ALPHARETTA - HOLCOMB BRIDGE RD | Two-Story Office Building at Ellard Village | ±4,861 SF | For Sale

8450 Holcomb Bridge Rd | Alpharetta | GA 30022

BULL REALTY
Asset & Occupancy Solutions

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WORLDWIDE
REAL ESTATE SERVICES

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01
THE OPPORTUNITY

8450 HOLCOMB BRIDGE RD
ALPHARETTA, GA 30022

BUILDING SIZE
±4,861 SF
TWO-STORY

SALE PRICE
$1,295,000
$266 PSF

10
PRIVATE OFFICES
& CONFERENCE/MEETING ROOMS

Offered at $1,295,000, this ±4,861 SF two-story office building sits within Ellard Village, an established mixed-use center on Holcomb Bridge Road. The office features approximately ten private offices, two conference/meeting rooms, three restrooms, a first-floor break room with a double-sink counter, and a second-floor kitchenette/wet bar. A fireplace and open-to-below entry give the upper level a finished, residential-quality feel uncommon in office product of this size.

The flexible two-story layout is ideal for an owner/user or offers the potential for two separate businesses or tenants, with each occupying its own floor and benefiting from direct walk-in access. The property also offers abundant shared parking within Ellard Village. At $266 per square foot, the building presents a rare opportunity to own rather than lease in a village setting with convenient access to GA-400 and the affluent Ellard and Rivermont residential communities.

- ±4,861 SF two-story office building
- Potential for two businesses/tenants, one per floor
- Direct walk-in entrances to both levels
- Abundant shared parking
- 13 enclosed rooms across two levels
- Approximately 10 private offices
- 2 conference/meeting rooms
- 3 restrooms
- First-floor break room with double-sink counter
- Second-floor kitchenette/wet bar
- Fireplace and open-to-below entry feature
- Owner/user opportunity in Ellard Village
- $266 per square foot
- Convenient access to GA-400 in North Fulton

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01
PROPERTY INFORMATION

ADDRESS	8450 HOLCOMB BRIDGE RD, ALPHARETTA, GA 30022
BUILDING SIZE	±4,861 SF
YEAR BUILT	2007
# OF FLOORS	2
COUNTY	FULTON
PRICING GUIDANCE	$1,295,000
PARKING	Shared, abundant
PARCEL #	12-3080-0878-087-8
ZONING	C1C - Commercial District
TRAFFIC COUNTS	54,000 VPD
PERMITTED USES	PROFESSIONAL OFFICES: MEDICAL CLINICS, BANKS, OR LOCAL BUSINESS OFFICES.

HIGH VISIBILITY
Prominent location along Holcomb Bridge Road (SR 140), one of North Fulton's major east-west commercial corridors, with approximately 50,000+ vehicles per day.

PRIME LOCATION
Located in the affluent Alpharetta/ Johns Creek area within Ellard Village, surrounded by established residential communities, retail, dining and professional services.

EXCELLENT ACCESS
Convenient access along Holcomb Bridge Road with signalized connectivity and easy access to GA-400, Peachtree Parkway (SR 141) and surrounding North Fulton communities.

STRONG RETAIL CORRIDOR
Surrounded by major retailers, restaurants and everyday services including Kroger, Publix, CVS, Chick-fil-A, Starbucks, Home Depot and numerous neighborhood businesses.

01

ELLARD VILLAGE

- Located near the entrance of Ellard Village Community, a 168-acre, multi-million dollar neighborhood, and two miles from Rivermont Golf Club, the winner of the 2014 Georgia Private Club of the Year.
- Nearby retailers: Studio Movie Grill, Kroger, Pike Nurseries, Starbucks, Chick-fil-A, along with many restaurants.
- Property has high street visibility, monument signage, easy access with 4-way traffic lights and ample parking.
- Roswell is affluent, with strong daytime population and traffic on Holcomb Bridge Road.

