



RARE OWNER-USER OPPORTUNITIES INSIDE THE PERIMETER

WELL-ESTABLISHED CREATIVE OFFICE ENVIRONMENT



2835 BRANDYWINE
58,000 SF - 4 LEVELS



2980 BRANDYWINE
40,000 SF - 2 LEVELS



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OVERVIEW

Ideal for users seeking to own and occupy between 20,000-58,000 SF at a competitive price point.



Benefits of Office Ownership

- Full customization of interior and exterior enhancements
- Complete control of your office environment
- Own your building for less than the cost of leasing
- Significant tax advantages, including depreciation & equity build-up*
- Ability to lease excess office space to offset the cost of ownership and allow for future growth
- Long-term investment appreciation

*Please consult your CPA or tax professional for more information on the specific tax benefits of ownership available to you and your company.

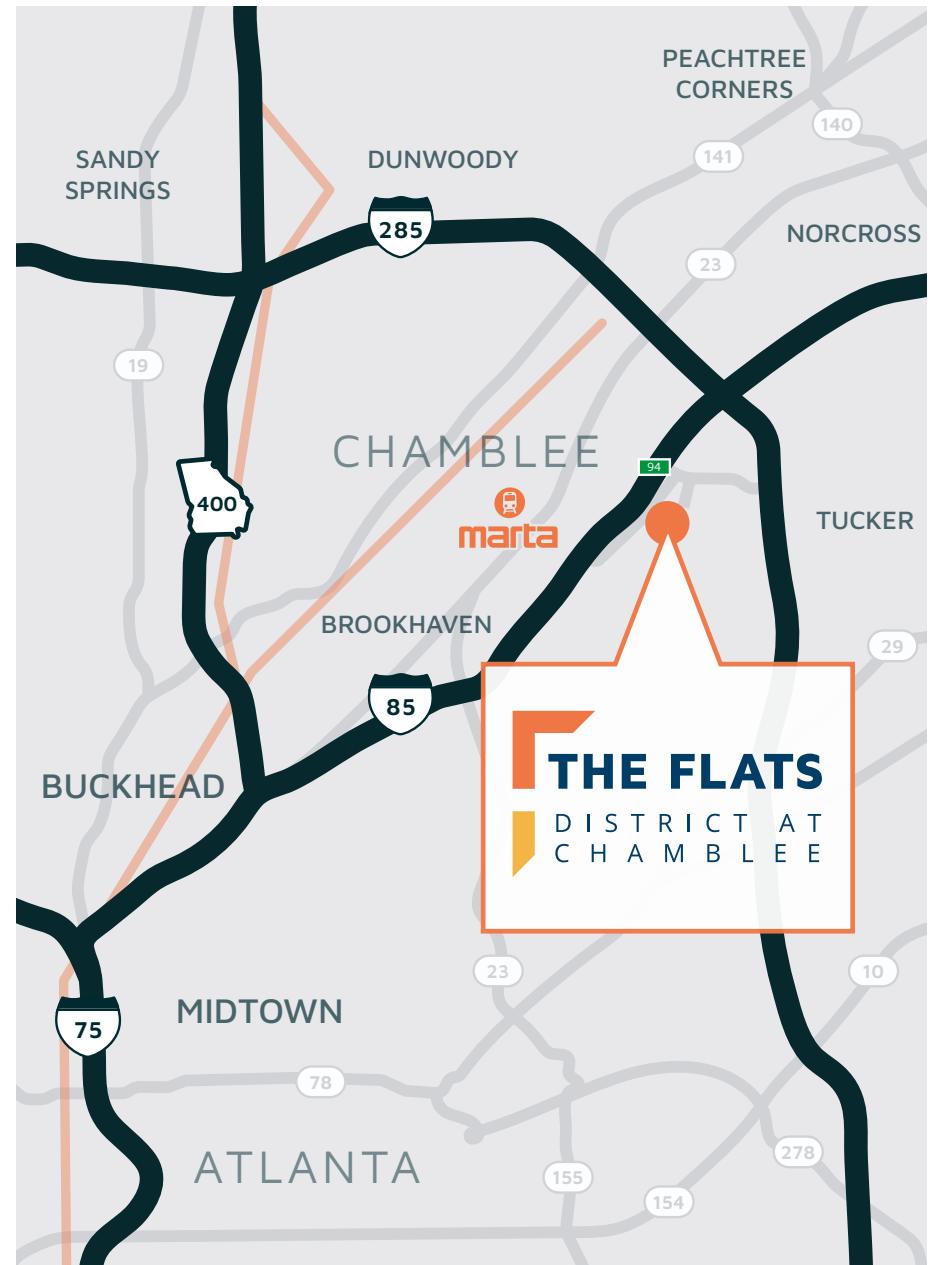
OUTSTANDING LOCATION

- Direct access to I-85 + I-285
- Onsite MARTA shuttle to/from Chamblee Station
- Ample surface parking

