

FOR LEASE OR SALE

MORGAN FALLS

OFFICE PARK | BUILDING 100

FORMER NEWELL BRANDS HQ | ±3 MI TO ABERNATHY RD & ±1 MI TO NORTHRIDGE RD

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PROPERTY SUMMARY

Former Newell Brands Headquarters

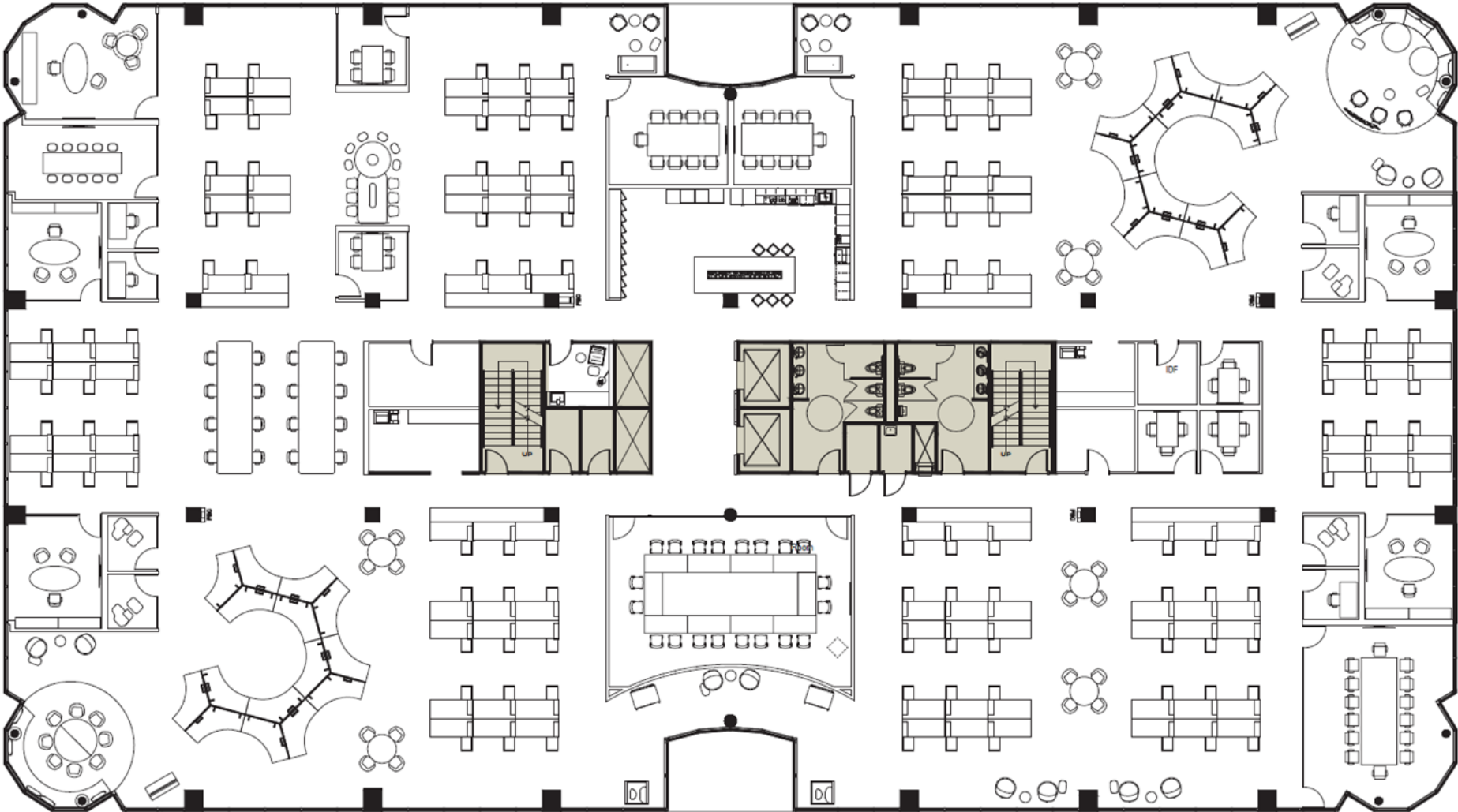
Building 100 located in the Morgan Falls Office Park off of Roswell Road is the former Newell Headquarters. This space is recently renovated and offers quick access to Northridge Road and Abernathy Road connectors to GA-400.