BUILDING 8400	
400	Ellard Cleaners
420	Available
440	Available
460	Swan Cafe
480	PT Solutions

BUILDING 8420	
200	Bruster's Icecream
220	Ground & Pound Coffee
240	Pediatric Dentist
260	Available
280	The Spot Sushi

BUILDING 8440	
500	Hooligans
520	MRP Capital
540	Available
560	NYX Health
580	Harrison Properties

BUILDING 8450	
100	Available

BUILDING 8460	
100	Bella Nails
110-140	Home Theatre Works
200	Paramount Assurance

BUILDING 8470	
100	Available
120	XO Lash and Brow
130	Rolfy's Barbershop
140	Available
150	Sports Chiropractic Center
160	Available
170	Josephine's Antiques & Fine Linens
200	Multi Energy Group
220	LB Marketing
230	Available
250	Kara Fleming, Esq
260	Available
270	Elle Dance Studio

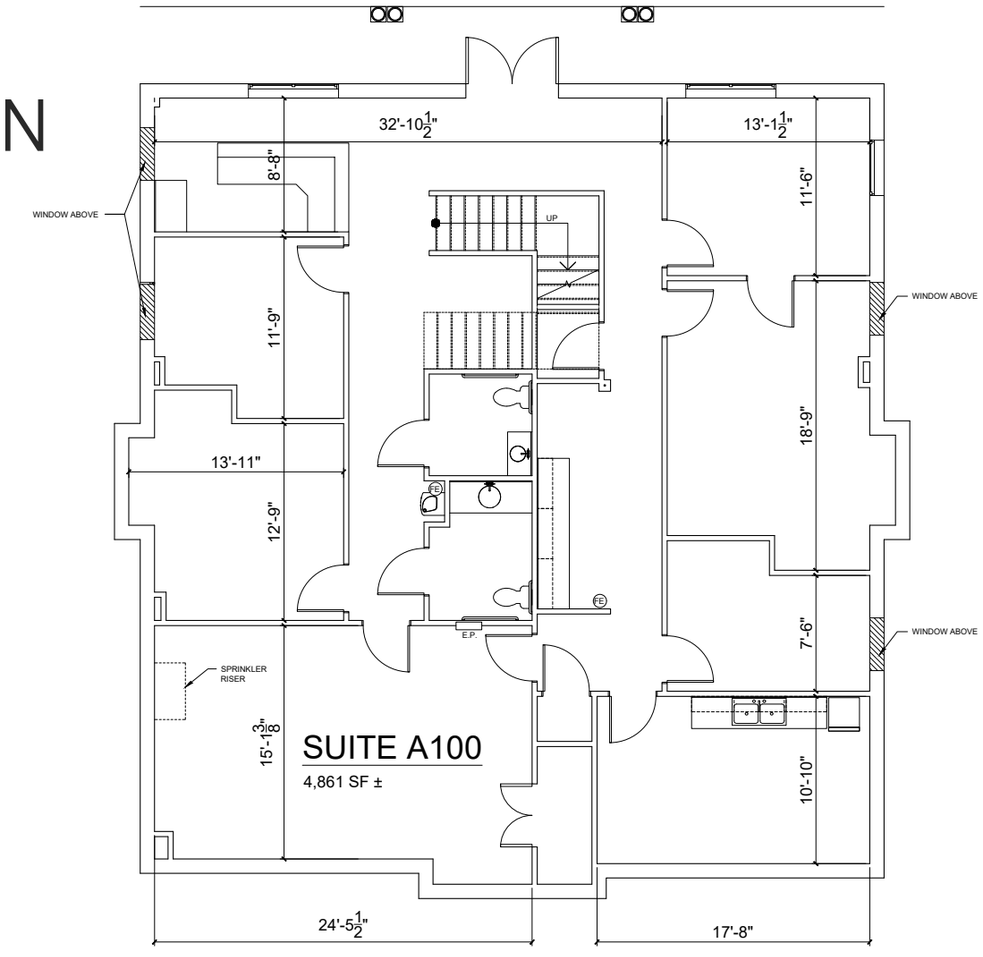
