



Ranch Style Office Condo

For Sale or Lease | ±987 SF

1005 Weatherstone Pkwy #220, Woodstock, GA 30188



BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

TCN
WORLDWIDE
REAL ESTATE SERVICES

Disclaimer & Limiting Conditions

Bull Realty has been retained as the exclusive listing broker to arrange the sale or lease 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 or tenant 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 or tenants 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 or tenants.

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/Landlord. Each prospective purchaser or tenant is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing or leasing the Property described herein.

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

CONTACT INFORMATION

JESSE WHALEN
V.P. The Office Group
Jesse@BullRealty.com
404-876-1640 x 192

BULL REALTY, INC.
50 Glenlake Parkway, Suite 600
Atlanta, GA 30328
BullRealty.com



TABLE OF CONTENTS

Executive Summary	04
Property Information	05
Floor Plan	06
Photos	07
In The Area	10
About The Area	11
Demographics	12
Broker Profile	13
About Bull Realty	14

Executive Summary

RANCH STYLE OFFICE CONDO | ±987 SF

Bull Realty is pleased to offer for sale or lease a ±987 SF office condominium located in Woodstock, GA, just off Highway 92 within Weatherstone Office Park—an attractive brick office complex providing convenient access to Roswell, Northwest Cobb, Woodstock, and I-575.

The suite features an inviting foyer/reception area highlighted by 12-foot ceilings and abundant natural light. The thoughtfully designed layout includes five spacious offices, numerous windows, an in-suite restroom, and a coffee bar complete with cabinetry and a sink.

Situated less than one mile from Downtown Woodstock, the property is surrounded by dense residential development and is in close proximity to major retail and dining destinations, including Woodstock Village, Woodstock Commons, Woodstock Square, Towne Lake Center, and Old Town Village Center—all within a two-mile radius.

HIGHLIGHTS

- ±987 SF Office Condo
- Available for sale for an Owner User at \$200,000 or available for lease at \$1,600/Month MG
- Less than one mile from Downtown Woodstock

Property Information

GENERAL:

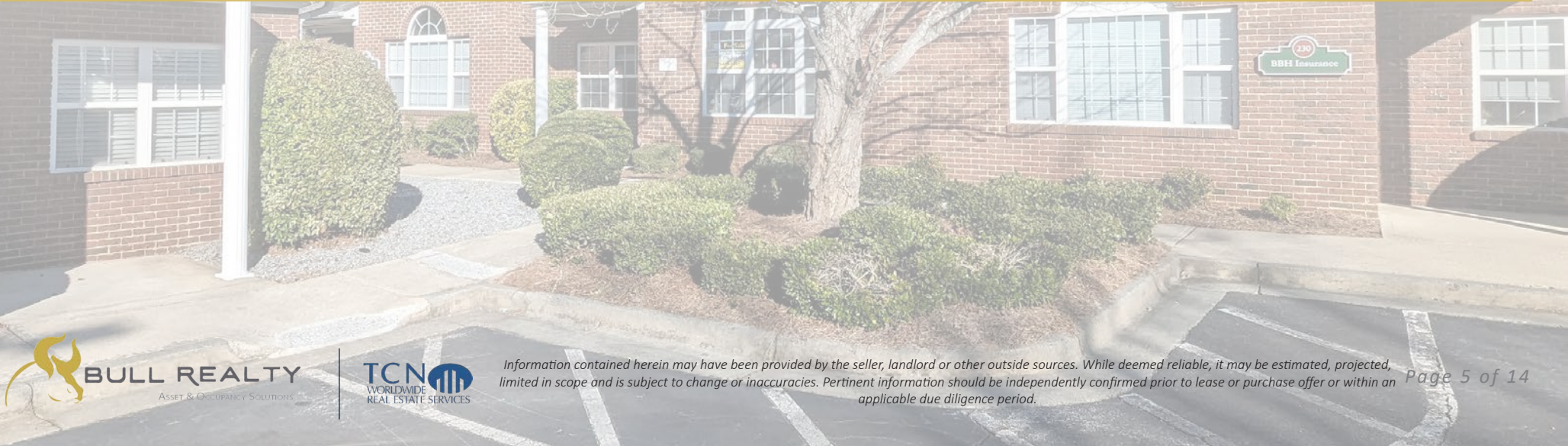
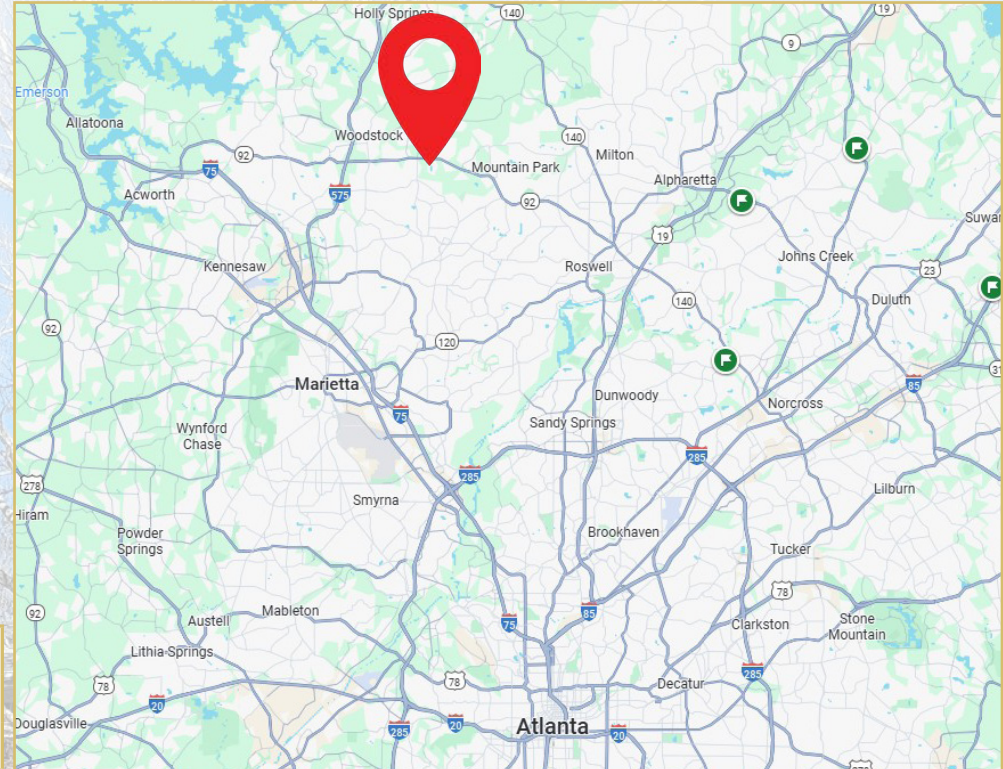
ADDRESS: 1005 Weatherstone Pkwy #220, Woodstock, GA 30188
COUNTY: Cherokee

