



OFFERING MEMORANDUM

2900 Woodcock Blvd

ATLANTA, GA 30344



Chamblee Four Story Office Building

OWNER/USER

OFFICE INVESTMENT OPPORTUNITY

REDEVELOPMENT POTENTIAL



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Executive Summary

- ADDRESS:
2900 Woodcock Blvd, Atlanta, GA 30344
- RBA:
90,630 Rentable Square Feet
- AVAILABILITY:
Entire Building
- SITE AREA:
3.86 Acres
- STORIES:
Four
- TYPICAL FLOORPLATE:
23,800 Square Feet
- PARKING:
4.09 / 1,000 SF (357 parking spaces)

2900 Woodcock Boulevard offers a rare 3.86-acre, full-building opportunity in a highly accessible Atlanta office corridor. The property features efficient $\pm 23,800$ -square-foot floorplates across four stories, creating an ideal fit for an owner-user headquarters, traditional office investment, or medical office conversion. With immediate availability and strong site control, the asset provides flexibility for both single-tenant and multi-tenant strategies.

The site's 4.09/1,000 parking ratio exceeds market norms and supports modern workspace and medical configurations. Its infill location with proximity to key government and corporate campuses enhances long-term user demand and positions the property well for a variety of uses. This adaptability makes it attractive for organizations seeking control and investors seeking diversified tenancy options.

Beyond current office and medical potential, the 3.86 acres create meaningful redevelopment and repositioning opportunities. The property offers the ability to secure a well-located asset at a compelling discount to replacement cost, while maintaining optionality for future mixed-use or higher-density alternatives. With a combination of scale, parking, and location, 2900 Woodcock Boulevard presents a flexible path to long-term value creation.

Investment Highlights

■ Full-Building Availability

Entire 90,630 SF building ready for immediate occupancy, providing users or investors complete control and flexibility.

■ Efficient Floorplates

±23,800 SF floorplates support single-tenant or multi-tenant layouts and facilitate medical office conversion.

■ Strong Parking Ratio

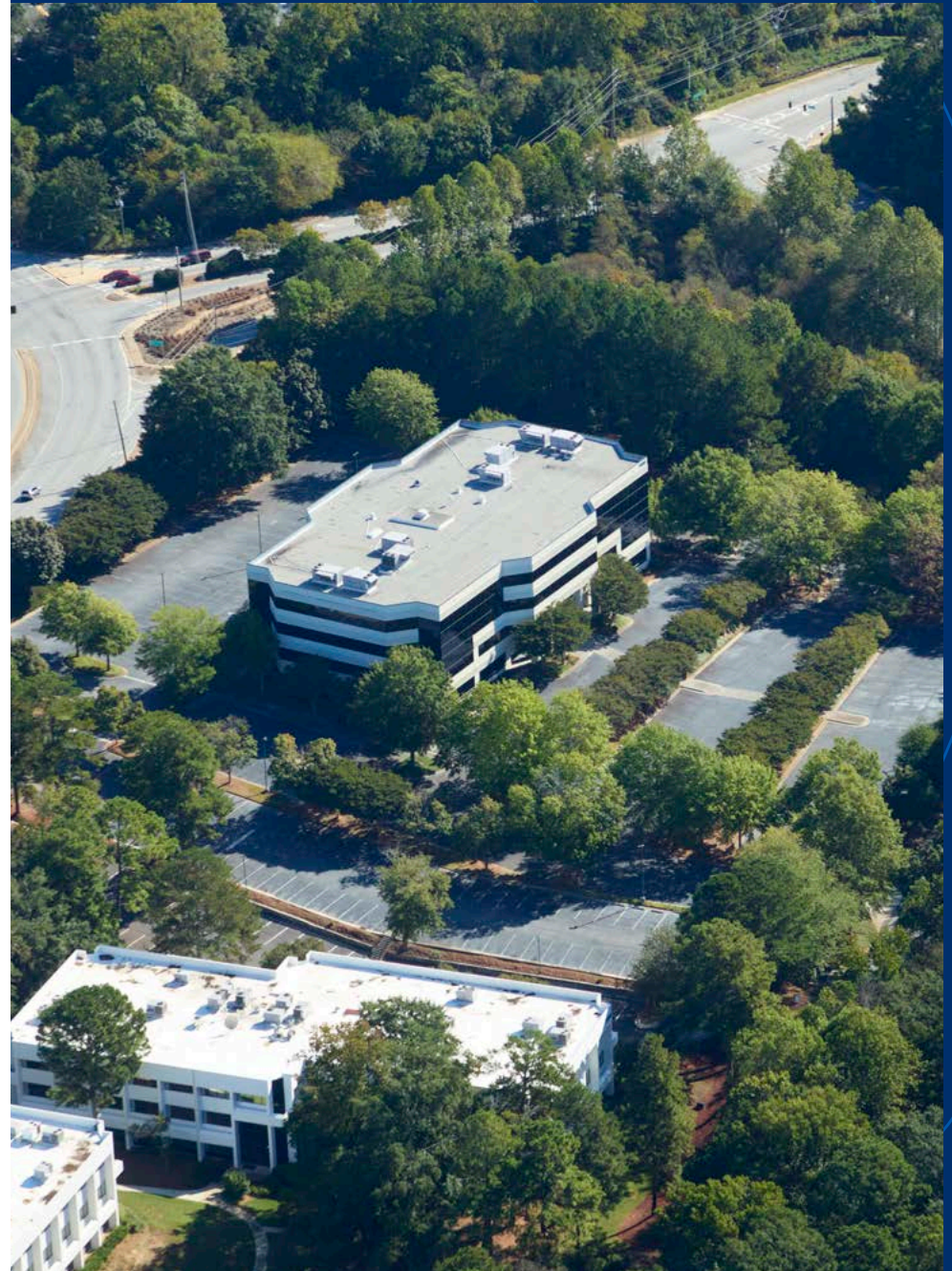
4.09 spaces per 1,000 SF, exceeding market norms and supporting a wide range of modern office and healthcare uses.

