

OFFICE FOR SALE & LEASE

11797 NORTHFALL LN, BLDG #7

11797 NORTHFALL LN, BLDG #7, ALPHARETTA, GA 30009



FOR SALE OR LEASE

KW COMMERCIAL | ATLANTA - PERIMETER

115 Perimeter Center Place, Suite 100
Atlanta, GA 30346



Each Office Independently Owned and Operated

PRESENTED BY:

SCOTT MORCHOWER

Director, Associate Broker

O: (770) 310-9575

C: 770-310-9575

smorchower@kw.com

334182, GA

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

EXECUTIVE SUMMARY

11797 NORTHFALL LN, BLDG 7



OFFERING SUMMARY

| | |
|------------------------|---------------------------------------|
| PRICE: | \$895,000 \$849,000 |
| LEASE RATE: | \$22 psf MG |
| RENTABLE SF: | 3,600 |
| BUILDING CLASS: | B |
| PARKING: | 60 spaces |
| ZONING: | Commercial |

PROPERTY OVERVIEW

Nice offices with Trey Ceilings in Alpharetta just above Roswell off Hwy 9.

Suite A: 2,400 sq feet

Suite B: 1,200 sq feet

Will lease all or per suite.

KW COMMERCIAL | ATLANTA - PERIMETER

115 Perimeter Center Place, Suite 100
Atlanta, GA 30346



Each Office Independently Owned and Operated

SCOTT MORCHOWER

Director, Associate Broker
O: (770) 310-9575
C: 770-310-9575
smorchower@kw.com
334182, GA

PROPERTY PHOTOS

11797 NORTHFALL LN, BLDG 7



KW COMMERCIAL | ATLANTA - PERIMETER
115 Perimeter Center Place, Suite 100
Atlanta, GA 30346



Each Office Independently Owned and Operated

SCOTT MORCHOWER
Director, Associate Broker
O: (770) 310-9575
C: 770-310-9575
smorchower@kw.com
334182, GA

PROPERTY PHOTOS

11797 NORTHFALL LN, BLDG 7



KW COMMERCIAL | ATLANTA - PERIMETER
115 Perimeter Center Place, Suite 100
Atlanta, GA 30346