BUILDING 8480	
Top Floor	Available

02 PHOTOS

8450

8450

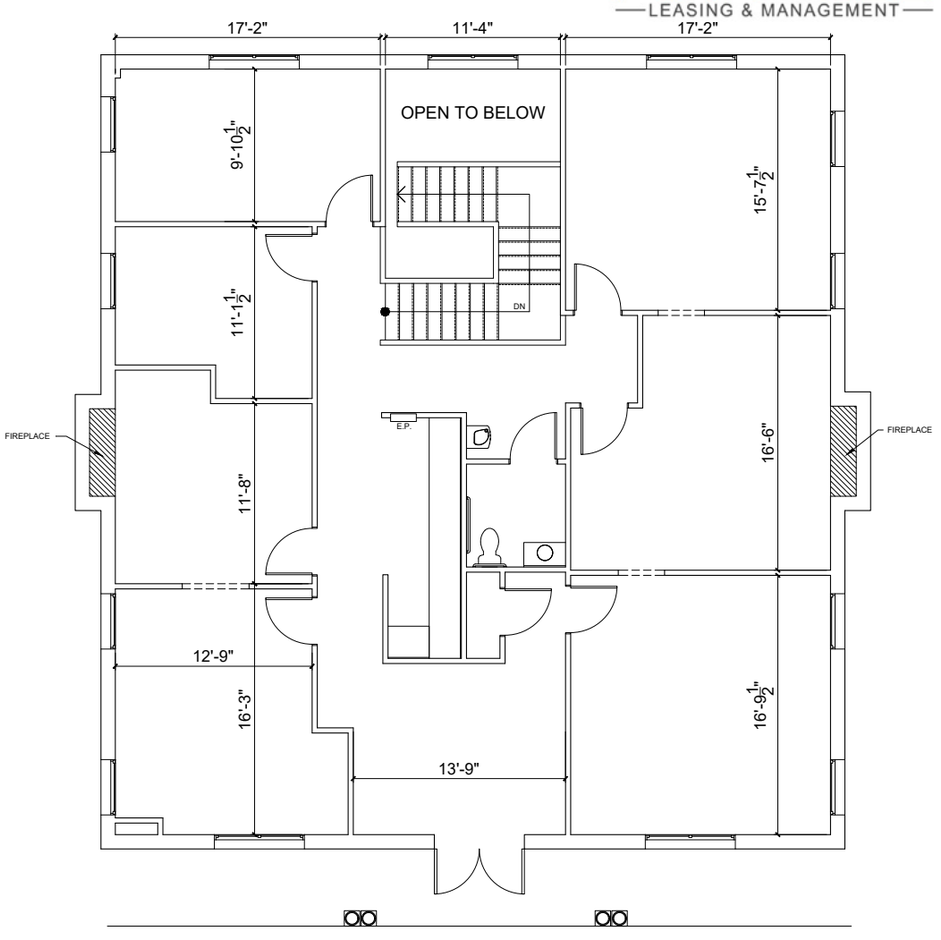
02
FLOOR PLAN



1 A2.0 AS-BUILT FLOOR PLAN - LEVEL 1

SCALE: 1/4" = 1'-0"

0 2 4 8

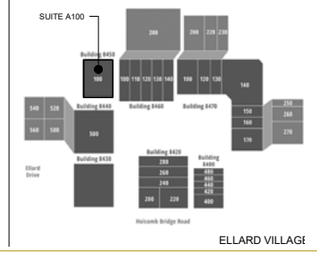


2 A2.0 AS-BUILT FLOOR PLAN - LEVEL 2

SCALE: 1/4" = 1'-0"

0 2 4 8

KEY PLAN NOT TO SCALE



ELLARD VILLAGE

03

NEARBY AMENITIES

FOOD & BEVERAGE

Hooligans Tavern	0.1 mi
Ground & Pound Coffee	0.1 mi
The Spot sushi bar	0.1 mi
Snook's Grill & Cocktails	0.1 mi
Garlik Grill	0.1 mi
Moon Indian Cuisine	0.1 mi
El Potrillo	0.1 mi
Chick-fil-A	0.1 mi
Chipotle Mexican Grill	0.1 mi
Jersey Mike's Subs	0.1 mi
Smoothie King	0.1 mi
SushiYOKO	0.2 mi
di Paolo Italian Kitchen	0.2 mi
Zama Mexican	0.2 mi