ADDRESS	7840 Roswell Road, Building 100, Atlanta, Georgia 30350
TOTAL SF	65,000 SF
AVAILABLE SF	22,000 - 65,000 SF
STORIES	3
YEAR BUILT	1986 Renovation in 2016
PARKING	4 1,000 SF
BUILDING CLASS	Class B Class A interiors With a creative office layout
ZONING	C1C (Commercial One)
BUILDING AMENITIES	Cafe, Property Manager on site, MARTA Bus Line, Visible signage opportunity, and free parking



FLOOR PLANS

[CLICK HERE TO TOUR THE SPACE](#)



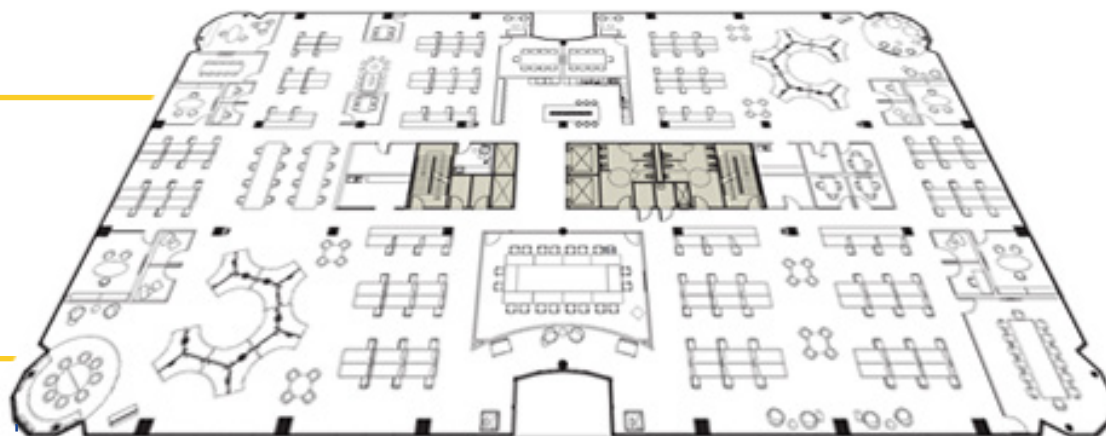
*3rd Floor plan | all floor plans mirror another



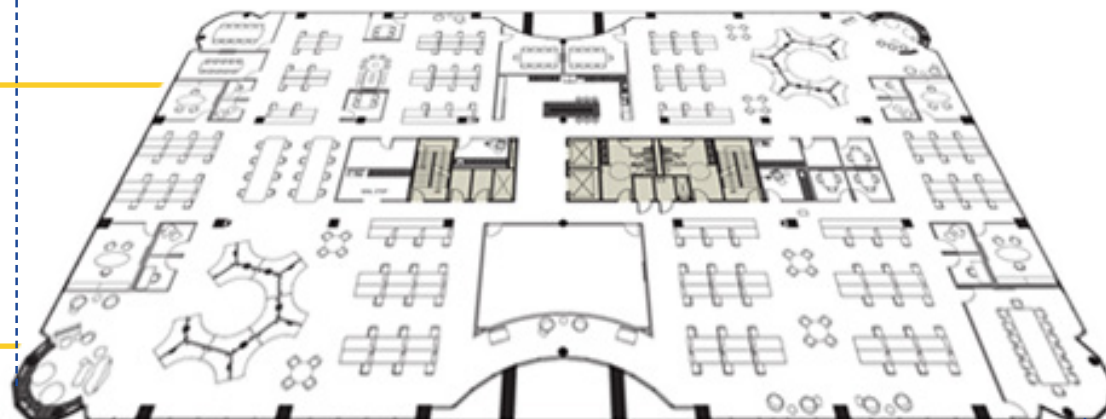
FLOOR PLANS

FLOOR 3

Former Newell Brands
Headquarters



FLOOR 2



FLOOR 1



PHOTOS

[CLICK HERE TO VIEW MORE PHOTOS](#)



