

# 5565 & 5575 New Northside Drive

ATLANTA, GEORGIA



A Trophy Multi-Tenant Asset Anchored by Investment-Grade  
Credit & National Operators

# 5565 & 5575 New Northside Drive

ATLANTA, GEORGIA

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Strategically positioned on 1.48 acres within the ultra-affluent Cumberland/Truist Park corridor, 5565 & 5575 New Northside Drive offers a uniquely stable yield profile in one of Atlanta's most supply-constrained submarkets. This institutional-grade trophy asset features a diverse, high-credit tenant roster - including a mission-critical veterinary operator under the Mission Pet Health umbrella (900+ locations), a publicly traded homebuilder (NYSE: CCS), a dominant national physical therapy provider, and a long-term billboard lease (NYSE: OUT), ensuring a secure and diversified income stream. As the exclusive retail node situated between Cumberland (2 miles) and Roswell Road (3 miles), the property serves as a primary destination for the surrounding neighborhoods and a massive commuter base. Its irreplaceable location provides immediate, seamless access to the I-285 interchange (Exit 22) and proximity to I-75 and GA-400, connecting the asset to the region's top executive housing and the high-density economic engines of The Battery and Sandy Springs. With new development severely restricted by high barriers to entry, this offering represents a rare combination of long-term stability and explosive appreciation potential in a premier Atlanta submarket.



# INVESTMENT SUMMARY

NOI: \$459,270

Asking Price: \$7,655,000 (6.00% CAP)

Tenants:

- Powers Ferry Animal Hospital
- Benchmark Physical Therapy
- Century Complete
- Outfront Media (Billboard)

WALT-R: 7 Years

 5565 & 5575 New Northside Drive  
Atlanta, GA 30339

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 7,500 SF  
5565 Building

 4,750 SF  
5575 Building

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 1.48 AC  
Lot Size

 Year Built  
5565 - 2010  
5575 - 2017

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 51  
Parking Spaces

 100%  
Leased



TENANT	SQUARE FEET
Powers Ferry Animal Hospital	7,500 SF
Benchmark Physical Therapy	1,750 SF
Century Complete	3,000 SF
Outfront Media	Billboard

# PROPERTY SUMMARY

Partners Real Estate is pleased to present the exclusive opportunity to acquire 5565 & 5575 New Northside Drive, a premier multi-tenant asset totaling approximately 12,250 square feet. Strategically situated at the nexus of the highly desirable Sandy Springs and Cumberland/Galleria submarkets, the property occupies a fortress location within one of Atlanta's most affluent and supply-constrained corridors.

The asset offers a sophisticated, diversified income stream anchored by a high-caliber tenant roster that includes:

- Powers Ferry Animal Hospital: A mission-critical veterinary operation backed by Mission Pet Health, a multi-billion dollar industry leader with 900+ locations.
- Century Communities (NYSE: CCS): A publicly traded, investment-grade national homebuilder.
- Benchmark Physical Therapy: A dominant regional operator with over 300 locations.
- Outfront Media (NYSE: OUT): A national billboard partner providing a stable, passive, and inflation-hedged revenue stream.

Spanning 1.48 acres with prime frontage along New Northside Drive, the property provides immediate, seamless connectivity to I-285, I-75, and GA-400. Strategically positioned along the I-285 corridor, and drawing from all directions, the property serves as a primary retail destination for the submarket and surrounding neighborhoods. As the exclusive retail node situated between Cumberland (2 miles) and Roswell Road (3 miles), the site captures a massive commuter base and benefits from significant "high-barrier-to-entry" positioning. The property enjoys immediate, seamless access via the I-285 interchange (Exit 22). This unmatched accessibility, combined with the property's proximity to the economic engine of The Battery and Sandy Springs, ensures long-term tenant demand in a submarket where new development is severely restricted by high barriers to entry. 5565 & 5575 New Northside Drive represents a rare trophy play - offering investors the stability of institutional-grade credit and the long-term appreciation potential of an irreplaceable Atlanta location.