■ Redevelopment Optionality

3.86-acre site offers long-term repositioning or redevelopment potential for alternative commercial uses.

■ Compelling Basis vs. Replacement Cost

Opportunity to acquire a well-located infill asset below new construction cost, creating built-in value upside.





Property Profile

2900 Woodcock Blvd,
Atlanta, GA 30344

YEAR COMPLETED	2000
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BUILDING NET RENTABLE AREA	90,630 SF
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NUMBER OF FLOORS	4
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TYPICAL FLOOR SIZE	23,800 SF
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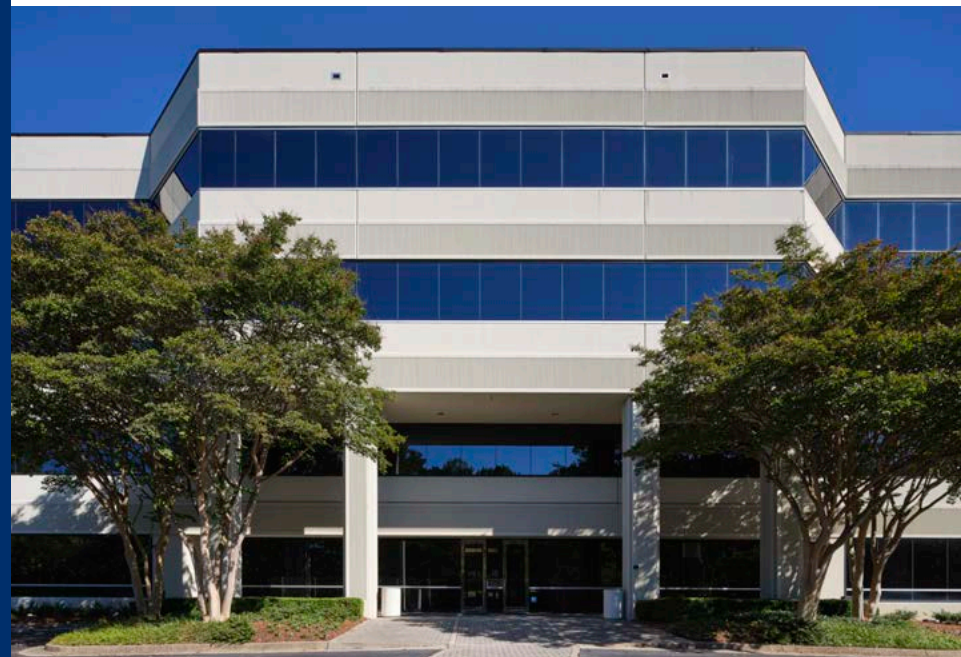
SITE ACREAGE	± 3.86 Acres
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ZONING	OI
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TAX ID/PARCEL ID NUMBER	18-267-05-001
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TOTAL PARKING SPACES	357 Spaces
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PARKING RATIO	4.09 Per 1,000 SF
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Building Systems