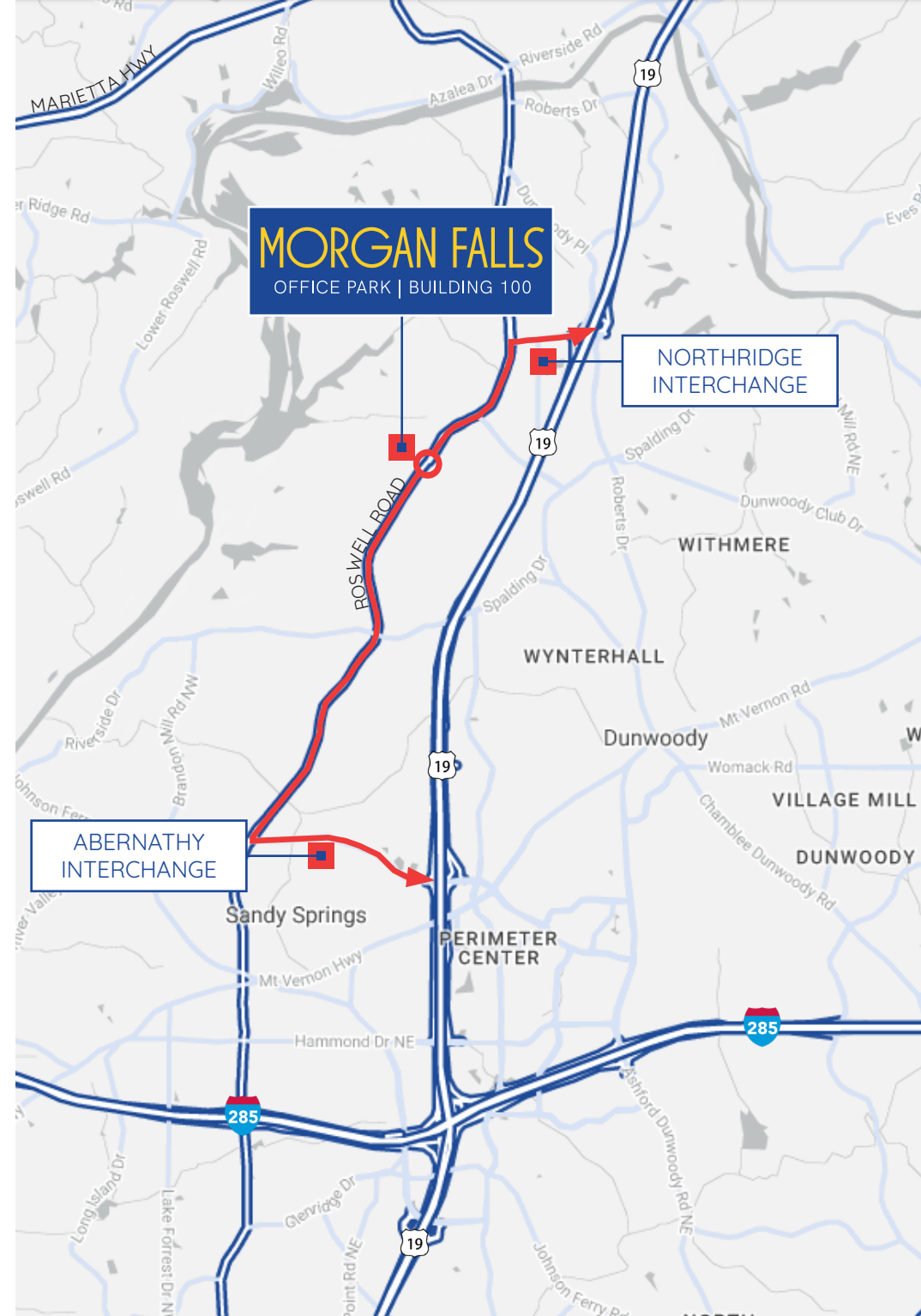
LOCATION HIGHLIGHTS

- NORTHRIDGE RD INTERCHANGE**
 1.3 MILES
- ABERNATHY RD INTERCHANGE**
 3.5 MILES
- INTERSTATE 285**
 4.4 MILES
- EAST COBB**
 7.4 MILES
- BUCKHEAD**
 10.0 MILES