## 100% Regional/National Tenants

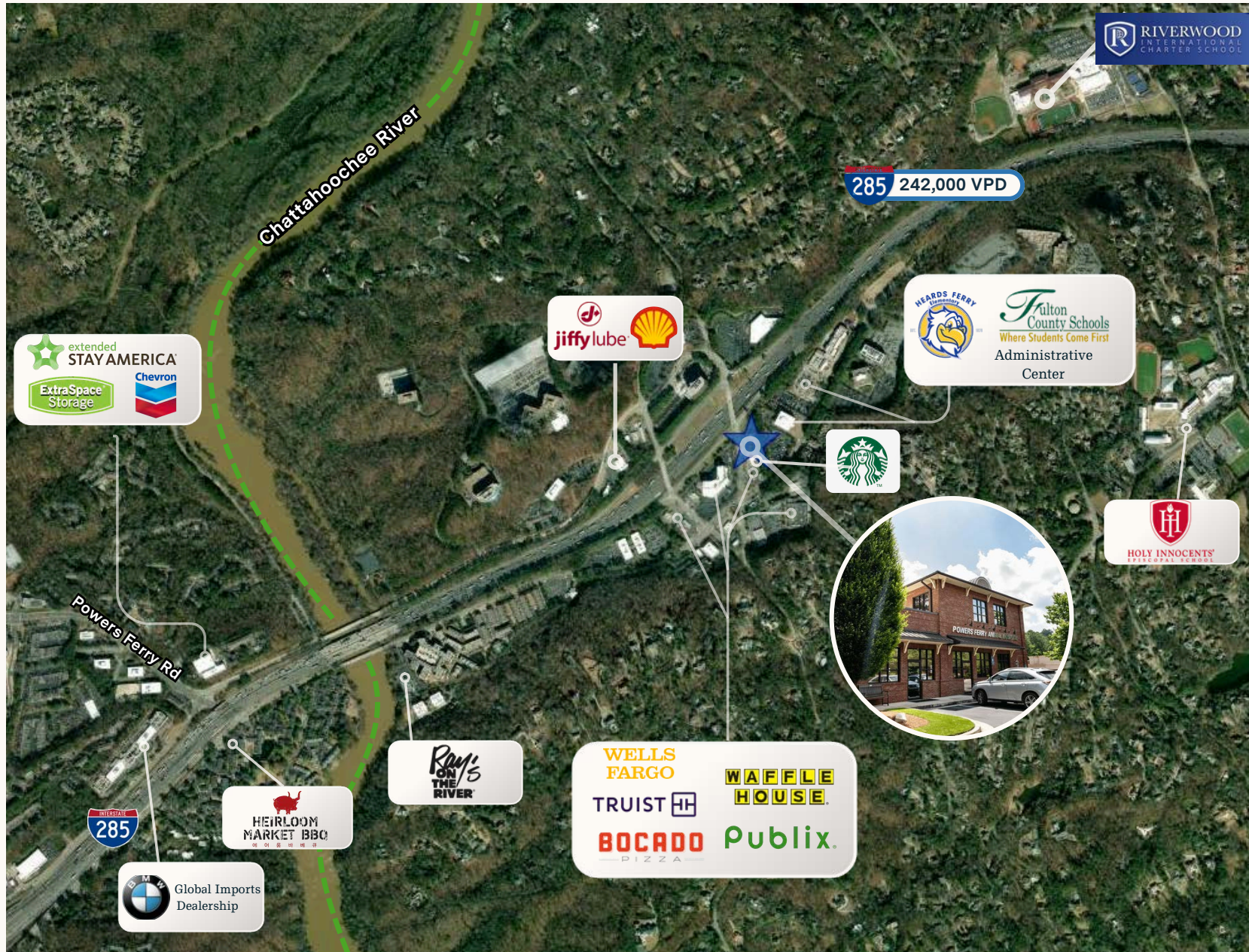


5565-5575 New Northside Drive

Institutional-Grade Multi-Tenant Asset.

A Stable, High-Yield Opportunity in Atlanta's Premier Corridor

# Amenity Map



5565-5575 New Northside Drive

# Amenity Map



# Tenant Summaries



Powers Ferry Animal Hospital (owned by Mission Pet Health, 900+ locations) is a full-service veterinary clinic providing preventative care, diagnostics, surgery, and wellness services for animals. Veterinary practices benefit from consistent demand driven by pet ownership trends and provide essential, service-oriented healthcare to the surrounding community.



Benchmark Physical Therapy is a leading outpatient rehabilitation provider offering physical therapy, sports medicine, and orthopedic recovery services. The company operates numerous clinics across the Southeast.

