



# 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**



**Sam Higgins**  
sh@parksidepartners.com

**Kyle Jenks**  
kj@parksidepartners.com



# 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.

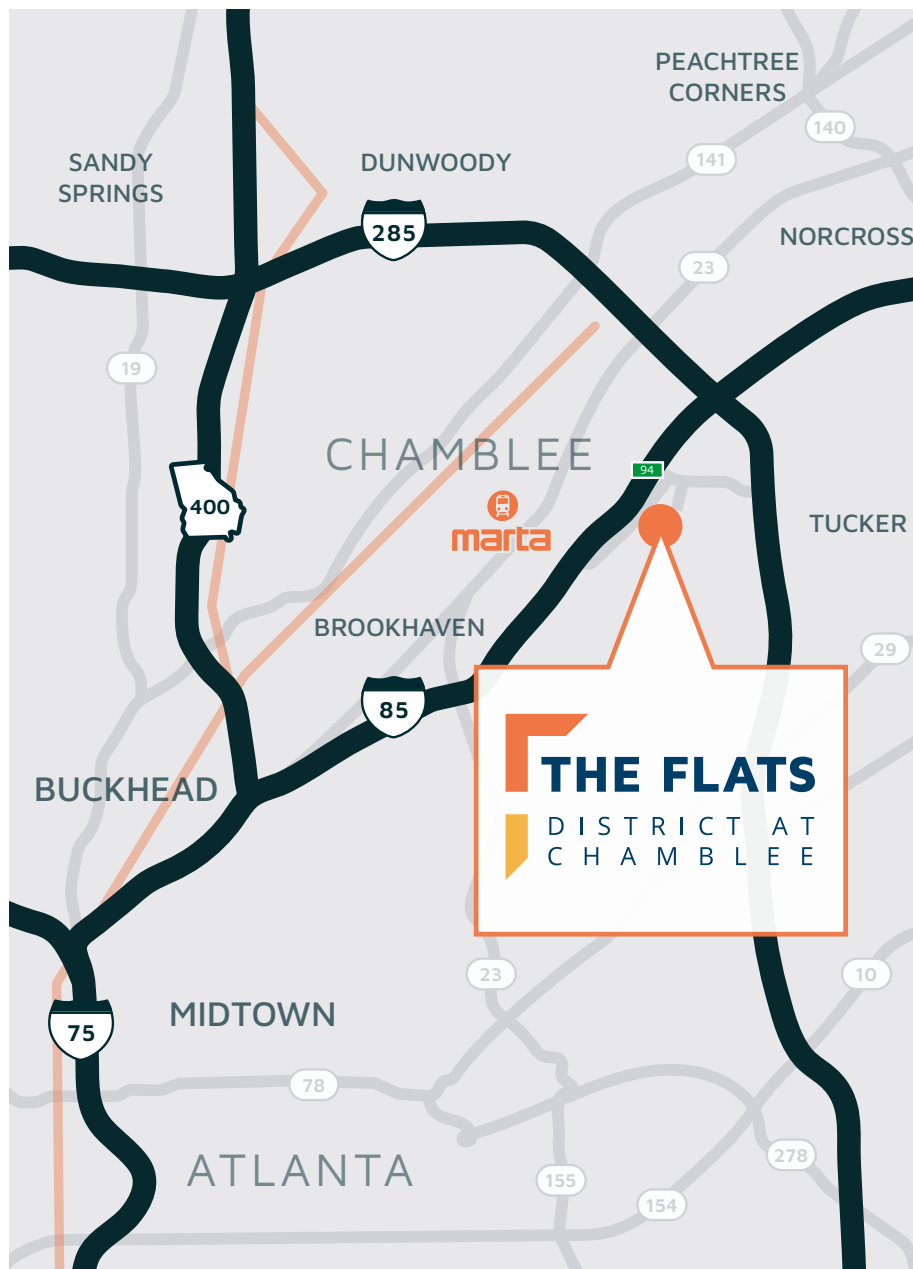
# OUTSTANDING LOCATION

- 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

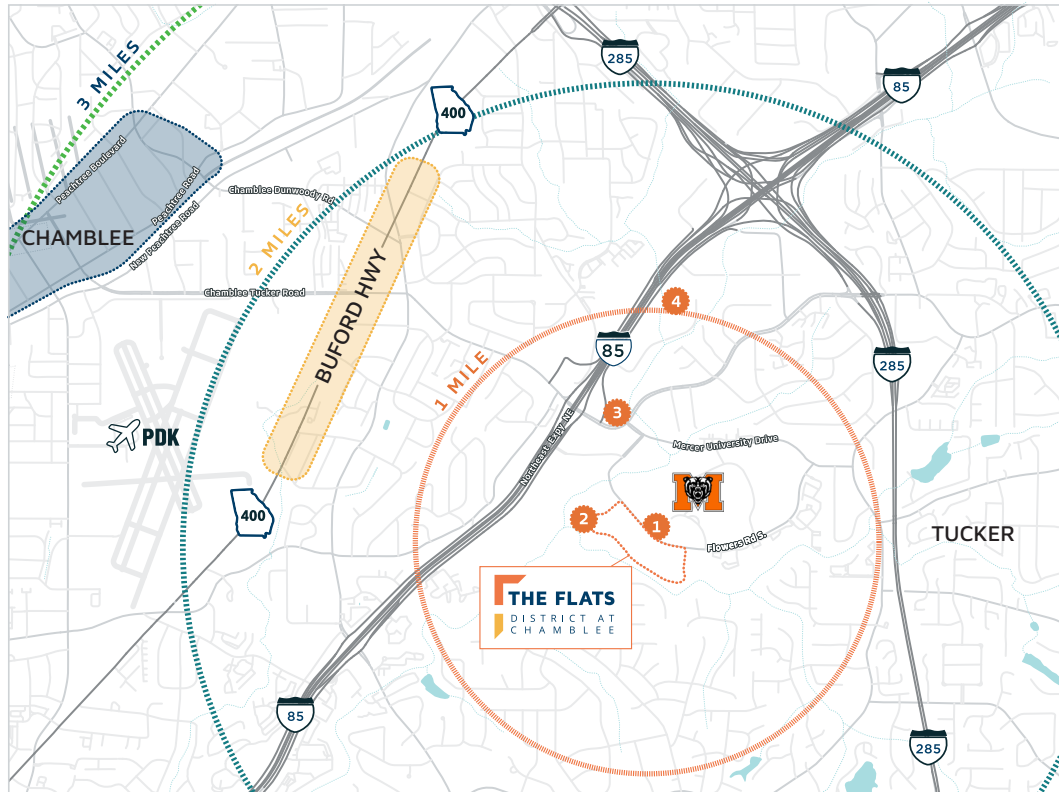




# FOOD & BEVERAGE

## [convenient] F&B access

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