HVAC SYSTEMS	Eight (8) Constant Volume Package Units
ELEVATORS	Three (3) hydraulic Dover Elevator Co. 4,500-lb capacity
BUILDING AUTOMATION SYSTEM	Automated Logic
LIFE SAFETY & FIRE PROTECTION	Simplex Fire Alarm; Fully Sprinkled
ACCESS & SECURITY	Maglock; security card access with individual tenant security monitoring
FIBER PROVIDERS	Government Fiber
UTILITIES	Electricity: Georgia Power Natural Gas: Gas South Water & Sewer: DeKalb County Telephone: AT&T; Windstream Fire and Police: DeKalb County

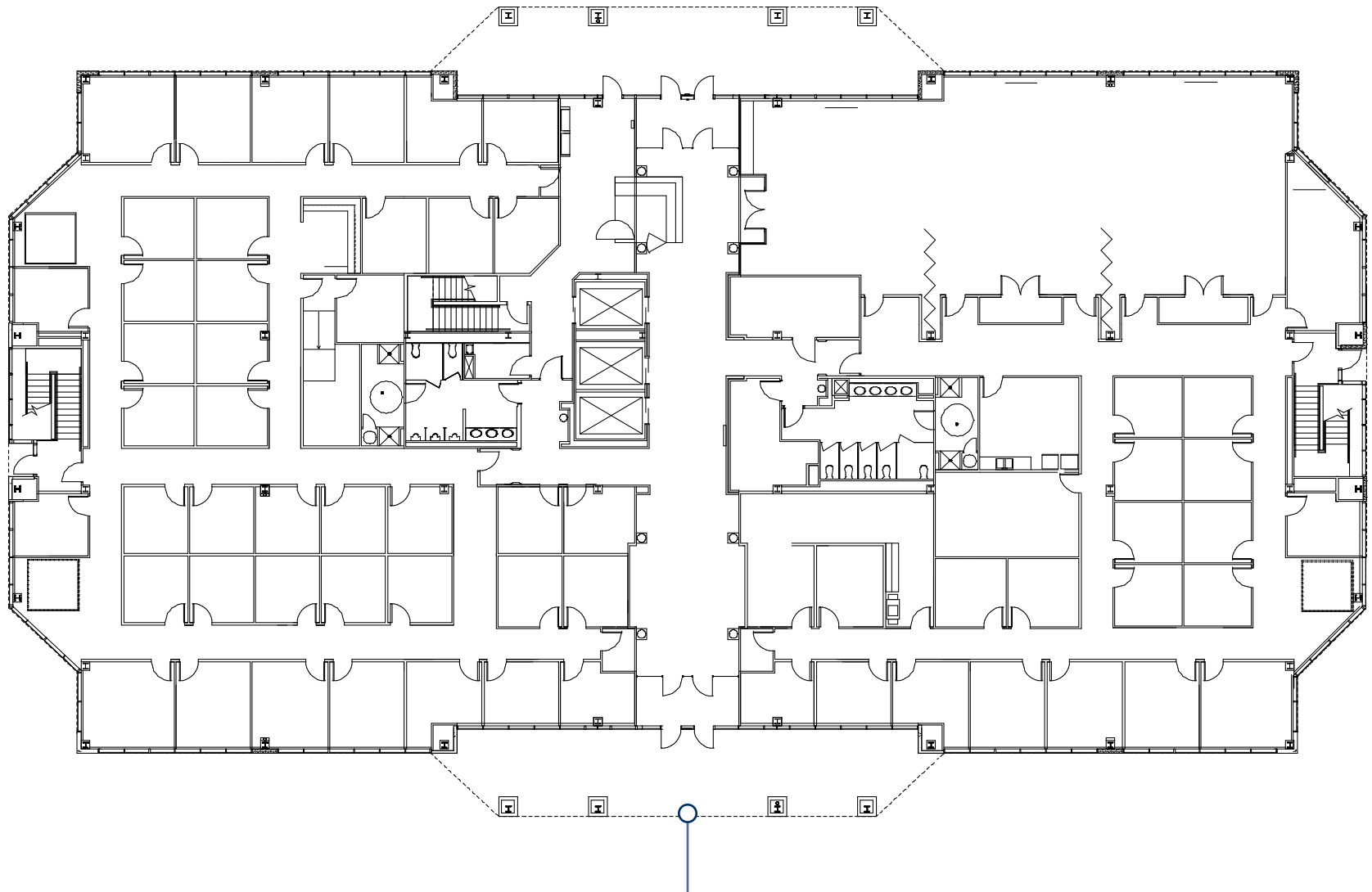
Design and Construction