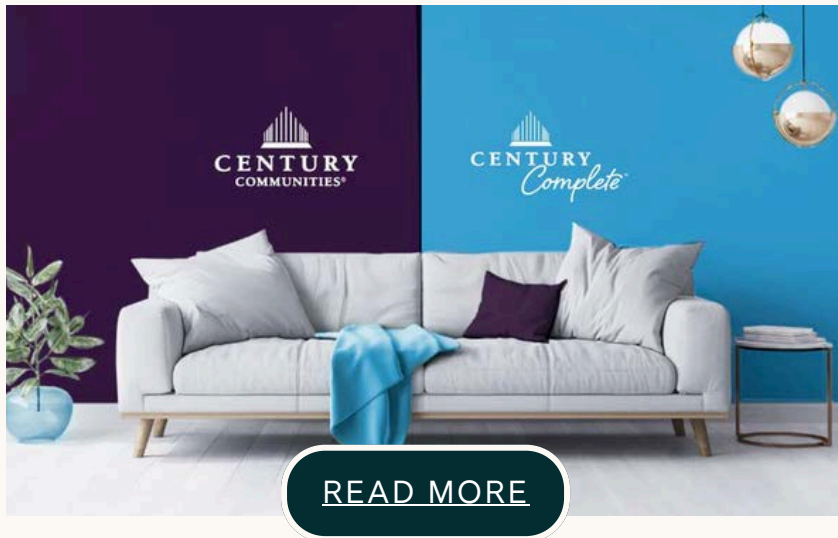


Century Complete, formerly Wade Journey Homes, is a national homebuilder and a subsidiary of Century Communities (NYSE: CCS), a publicly traded residential construction company. The brand focuses on delivering affordable new homes through a streamlined purchasing platform and operates across numerous high-growth housing markets throughout the United States.



OUTFRONT Media (NYSE: OUT) is one of the largest out-of-home advertising companies in the United States, specializing in billboard, transit, and digital advertising displays. The company operates a nationwide portfolio of advertising assets and partners with major national and regional brands to deliver high-visibility marketing campaigns.

# Tenant Information



# Site Plan



5565-5575 New Northside Drive



# Interior Property Photos



5565-5575 New Northside Drive

# Financials

## Rent Roll | As of July 1, 2026

Premises	Tenant Name	Square Feet	Lease Structure	Lease Expiration	Rental Rates		PSF	Annual % Increases
					Date	Annually		
5565	Powers Ferry Animal Hospital	7,500	NN	Jun 2035	July 2026	\$276,009.51	\$36.80	3%
					July 2027	\$284,289.79	\$37.91	3%
					July 2028	\$292,818.49	\$39.04	3%
					July 2029	\$301,603.04	\$40.21	3%
					July 2030	\$310,651.13	\$41.42	3%
					July 2031	\$319,970.67	\$42.66	3%
					July 2032	\$329,569.79	\$43.94	3%
					July 2033	\$339,456.88	\$45.26	3%
					July 2034	\$349,640.59	\$46.62	3%
					July 2035	\$359,128.00	\$47.88	3%
<b>Lease Details:</b> <ul style="list-style-type: none"> <li>• <b>Renewal Option:</b> One (1) 5-Year Term</li> <li>• <b>CAM Responsibility:</b> Tenant responsible for 2/3 of combined properties</li> <li>• <b>Landlord Repairs:</b> Structure, Roof, Fire/Life Safety, Exterior. *Additional details in lease</li> </ul>								
5575	Century Complete	3,000	NN	Sept 2026	Current	\$62,760.00	\$20.92	3%
					<b>Lease Details:</b> <ul style="list-style-type: none"> <li>• <b>Renewal Option:</b> Three (3) 1-Year options at continued 3% annual escalations</li> <li>• <b>HVAC Repair CAP:</b> Landlord is responsible for repairs over \$500/unit/year</li> </ul>			
5575	Benchmark Physical Therapy	1,750	NN	Sep 2030	October 2026	\$50,050.00	\$28.60	Flat
					October 2027	\$50,050.00	\$28.60	Flat
					October 2028	\$50,050.00	\$28.60	Flat
					October 2029	\$50,050.00	\$28.60	Flat
					<b>Lease Details:</b> <ul style="list-style-type: none"> <li>• <b>Renewal Option:</b> One (1) 5-Year Term, 10% rent increase at commencement of option term</li> <li>• <b>HVAC Maintenance:</b> Tenant is responsible for repairs</li> <li>• <b>HVAC Replacement:</b> 50/50 Cost-Share (Landlord/Tenant)</li> <li>• <b>Landlord Repairs:</b> Structure, Walls, Roof, Foundation, Downspouts</li> <li>• <b>CAM CAP:</b> 5% annual cap on CAM increases, excluding utilities, and snow and ice removal.</li> </ul>			
Billboard	OutFront Media	N/A	N/A	Mar 2032	July 2026	\$70,450.00		CPI
					July 2027	Prior Year + CPI		
					July 2028	Prior Year + CPI		
					July 2029	Prior Year + CPI		
					July 2030	Prior Year + CPI		
					July 2031	Prior Year + CPI		
<b>Lease Details:</b> <ul style="list-style-type: none"> <li>• 1-year auto-renewals if no termination notice given by either party after lease expiration.</li> <li>• Rent increases annually on July 1st by CPI.</li> </ul>								