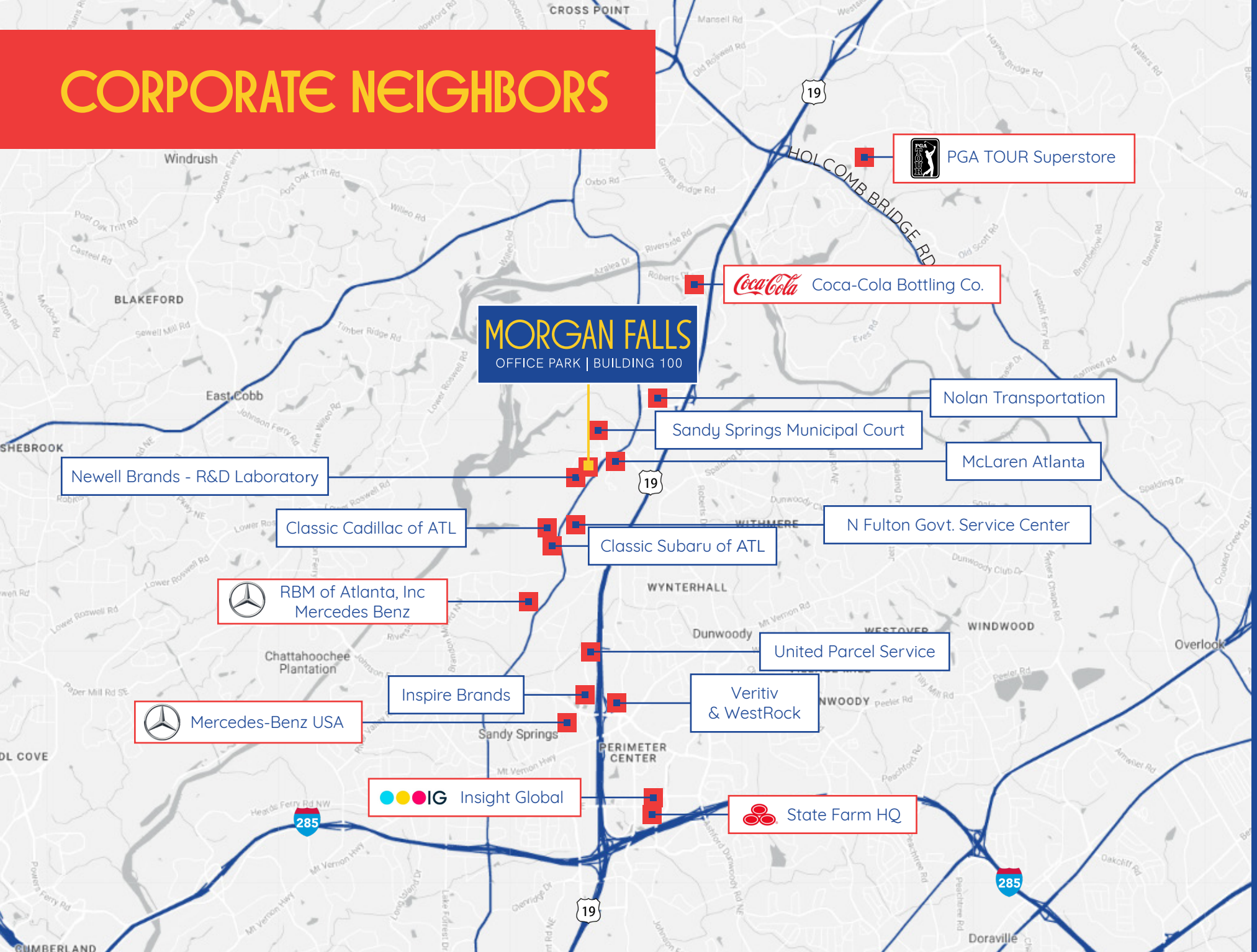
TRAFFIC COUNTS (2022)