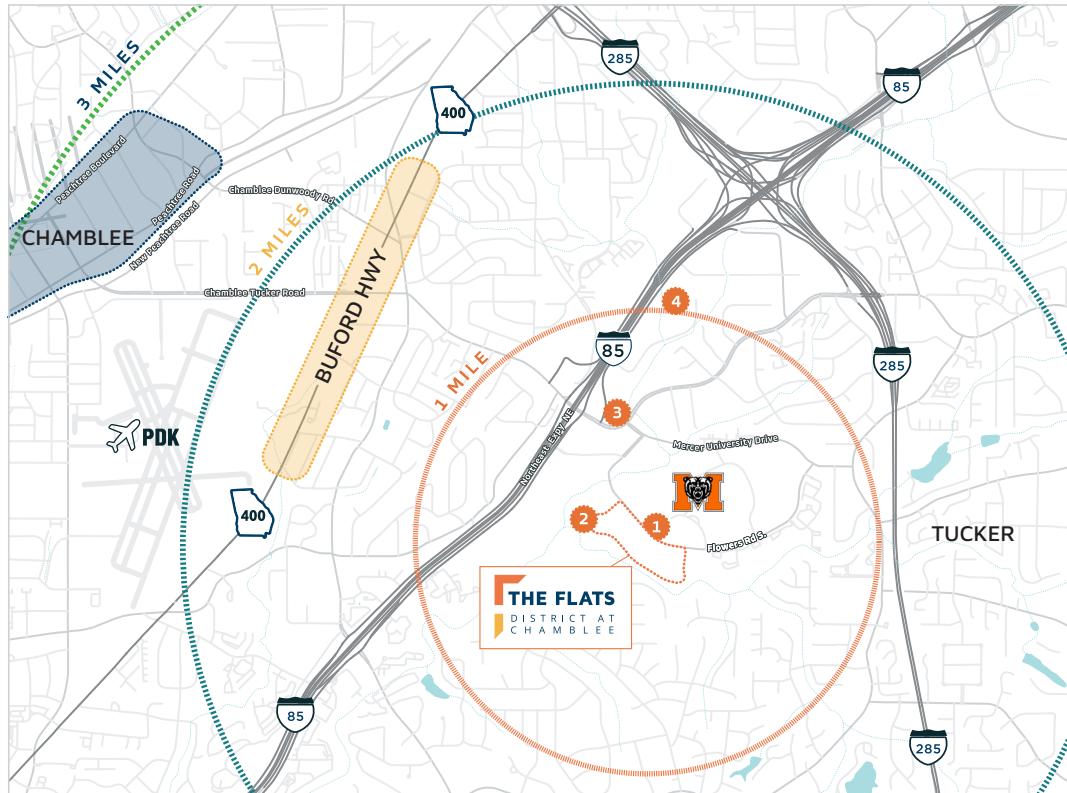


nearby destinations

I-85	0.1 mile	3 minutes
I-285	1.5 miles	5 minutes
PDK Airport	0.2 miles	7 minutes
Buford Highway	1.3 miles	6 minutes
Downtown Chamblee	0.2 miles	8 minutes
Chamblee MARTA Station	3.2 miles	9 minutes
Hartsfield-Jackson Atlanta International Airport	24.0 miles	30 minutes



FOOD & BEVERAGE



PROJECT ADJACENT DINING/ENTERTAINMENT

WALKABLE / 5 MIN DRIVE

- 1 Z BEANS COFFEE
- 2 GREEN CAFETERIA
- 3 PONKO CHICKEN
- 4 PREP KITCHEN ATLANTA

BUFORD HIGHWAY DINING/ENTERTAINMENT

7 MIN DRIVE

- FOOD TERMINAL
- SWEET HUT BAKERY
- CRAWFISH SHACK SEAFOOD
- EL REY DEL TACO
- PHO DAI LOI
- GU'S KITCHEN
- GOOD HARVEST
- TEA LEAF & CREAMERY
- POLLO DE EL REY

CHAMBLEE DINING/ENTERTAINMENT

10 MIN DRIVE

- FIRST WATCH
- STARBUCKS
- TAQUERIA DEL SOL
- CAVA
- WHOLE FOODS
- GUSTO!
- ROJO COCINA
- HOPSTIX
- ATLANTA GOLF & SOCIAL
- ZEN TEA
- BLUE TOP
- ANTIGUO LOBO
- SOUTHBOUND
- VINTAGE PIZZA

make a workplace [change]
404 713 5951

[convenient] F&B access

- Close proximity to Buford Highway + Chamblee Food & Beverage corridors
- Variety of culinary options to satisfy all cravings



THE OPPORTUNITY

Rare opportunity to acquire, renovate and control a full building with the potential for entirely customizable interiors, top-of-building signage and occupancy within a well located and established creative office environment for less than the cost of leasing.