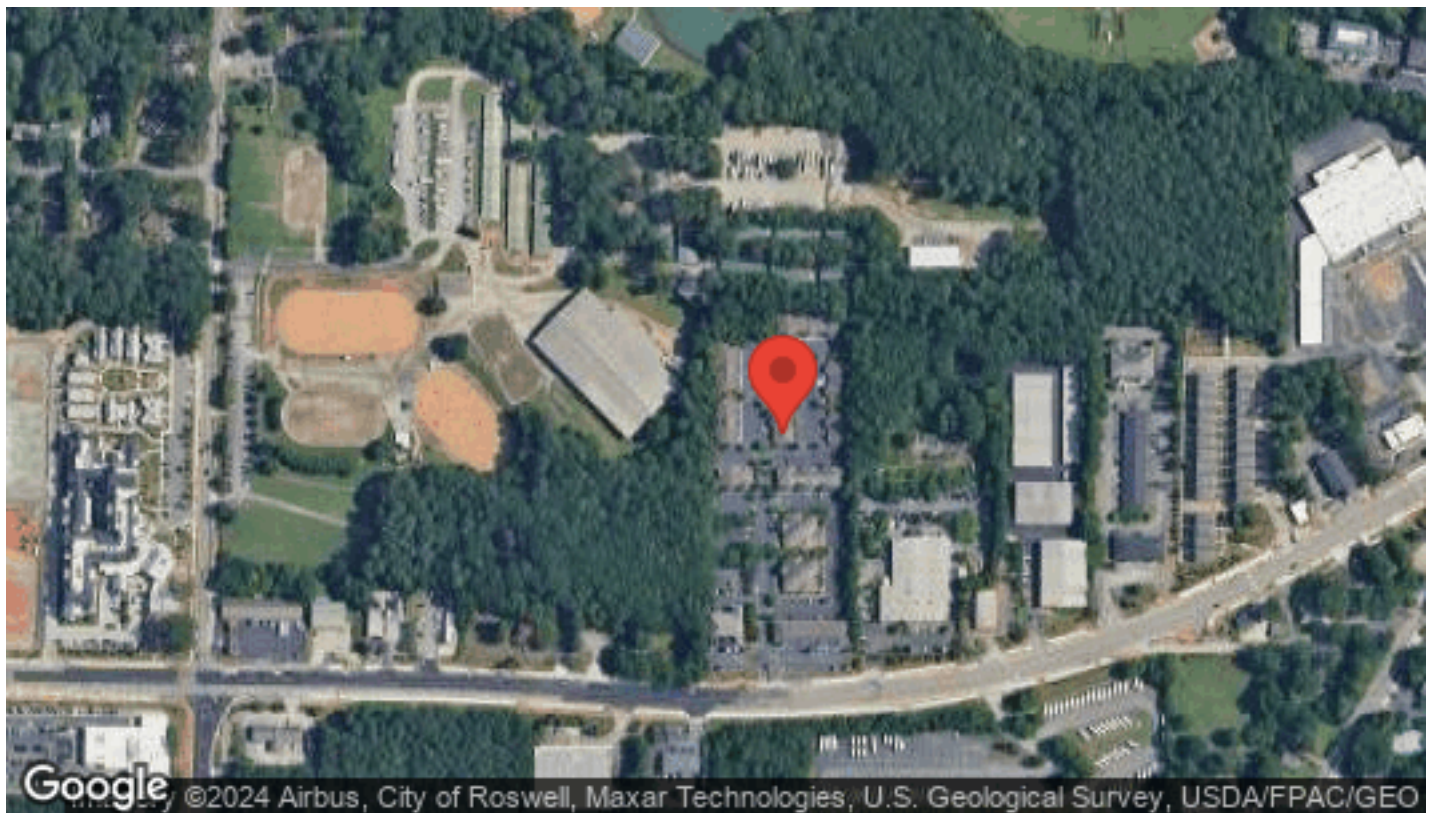
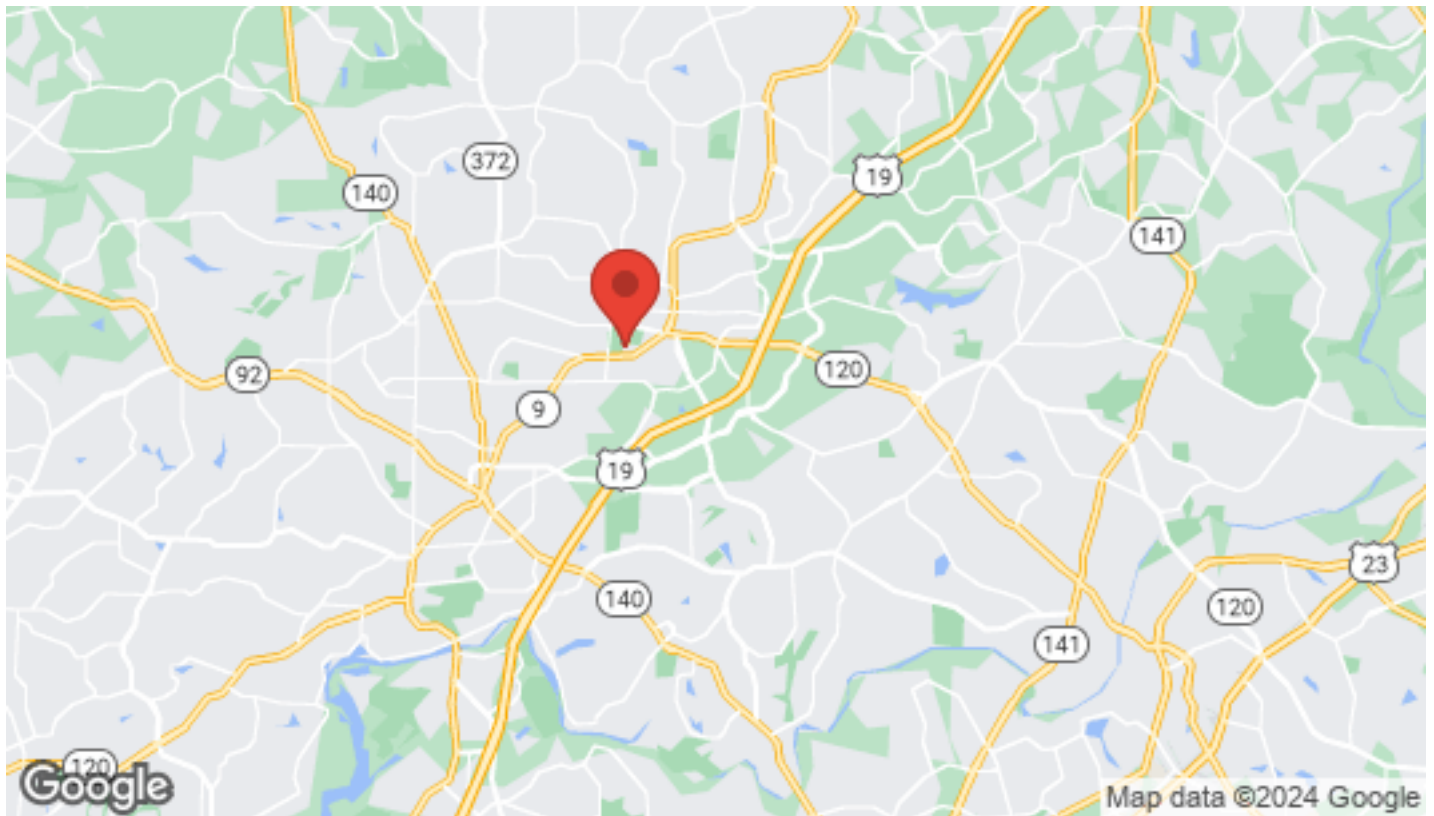