SITE/BUILDING:

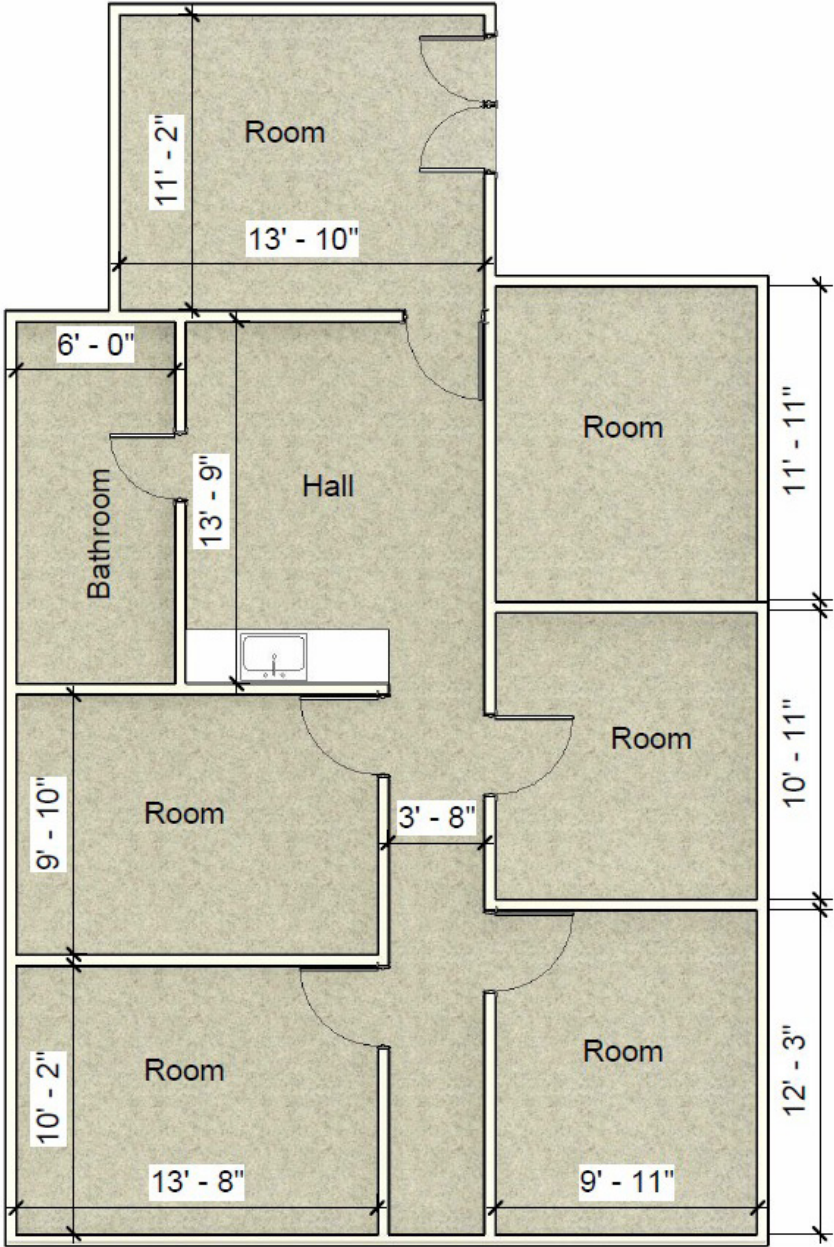
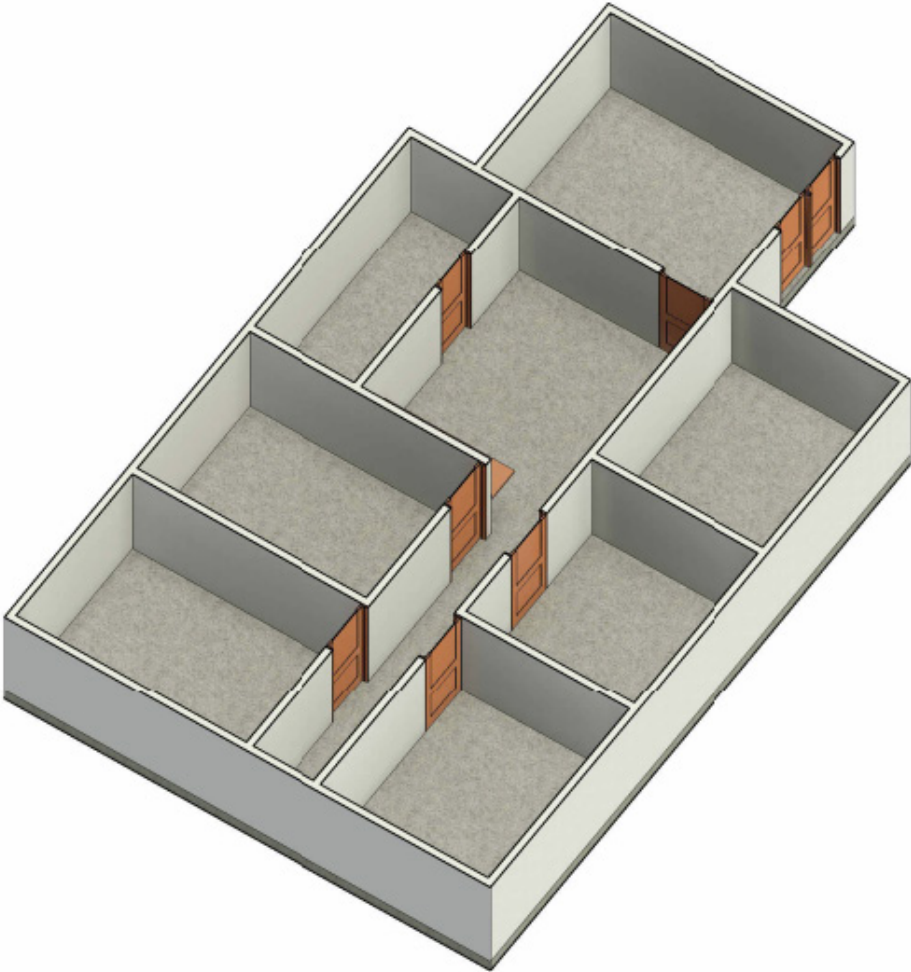
BUILDING SIZE: ±3,023 SF
SPACE SIZE: ±987 SF
YEAR BUILT: 2000
NUMBER OF FLOORS: 1
SITE SIZE: ±0.07 Acres
PARCEL ID: 15N24E008
CONSTRUCTION: Masonry
PARKING SPACES: 4 spaces

FINANCIAL:

SALE PRICE: \$200,000
PRICE/SF: \$202.63
LEASE RATE: \$1,600/Month MG



Floor Plan









In The Area



Woodstock, Georgia

Woodstock, Georgia, is a thriving city in Cherokee County, part of the Atlanta metropolitan area, located about 30 miles north of downtown Atlanta. Known for its blend of historic charm and modern growth, Woodstock has a lively downtown area filled with shops, restaurants, and entertainment venues, making it a focal point for community life.