2835 Brandywine

building specs:

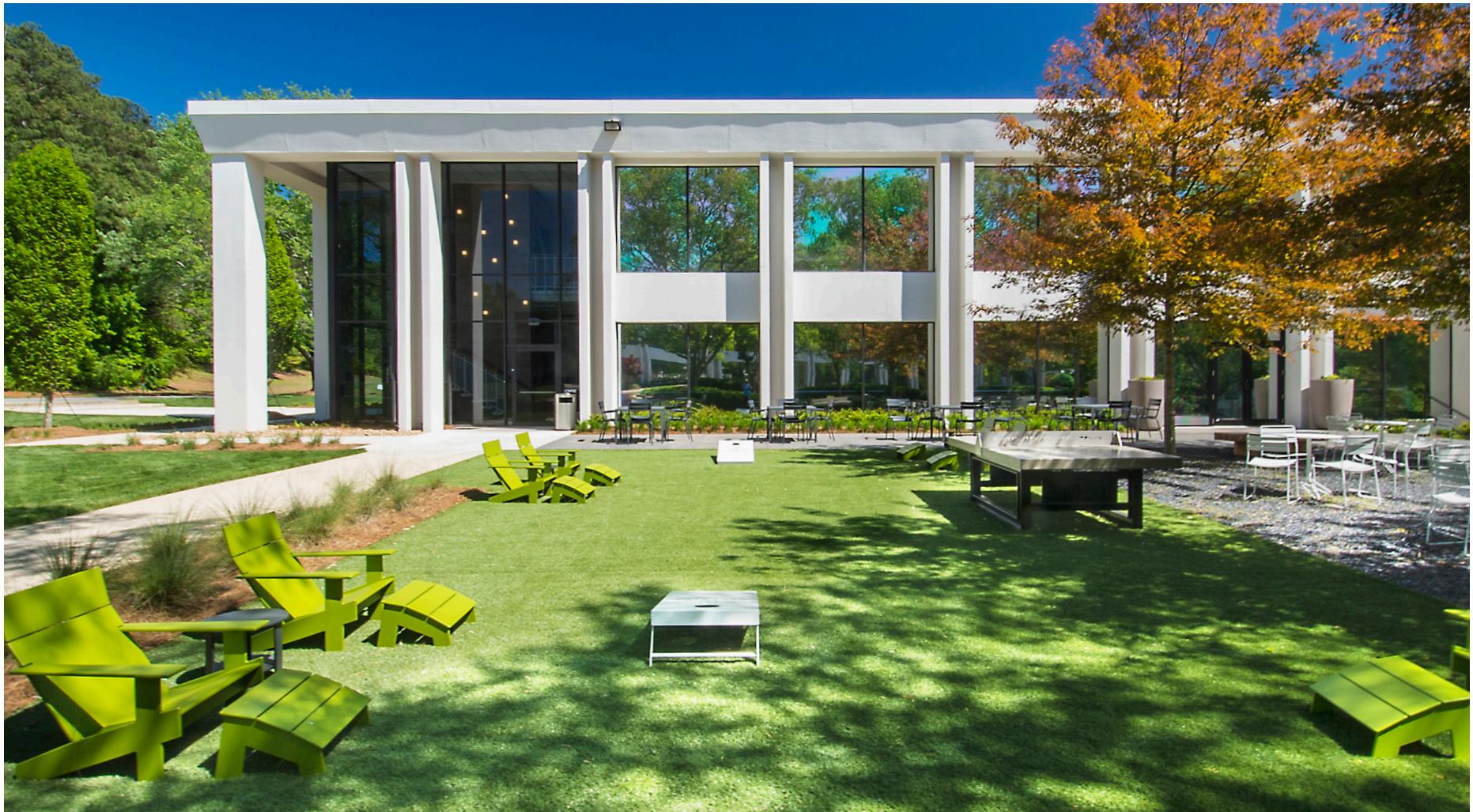
- 58,000 SF, four levels
- 2x passenger elevators
- 5.63 acres
- OI zoning
- Existing 2nd generation office buildout with common multi-tenant corridors



2980 Brandywine

building specs:

- 40,000 SF, two levels
- 1x passenger elevator
- 1x freight elevator
- Loading dock
- 2.62 acres
- OI zoning
- Shell condition



Parkside Partners has assisted more than 60 companies to enjoy the benefits of office ownership.

Contact us to learn how we can assist you.

don't miss this rare opportunity in a highly-amenitized creative office environment

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