Each Office Independently Owned and Operated

SCOTT MORCHOWER
Director, Associate Broker
O: (770) 310-9575
C: 770-310-9575
smorchower@kw.com
334182, GA

LOCATION MAPS

11797 NORTHFALL LN, BLDG 7



KW COMMERCIAL | ATLANTA - PERIMETER
115 Perimeter Center Place, Suite 100
Atlanta, GA 30346



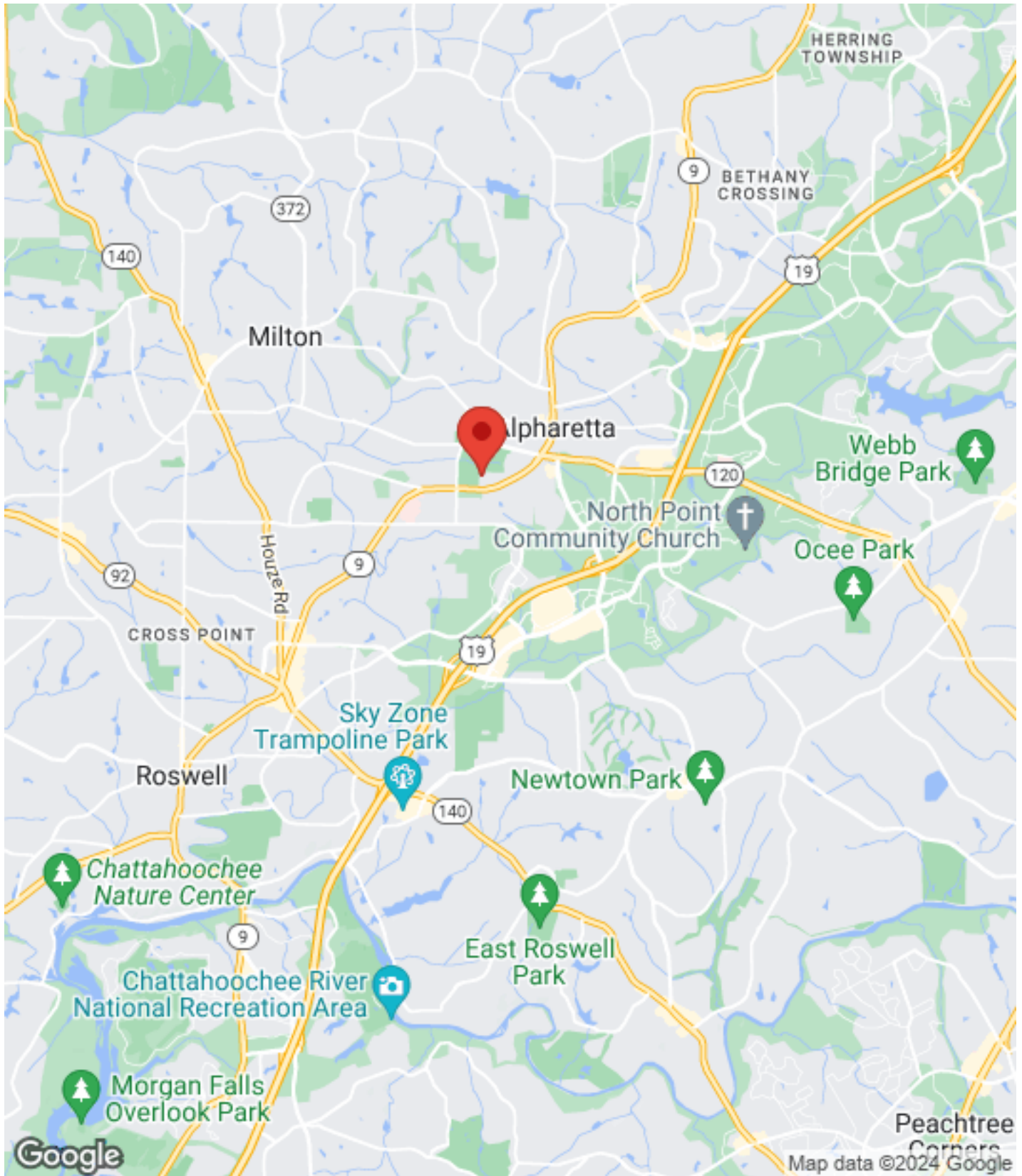
Each Office Independently Owned and Operated