DEVELOPER	Koger
FOUNDATION	Concrete
FRAME	Steel
FLOOR STRUCTURE	Concrete
ROOF	Gravel Rollon. Roof is original (2000). No warranty.
SLAB TO SLAB HEIGHT	13'
FLOOR TO CEILING HEIGHT	9'
EXTERIOR WALLS	Brick/Concrete
EXTERIOR GLASS	Double Pane
INTERIOR WALLS	Sheetrock-Marble Lobby
FLOOR COVERINGS	Carpet/VCT/Marble
CEILINGS	Acoustic Tile
LIGHTING	T8 (2×4)

TENANT UPFIT STANDARDS

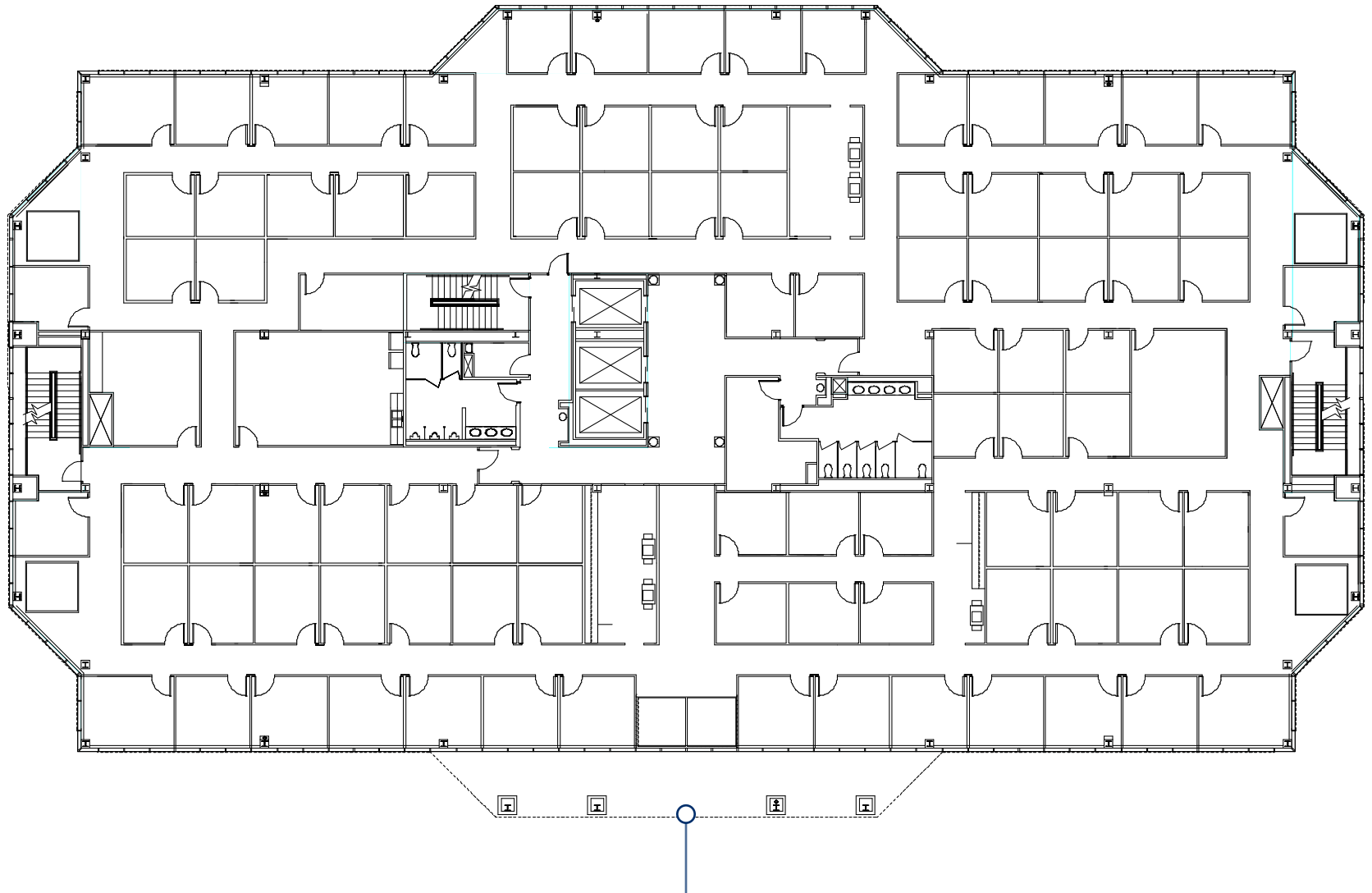
Building Lobby Finishes: Marble
Tenant Corridor: Carpet
Restrooms per Floor:
One (1) men's and one (1) women's per floor
Restroom Finishes: Ceramic Tile