STORES/RETAIL

CVS Pharmacy	0.1 mi
Rivermont Station	0.1 mi
Kroger	0.1 mi
Tomato 2 Grocery	0.2 mi
The Home Depot	3.0 mi
Target	3.5 mi
Publix	3.5 mi
North Point Retail District	4.0 mi
North Point Mall	4.5 mi

LANDMARKS/ATTRACTIONS

Garrard Landing Park	1.0 mi
Chattahoochee River	1.0 mi
Autrey Mill Nature Preserve	3.0 mi
Deer Valley Golf Range	1.0 mi
Rock Mill Park	3.5 mi
Country Club of the South	3.5 mi
Big Creek Greenway	4.0 mi
Neely Farm River Park	3.2 mi
Topgolf Alpharetta	5.0 mi

MAJOR EMPLOYERS

Alcon Laboratories
Emory Johns Creek Hospital
Boston Scientific
Macy's Systems & Technology
Nordson Corporation
Emory University/Healthcare
ADP
Fiserv
LexisNexis Risk Solutions
Jackson Healthcare

5 MILES RADIUS **FROM THE PROPERTY**

296K+
Residents within 5 miles

12K+
Employees within 5 miles

10+
Major Shopping Destinations

ACCESS

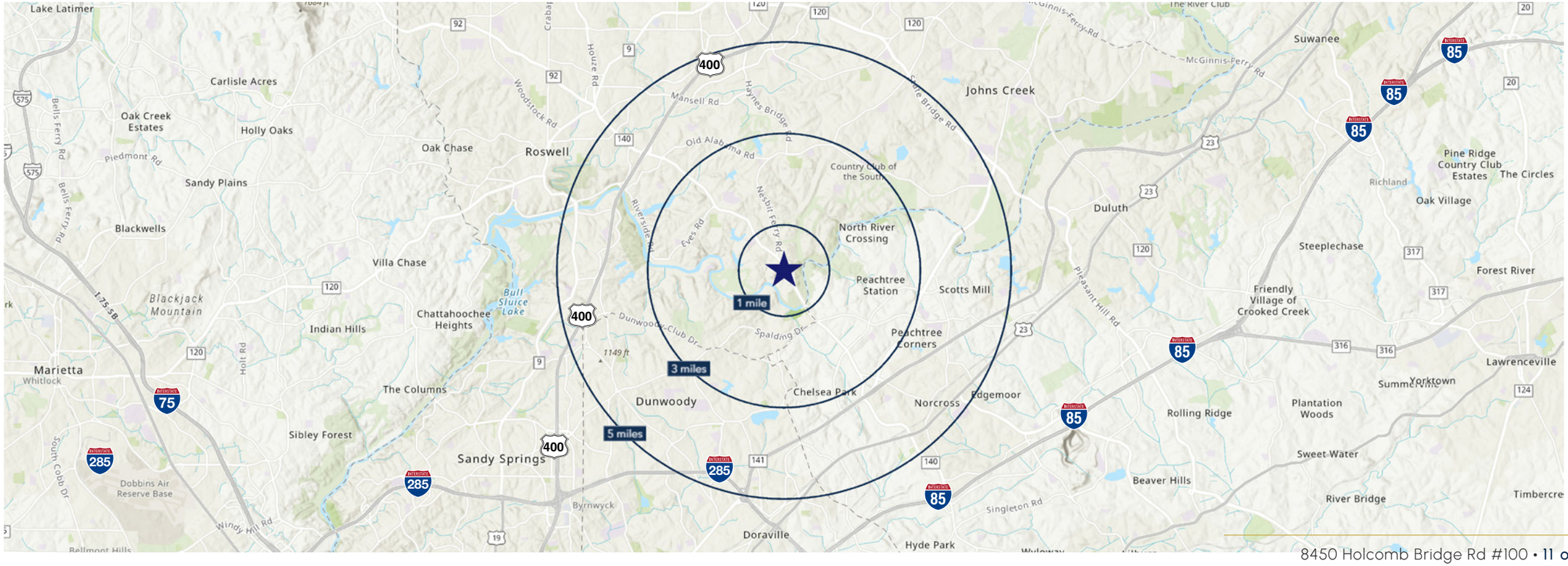
Holcomb Bridge Rd, Old Alabama Rd, Nesbit Ferry, GA-400 & Peachtree Pkwy