SCOTT MORCHOWER

Director, Associate Broker
O: (770) 310-9575
C: 770-310-9575
smorchower@kw.com
334182, GA

BUSINESS MAP

11797 NORTHFALL LN, BLDG 7



KW COMMERCIAL | ATLANTA - PERIMETER
115 Perimeter Center Place, Suite 100
Atlanta, GA 30346



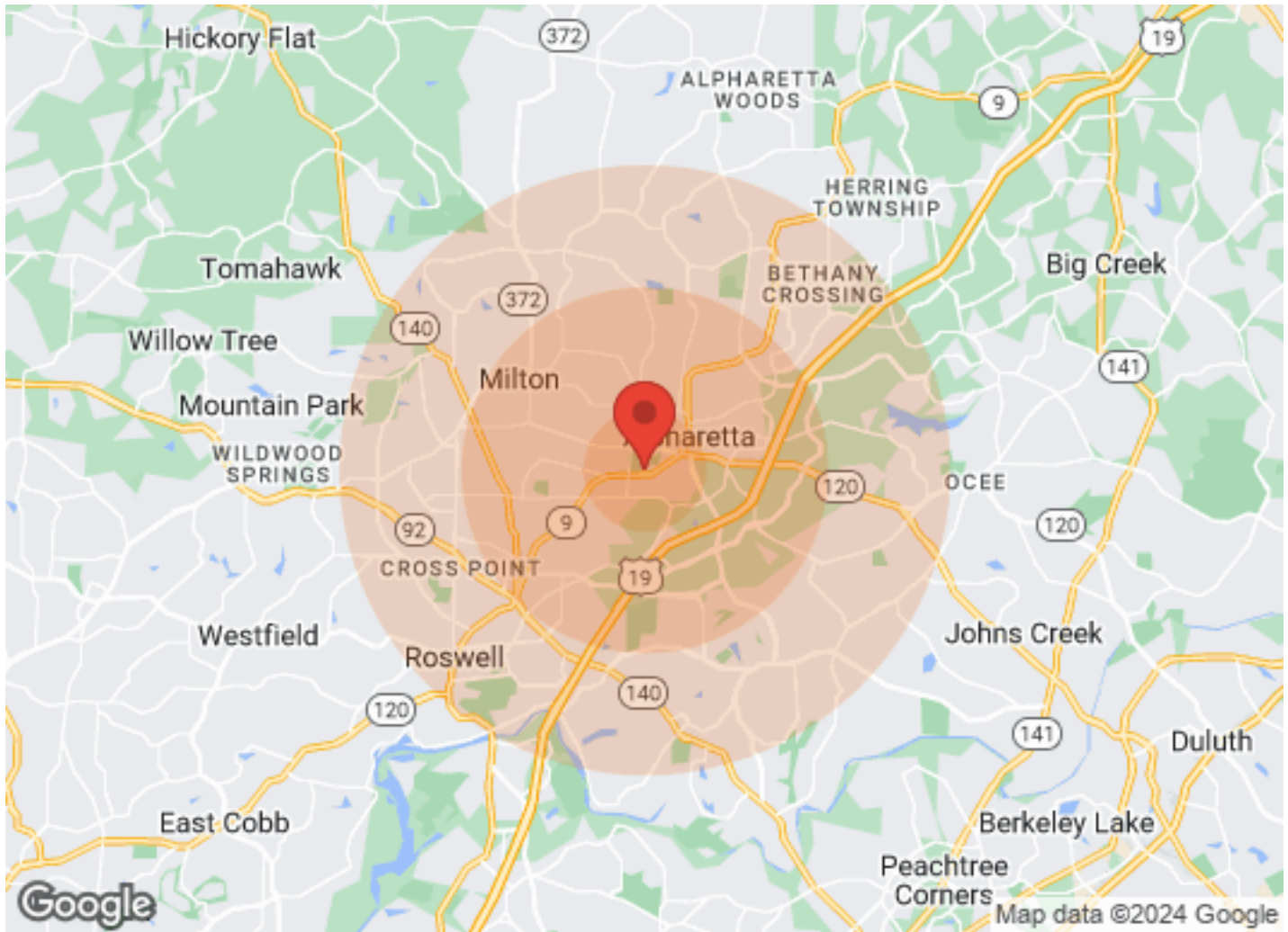
Each Office Independently Owned and Operated