Floor Plan – First Floor



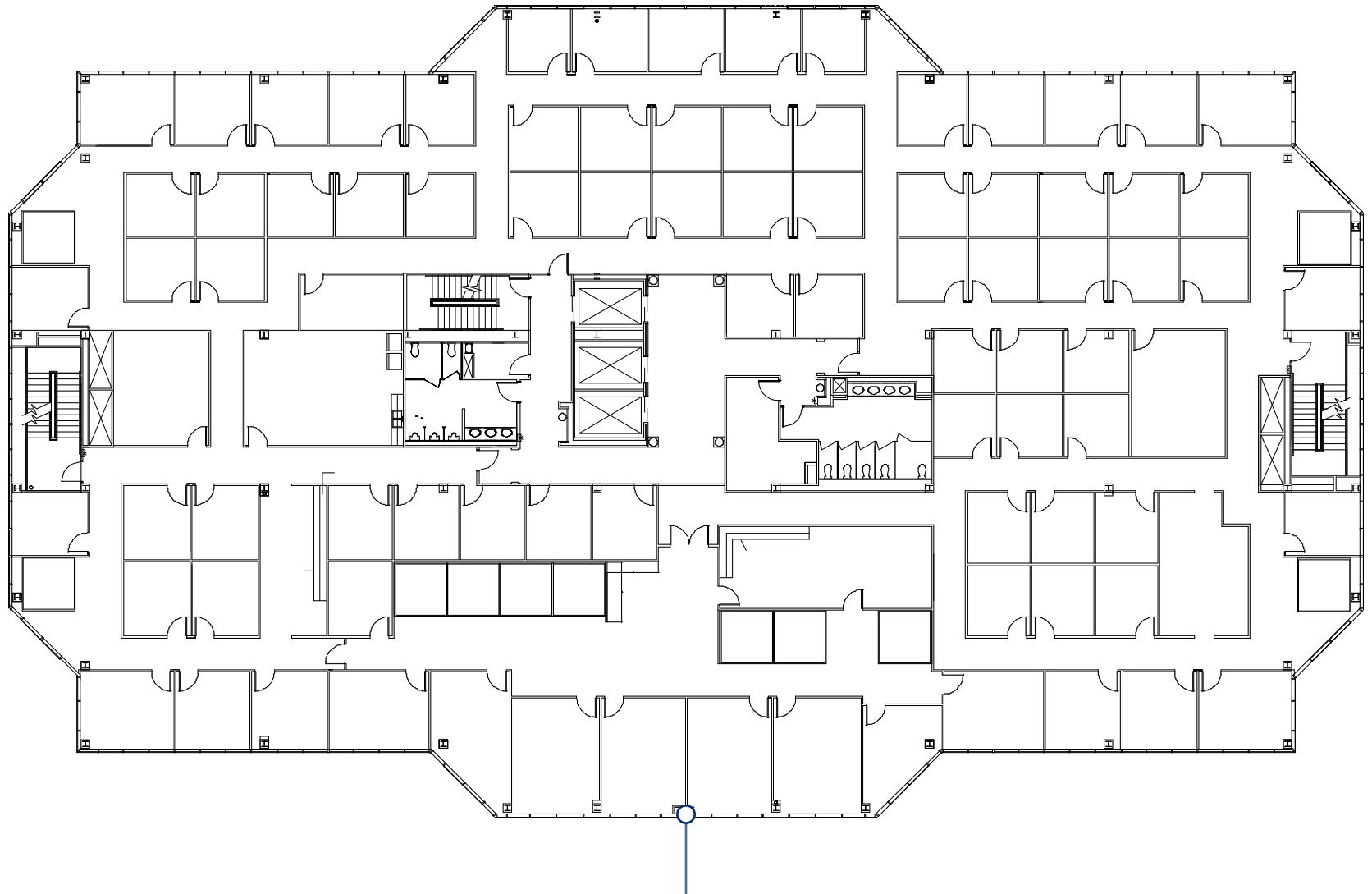
VACANT
19,271 RSF

Floor Plan - Second Floor



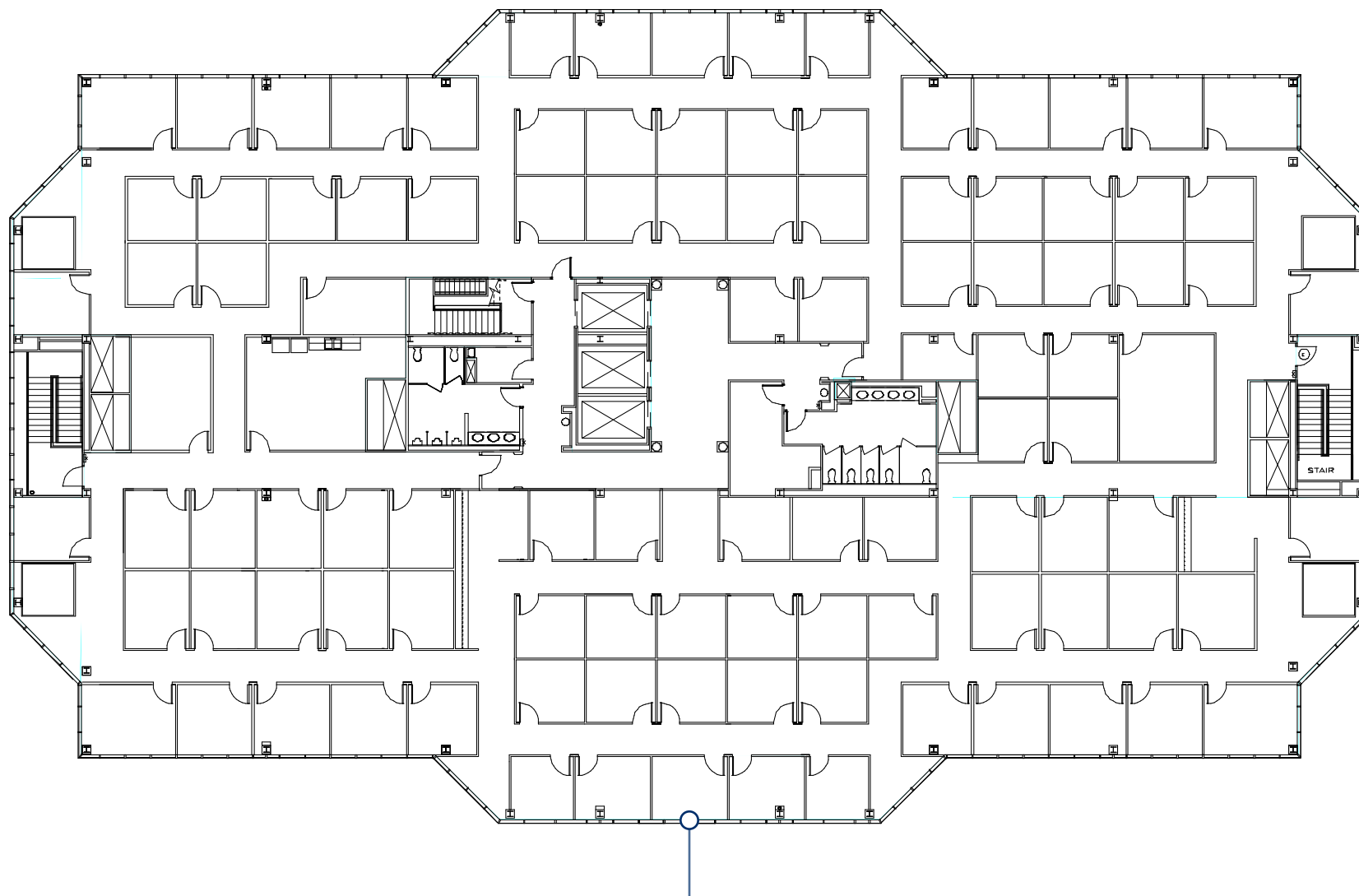
VACANT
23,383 RSF

Floor Plan - Third Floor



VACANT
24,120 RSF

Floor Plan - Fourth Floor



VACANT
23,858 RSF



Convenient Access

10 MINUTES TO
Downtown Chamblee

15 MINUTES TO
Brookhaven, Central Perimeter,
Buckhead, Midtown, and Downtown

25 MINUTES TO
Hartsfield-Jackson Atlanta
International Airport

5 MINUTES TO I-285 S

3 MINUTES TO I-85 S

CHAMBLEE TUCKER RD

2900 WOODCOCK BLVD



Nearby Amenities

WITHIN A 10 MINUTE DRIVE FROM PROPERTY





Area *Demographics*



2025 POPULATION

1 MILE
9,300

3 MILES
98,790



2025 HOUSEHOLD INCOME

1 MILE
\$115,026

3 MILES
\$129,376



2025 HOUSEHOLDS

1 MILE
3,752

3 MILES
39,885



2025 - 2030 POPULATION GROWTH

1 MILE
0.61%

3 MILES
3.45%



2025 MEDIAN AGE

1 MILE
34

3 MILES
35



2025 AVERAGE HOME VALUE

1 MILE
\$481,534

3 MILES
\$565,568



2025 DAYTIME POPULATION (WORKERS)

1 MILE
5,772

3 MILES
54,920



2025 DAYTIME POPULATION (RESIDENTS)