ROSWELL RD AT GROGANS FERRY RD	32,609	.23 mi from subject
ROSWELL RD AT HAMPTON DRIVE	32,682	.33 mi from subject
ISON RD NE AT WOODCLIFF DR	2,322	.52 mi from subject
MORGAN FALLS RD NE AT HARBOR POINTE PKWY	4,977	.53 mi from subject

7840 ROSWELL ROAD | BLDG 100 | ATLANTA, GA 30350



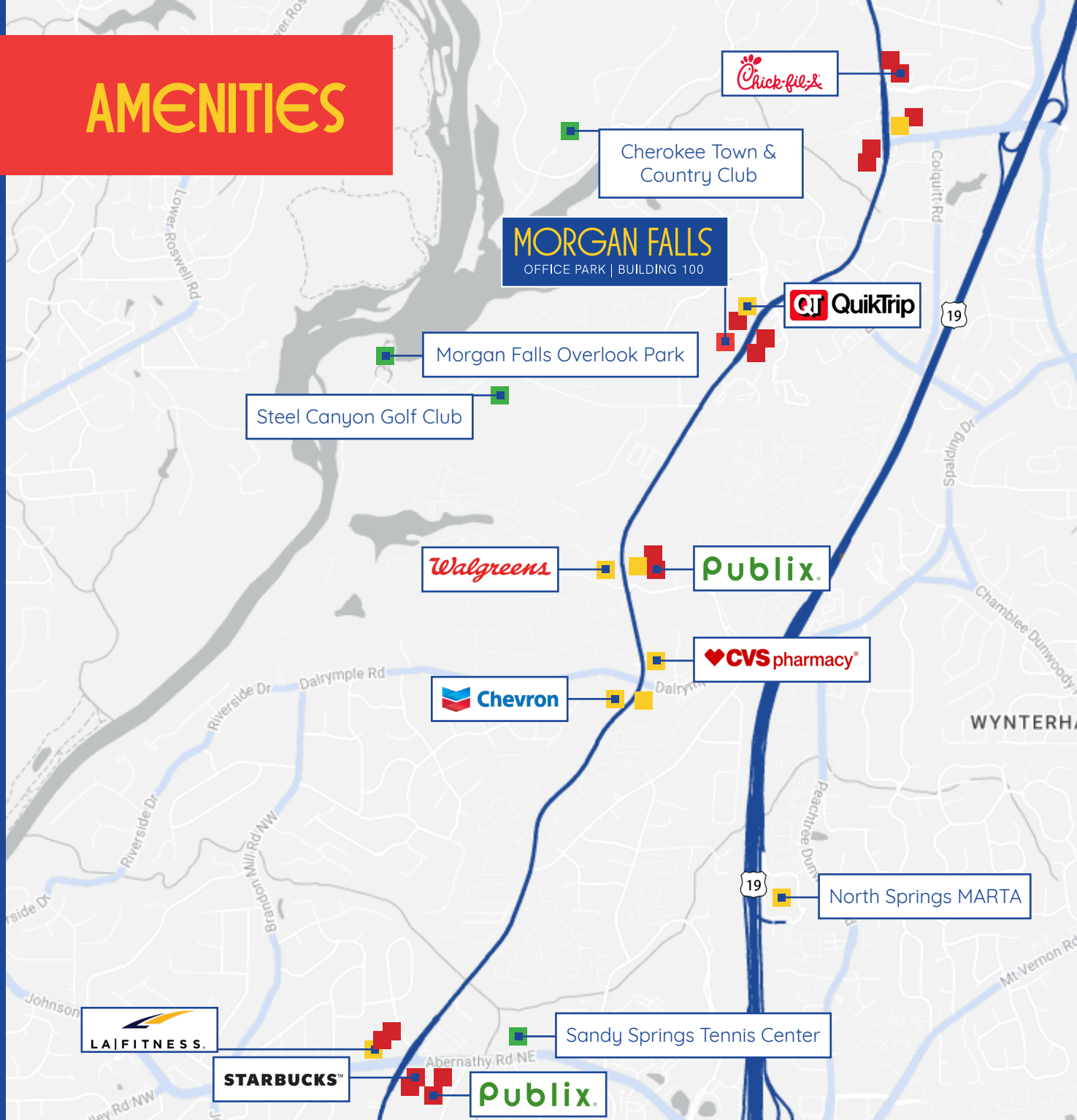
CORPORATE NEIGHBORS



7840 ROSWELL ROAD | BLDG 100 | ATLANTA, GA 30350



AMENITIES



& MANY MORE

Restaurants

1. Billards Sports Bar & Grill
2. Tijuana Joe's Cantina
3. Johnny's New York Style Pizza
4. Dunkin' | Pizza Hut
5. Waffle House
6. Chick-fil-A
7. Wendy's
8. Publix
9. Domino's Pizza
10. Nori Nori
11. Hardee's
12. City Barbeque
13. Publix
14. Zaxby's

Parks & Recreation

1. Big Trees Forest Preserve (0.6 MI)
2. Steel Canyon Golf Club (0.8 MI)
3. Morgan Falls Overlook Park (1.6 MI)
4. Cherokee Town & Country Club (2 MI)
5. Sandy Springs Tennis Center (3.2 MI)
5. Chattahoochee Nature Center (5.4 MI)

Retail & Convenience

1. QuikTrip
2. Exxon
3. Walgreens
4. UPS Store
5. CVS Pharmacy
6. Chevron
7. Shell Station
8. North Springs MARTA
8. LA Fitness



ABOUT SANDY SPRINGS