The city appeals to a growing and diverse population thanks to strong schools, family-friendly neighborhoods, and a mix of suburban comfort with easy access to urban amenities. Woodstock residents benefit from nearby job markets, healthcare facilities, and major transportation routes, including Highway 92 and Interstate 575, which connect the city to Atlanta and surrounding communities.

Woodstock also offers ample recreational and cultural opportunities. Parks, walking trails, and outdoor spaces provide year-round activities, while events like the Woodstock Film Festival foster a vibrant arts scene. With its welcoming atmosphere, active community, and balance of small-town charm and modern conveniences, Woodstock is a popular destination for families, professionals, and visitors alike.

CHEROKEE COUNTY

Steeped in history yet embracing growth, Cherokee County, Georgia, is a dynamic region about 40 miles north of Atlanta. Known for its mix of historic towns, including Canton, the county seat, and growing communities like Woodstock and Holly Springs, the county features charming downtowns, local shops, restaurants, and cultural events.

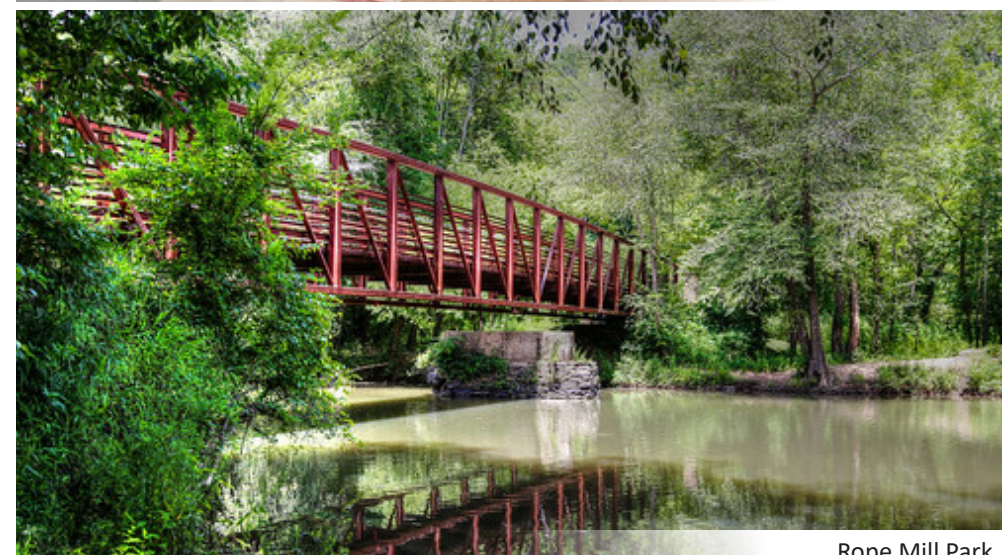
Cherokee County preserves its heritage through landmarks like the Cherokee County Courthouse and Civil War sites, while outdoor enthusiasts enjoy Lake Allatoona, the Etowah River, and biking and walking trails. With strong schools, expanding neighborhoods, and easy access to Interstate 575, the county blends suburban comfort with small-town charm, making it a desirable place for families, professionals, and visitors alike.