# 2026 Operating Budget

## OPERATING INCOME & EXPENSES

Tenant	Suite	GLA	Lease End	Base Rent	PSF	Reimb.	PSF	Total Rev.	% Rev.
Powers Ferry Animal Hospital	5565	7,500	Jun-35	\$276,010	\$36.80	\$39,398	\$5.25*	\$315,408	60.1%
Century Complete	5575	3,000	Sep-26	\$62,760	\$20.92	\$16,680	\$5.56	\$79,440	15.1%
Benchmark Physical Therapy	5575	1,750	Sep-30	\$50,050	\$28.60	\$9,730	\$5.56	\$59,780	11.4%
Outfront Media (Billboard)			Mar-32	\$70,450				\$70,450	13.4%
<b>TOTALS</b>		<b>12,250</b>		<b>\$459,270</b>		<b>\$65,808</b>		<b>\$525,077</b>	<b>100%</b>

Description	5565	5575	Billboard	Total
TOTAL GROSS REVENUE	\$315,408	\$139,219	\$70,450	\$525,077
General Vacancy Loss	\$0	\$0	\$0	\$0
<b>EFFECTIVE GROSS REVENUE</b>	<b>\$315,408</b>	<b>\$139,219</b>	<b>\$70,450</b>	<b>\$525,077</b>
<b>OPERATING EXPENSES</b>				
CAM	(\$14,533)	(\$10,117)		(\$24,650)
Insurance	*	(\$3,300)		(\$3,300)
Real Estate Taxes	(\$24,865)	(\$12,993)		(\$37,858)
<b>TOTAL OPERATING EXPENSES</b>	<b>(\$39,398)</b>	<b>(\$26,410)</b>		<b>(\$65,808)</b>
<b>NET OPERATING INCOME</b>	<b>\$276,010</b>	<b>\$112,809</b>	<b>\$70,450</b>	<b>\$459,270</b>

## OCCUPANCY SUMMARY

Status	GLA	% of Total
Occupied	12,250	100%
Available	0	0%
<b>Total</b>	<b>12,250</b>	<b>100%</b>

\* PFAH pays its own insurance and taxes. PFAH pays 2/3 of combined CAM.

5565-5575 New Northside Drive

# Atlanta, Georgia



Atlanta is the hub and economic engine of the Southeast, which is the fastest growing region in the U.S. The city's thriving economy and job base, coupled with its high quality and low cost of living, make it an ideal destination to draw young and educated talent from all parts of the country. Diversified investments from corporations, as well as state and local governments, make Atlanta an ideal place to conduct business.

Currently there are 18 Fortune 500 companies that call Atlanta home, which include the recently relocated Mercedes-Benz and State Farm Insurance headquarters. Bolstering the city's economic appeal, Atlanta is also home to the busiest airport in the world, Hartsfield-Jackson Atlanta International Airport, which handles more than 75 million passengers per year. The Atlanta film industry is booming and has become a major player in the entertainment world. In 2023, it is projected to generate a total economic impact of over \$9 billion, creating jobs and making a dynamic contribution to the Atlanta Metro economy.



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# Sandy Springs & Cumberland

Sandy Springs and Cumberland represent two of metro Atlanta's most established commercial corridors, strategically positioned along the I-285 and I-75 interchange with direct access to Buckhead and the Central Perimeter. The submarkets are anchored by major corporate employers, institutional office inventory, and regional retail destinations including The Battery Atlanta and Truist Park. Strong demographics, affluent surrounding neighborhoods, and continued mixed-use development have positioned Sandy Springs and Cumberland as highly attractive locations for sustained commercial investment and tenant demand.



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**SHEA MEDDIN**

Partner

404.449.1777

[shea.meddin@partnersrealestate.com](mailto:shea.meddin@partnersrealestate.com)

**partners**