Sandy Springs, Georgia is a city on the rise, showcasing impressive development and growth initiatives. The city is not only one of the fastest growing cities in Georgia, but number 25 in America! Here are some highlights:

- Major Road Improvement Project
 - 2-year plan targeting Johnson Ferry Road & Mt. Vernon Highway
- Improving city's Walk Score through completing streets, sidewalks, & public transit
 - 31-mile trail system installation to promote outdoor activities & connect various parts of Sandy Springs
- Expansion of Trail Network
 - Beginning expansion with 1.6 mi segment connecting Morgan Falls Overlook Park to Roswell Road
- New Commercial Developments
 - New Trader Joe's opening in former Sprouts—part of broader trend to attract more residents & visitors
- Infrastructure Enhancements
 - Overall goal is to enhance urban mobility & accessibility

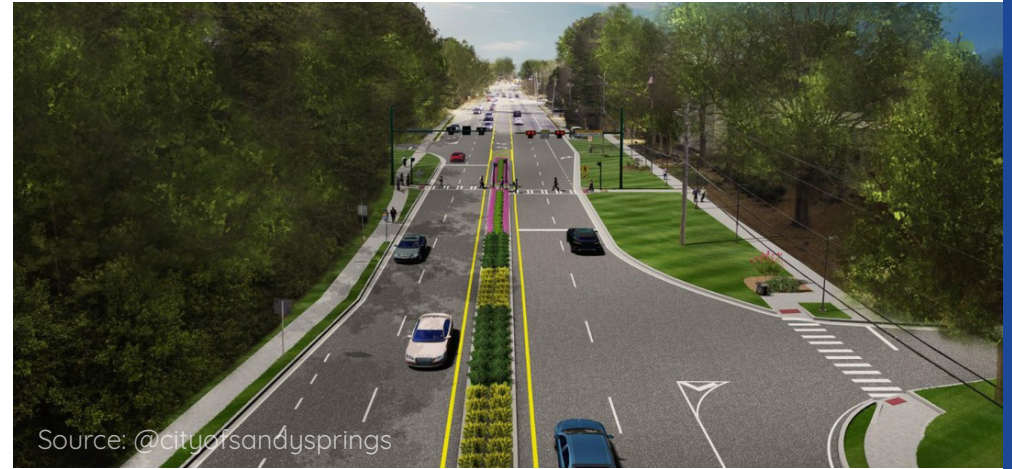
DEMOGRAPHICS WITHIN 10 MI

 **POPULATION** 894,669 SF

 **HOUSEHOLDS** 321,063

 **+25 LABOR FORCE (EMPLOYED)** 442,594

 **AVG. HOUSEHOLD INCOME** \$116,871





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