### 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



# 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:

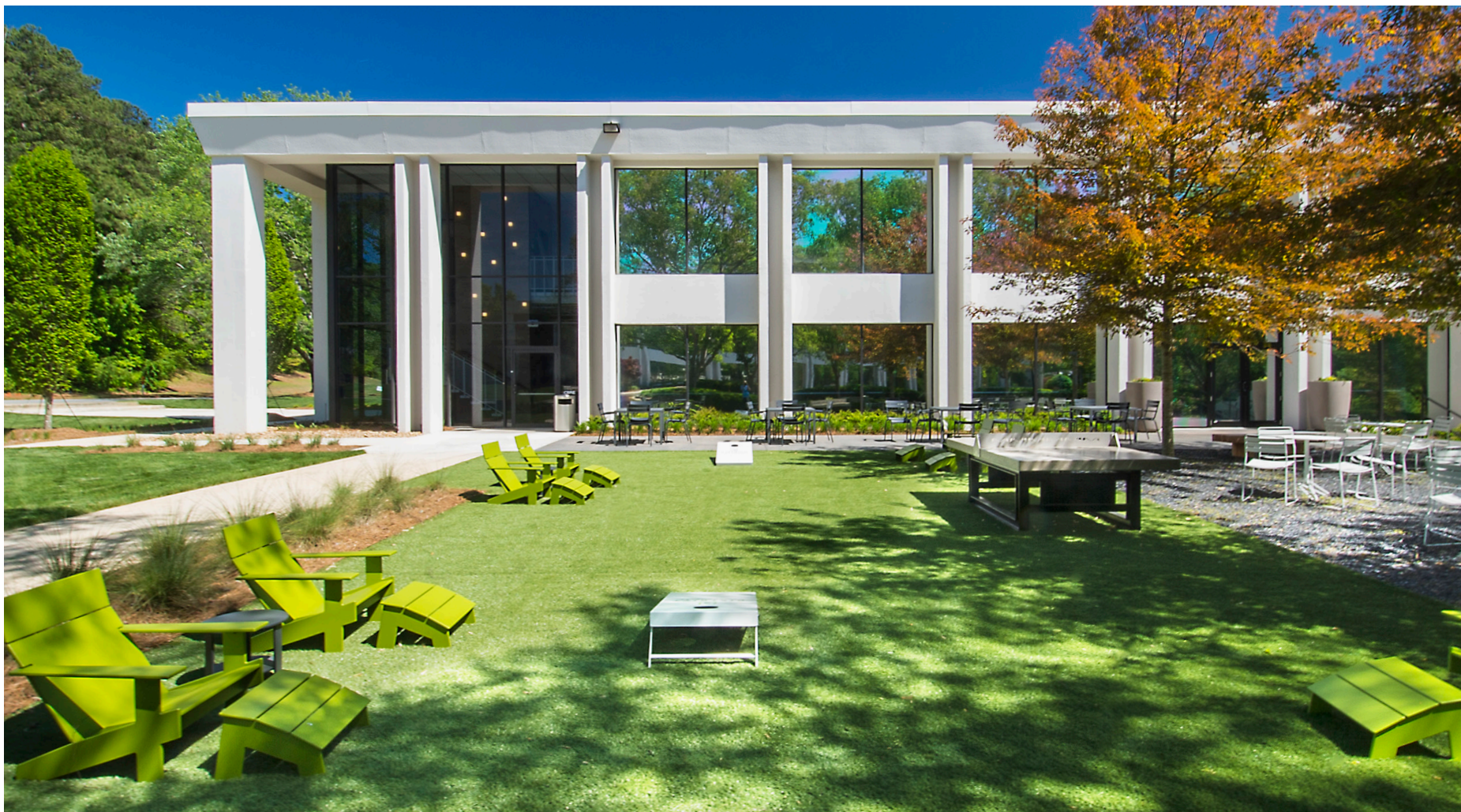
- 58,000 SF, four levels
- 2x passenger elevators
- 5.63 acres
- OI zoning
- Existing 2nd generation office buildout with common multi-tenant corridors



## 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.**

**Sam Higgins**  
[sh@parksidepartners.com](mailto:sh@parksidepartners.com)

**Kyle Jenks**  
[kj@parksidepartners.com](mailto:kj@parksidepartners.com)

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



**PARKSIDE PARTNERS**  
**404 713 5951**