Party"), the owner of the subject property (the "Seller") and undersigned broker Bull Realty Incorporated ("Broker").

Now therefore in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

I. Confidential Information:

Receiving Party will receive confidential information regarding properties referred to as 4411 Suwanee Dam Rd, Suite 310, Suwanee, GA 30024. Prospect agrees to not disclose to any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning the property, nor any terms, conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof. The term "person" used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Receiving Party may share information with directors, officers, employees, agents, affiliates, counsel, lending sources, accountants or representatives of Receiving Party that Receiving Party notifies of the requirements of this Agreement. Receiving Party agrees to not contact the property owner, the management, the tenants, the lender, the vendors, the insurers, the employees or the customers of any business at the site.

II. Acting as a Principal:

Receiving Party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving Party acknowledges that Broker is working in an agency capacity as representing the Seller only in this transaction and is the only Broker involved in this potential transaction. Receiving Party agrees to not be involved in any arrangement to lease or purchase the property, in whole or in part, as a lender, partner, buyer of the note, buy in foreclosure, buy from bankruptcy court, or in any other manner acquire an investment in, joint venture or control of the property, unless Broker is paid a commission at closing as per separate agreement with Seller.

This agreement will expire two years from the date hereof.

III. Governing Law

This Agreement shall be governed and construed in accordance with the laws of the State of Georgia. If you are a broker, or a principal desiring to include an outside broker, contact the listing agent directly for a Buyer and Buyer's Broker Confidentiality & Commission Agreement.



Accepted and agreed to this _____ day of _____, 20__.

Receiving Party _____

Signature _____

Printed Name _____

Title _____

Company Name _____

Address _____

Email _____

Phone _____

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