SCOTT MORCHOWER

Director, Associate Broker
O: (770) 310-9575
C: 770-310-9575
smorchower@kw.com
334182, GA

DEMOGRAPHICS

11797 NORTHFALL LN, BLDG 7



| | 1 Mile | 3 Miles | 5 Miles | | 1 Mile | 3 Miles | 5 Miles |
|-------------------|--------|---------|---------|---------------------|----------|----------|----------|
| Population | | | | Income | | | |
| Male | 4,045 | 33,573 | 89,102 | Median | \$69,734 | \$78,302 | \$90,882 |
| Female | 4,067 | 34,671 | 89,853 | < \$15,000 | 267 | 1,519 | 3,719 |
| Total Population | 8,112 | 68,244 | 178,955 | \$15,000-\$24,999 | 182 | 1,482 | 3,802 |
| | | | | \$25,000-\$34,999 | 452 | 2,183 | 4,625 |
| Age | | | | \$35,000-\$49,999 | 459 | 3,233 | 7,849 |
| Ages 0-14 | 1,646 | 14,312 | 36,849 | \$50,000-\$74,999 | 767 | 5,270 | 11,887 |
| Ages 15-24 | 1,144 | 9,448 | 26,116 | \$75,000-\$99,999 | 457 | 3,446 | 8,350 |
| Ages 25-54 | 2,812 | 26,595 | 70,189 | \$100,000-\$149,999 | 473 | 5,013 | 13,215 |
| Ages 55-64 | 1,109 | 8,931 | 23,430 | \$150,000-\$199,999 | 170 | 2,432 | 7,171 |
| Ages 65+ | 1,401 | 8,958 | 22,371 | > \$200,000 | 68 | 2,359 | 7,852 |
| | | | | Housing | | | |
| Race | | | | Total Units | 3,574 | 29,116 | 73,291 |
| White | 5,248 | 46,913 | 125,948 | Occupied | 3,253 | 27,164 | 68,765 |
| Black | 1,159 | 8,129 | 20,852 | Owner Occupied | 1,758 | 15,696 | 44,875 |
| Am In/AK Nat | 4 | 101 | 181 | Renter Occupied | 1,495 | 11,468 | 23,890 |
| Hawaiian | 6 | 7 | 10 | Vacant | 321 | 1,952 | 4,526 |
| Hispanic | 1,739 | 12,387 | 27,416 | | | | |
| Multi-Racial | 1,982 | 12,484 | 29,954 | | | | |

KW COMMERCIAL | ATLANTA - PERIMETER
 115 Perimeter Center Place, Suite 100
 Atlanta, GA 30346



Each Office Independently Owned and Operated

SCOTT MORCHOWER
 Director, Associate Broker
 O: (770) 310-9575
 C: 770-310-9575
 smorchower@kw.com
 334182, GA

PROFESSIONAL BIO

11797 NORTHFALL LN, BLDG 7



SCOTT MORCHOWER

Director, Associate Broker



KW Commercial | Atlanta - Perimeter North
115 Perimeter Center Place, Suite 100
Atlanta, GA 30346
O: (770) 310-9575
C: 770-310-9575
smorchower@kw.com
334182, GA

Director, Associate Broker at KW Commercial Perimeter Office with over 13 years of background exclusively in Commercial Real Estate. 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023 Multi-Million Dollar Club Lifetime member with well over 5 Million in Commercial properties transactions each year. Extensive background and experience in Purchase and Sales Transactions of Commercial properties for Businesses & Developers. 1031 Tax Exchanges, NNN Investments, Lease negotiations and Property Management. Specialties include: Representing Sellers and Investors, Representing Tenants and Landlords on Leasing. Tenant representation services are provided at no fee to the tenant. President of The Association of Georgia Real Estate Exchangers "AGREE" 2021-2024.

DISCLAIMER

11797 NORTHFALL LN, BLDG 7



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

KW COMMERCIAL | ATLANTA - PERIMETER

115 Perimeter Center Place, Suite 100
Atlanta, GA 30346



Each Office Independently Owned and Operated

PRESENTED BY:

SCOTT MORCHOWER

Director, Associate Broker

O: (770) 310-9575

C: 770-310-9575

smorchower@kw.com

334182, GA

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.