1 MILE
4,077

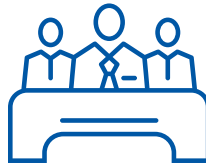
3 MILES
42,122

Atlanta

Economic Engine of the Southeast



#1

STATE FOR BLACK
ENTREPRENEURSHIP

#5

STATE FOR STARTUP
ECOSYSTEMS

#2

MOVING DESTINATION
IN THE US

#2

MOST LIVABLE CITY



#4

POPULATION GAINING METRO



80

EMERGING TECHNOLOGY
COMPANIES

#1

STATE FOR LOGISTICS
& INFRASTRUCTURE

#6

METRO AREA FOR
ECONOMIC DIVERSITY

\$2B

TOTAL VC INVESTMENT



#3

BEST METRO FOR
STEM PROFESSIONALS

Atlanta

Globally Recognized Brands are Atlanta's Largest Employers



34,500
CORPORATE HQ/AIRPORT
(FORTUNE #68)



32,091
EDUCATIONAL
INSTITUTION/
HEALTHCARE



16,510
CORPORATE HQ
(FORTUNE #26)



16,000+
HEALTHCARE



15,900
HEALTHCARE



15,591
DIVISION



15,353
HEALTHCARE



15,000+
DIVISION HQ / RETAIL



14,594
CORPORATE HQ
(FORTUNE #43)



12,000+
HOTELS



9,000
HEALTHCARE



8,894
CORPORATE HQ



8,403
AGENCY HQ



8,000
CORPORATE HQ
(FORTUNE #88)



Southern Company

7,753

CORPORATE HQ
(FORTUNE #153)

FORTUNE 500 HQ'S IN ATLANTA



Redevelopmental Potential

16 Acre Site

LOCATED IN THE PRESIDENTIAL PARKWAY REGIONAL CENTER



PERMITTED USES

This area should be a mix of lower-intensity office space, retail, and multi-family residential. Uses in these space should be flexible to meet the regional center's needs, but generally taper off in intensity as you get further from the Center Core and closer to residential neighborhoods.

APPROVED DENSITY

A density up to 30 units per acre is allowed here, in line with Commercial Redevelopment Corridor character area in the 2050 Unified Plan.

BUILDING HEIGHT

The permitted height of new buildings within the Outer Core is up to 8 stories tall.



POTENTIAL OPPORTUNITY
FOR ASSEMBLAGE



2900 WOODCOCK BOULEVARD

Atlanta Attractions



PIEDMONT PARK



FOX THEATRE



HARTSFIELD-JACKSON INTERNATIONAL AIRPORT



MACK FREUDENSTEIN
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Stream
Locations

Atlanta

Austin
Carolinas
Chicago
Dallas
Denver
Florida
Fort Worth
Houston
Nashville
Northern Virginia
Phoenix
San Antonio
Southern California
Washington, D.C.