Downtown Woodstock



The Outlet Shoppes at Atlanta



Rope Mill Park

Demographics

WOODSTOCK, GEORGIA



POPULATION

5 MINUTES	10 MINUTES	15 MINUTES
8,040	52,290	152,741



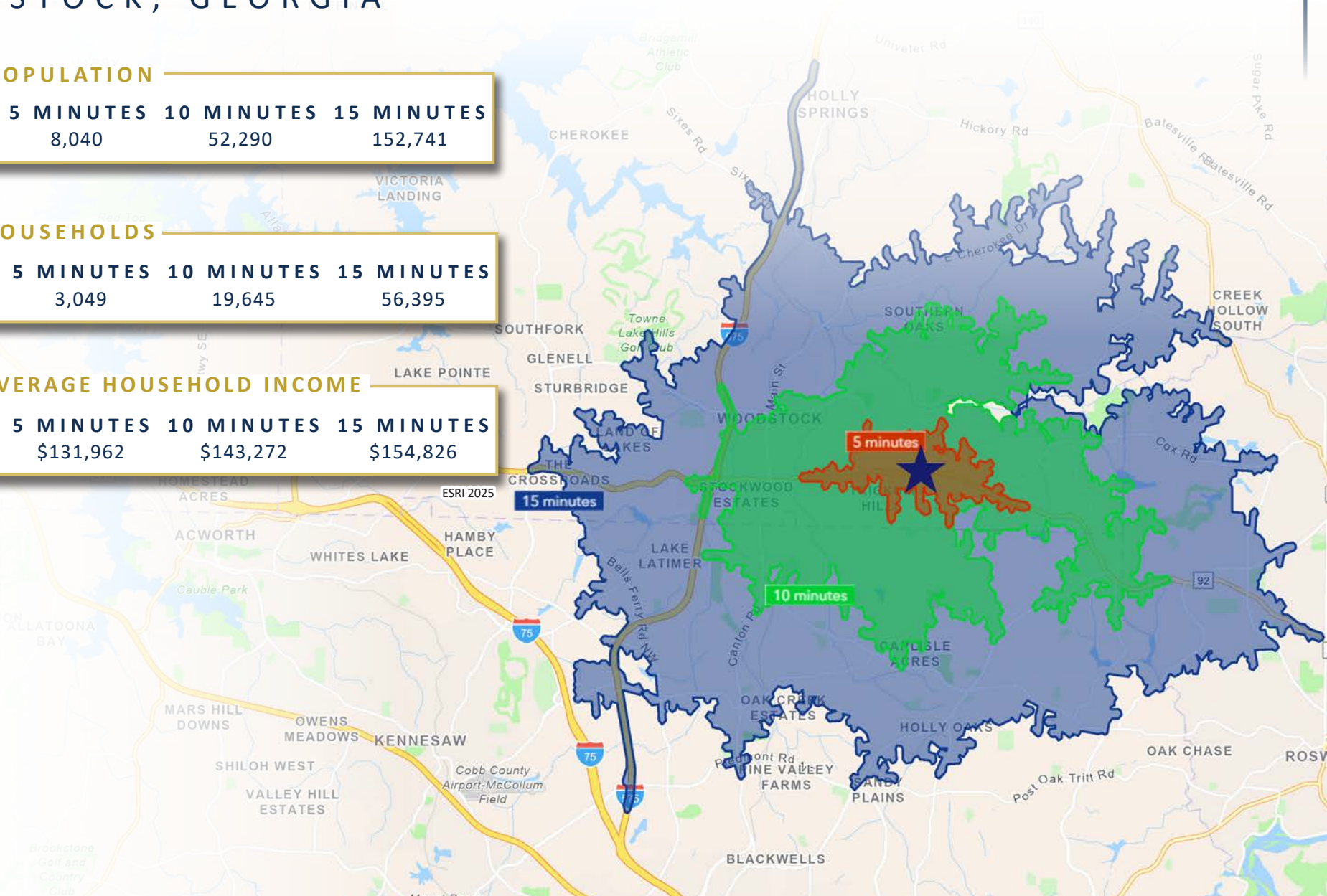
HOUSEHOLDS

5 MINUTES	10 MINUTES	15 MINUTES
3,049	19,645	56,395



AVERAGE HOUSEHOLD INCOME

5 MINUTES	10 MINUTES	15 MINUTES
\$131,962	\$143,272	\$154,826



Broker Profile



JESSE WHALEN

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

Jesse Whalen specializes in assisting his clients with office requirements. Services include helping companies locate, negotiate and secure the right space at rates and terms to add top-line and bottom-line value. He joined Bull Realty in 2021 with over a decade and a half of B2B sales negotiation and management expertise.

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

A native of Cincinnati, Ohio, Jesse graduated from Bowling Green State University (Bowling Green, Ohio) where he was a founding father of the Sigma Alpha Epsilon fraternity. He and his wife are new parents as of October 2024 and enjoy exploring Georgia, outdoor activities, and tastings at local breweries while cheering on the Georgia Bulldogs, Atlanta Falcons, Cincinnati Bengals, and Cincinnati Reds.

Highlights:

- Transacted 65+ leases encompassing over 316,000 SF & and over \$23M in deal volume
- Member of the Atlanta Commercial Board of Realtors Million Dollar Club: 2022, 2023, 2024
- Clients include: Goldbergs/Mainline Foods, Del Valle + McNeil Structural Engineers, HELBIZ, Ecologix Systems, Natural Pet Innovations, Buyer Connected, Cristomar, Construction Debris Services, Eye Center of Atlanta, Heiber Schroeder, Tradavo



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