03

DEMOGRAPHICS

	Population	Total Businesses	Total Sales $	# of Households	Avg. Household Income	Avg. Annual Retail Spending	Median Disposable Income
1—Mile	6,846	278	$422M	2,875	$151,090	$58,283	$118,380
3—Miles	72,008	2,354	$3.59B	28,809	$137,944	$52,119	$109,263
5—Miles	217,826	9,983	$23.1B	86,675	$118,941	$46,468	$98,132

Esri 2026



Team Profiles

Andy Lundsberg

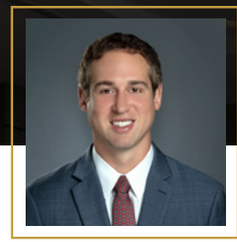
Partner, Bull Realty

404-876-1640 x 107

Andy@BullRealty.com

Andy Lundsberg has more than 20 years of sales, marketing, and commercial real estate experience, specializing in the acquisition and disposition of multifamily and boutique retail/office properties throughout Metro Atlanta. A consistent top producer at Bull Realty for the past eight years, he closes more than $100 million in transactions annually and is a perennial member of the Atlanta Commercial Board of Realtors Million Dollar Club.

Before entering commercial real estate, Andy held leadership roles in sales and marketing with Coca-Cola and the healthcare industry. A graduate with honors from Indiana University Kelley School of Business, he studied abroad and lived in Spain, where he became conversational in Spanish. His diverse business background and international experience provide clients with strategic insight and a proven track record of delivering exceptional results.



Michael Wess, CCIM

Partner, Bull Realty

404-876-1640 x 150

MWess@BullRealty.com

Michael Wess joined Bull Realty in 2016 after graduating with highest honors from the University of Georgia Terry College of Business, where he earned degrees in real estate, finance, and international business. He quickly established himself as a top-performing broker, becoming a Partner in 2018 after closing more than $25 million in transactions. Since partnering with Andy Lundsberg, the team has completed nearly 250 transactions totaling more than $500 million and now averages over $100 million in annual sales.

An Associate Broker and CCIM Institute Designee, Michael is recognized for achieving record-setting sales and successfully closing complex transactions. Outside of real estate, he supports Big Brothers Big Sisters, enjoys endurance challenges, and spends his free time exploring Atlanta with family and friends.

Jake Strange

Commercial Real Estate Advisor

404-876-1640 x 194

Jake@BullRealty.com

Jake, an Atlanta native, began his commercial real estate career in 2019 after witnessing the city's rapid growth. Specializing in intown investment sales, he advises clients on acquisitions and dispositions across Metro Atlanta, combining capital markets expertise with a hands-on approach to maximize value. Backed by Bull Realty, Jake is committed to delivering transparent, results-driven brokerage services and building long-term client relationships.

In addition to brokerage, Jake is an active real estate investor and developer, providing him with a unique owner's perspective when advising clients on acquisitions, dispositions, and value-add opportunities. Outside of real estate, he is passionate about wildlife conservation and land stewardship, supporting sustainable forestry, habitat restoration, and responsible land use throughout Georgia and Alabama.

OUR MISSION

To provide a company of advisors known for integrity and the best disposition marketing in the nation.

BULL REALTY
ASSET & OCCUPANCY SOLUTIONS | TCN WORLDWIDE REAL ESTATE SERVICES

BULL REALTY

28
YEARS IN BUSINESS

LICENSED IN 8 SOUTHEAST STATES

ATL
HEADQUARTERS

SERVICES

Services include disposition, acquisition, project leasing, tenant representation, and consulting across a wide range of sectors, including 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 on YouTube or wherever you get your podcasts or **CREshow.com**.

JOIN OUR TEAM - HERE

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.

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Disclaimer & Limiting Conditions

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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 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 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.

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

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