

LEASE PROPOSAL

THE DOCTORS VILLAGE

550 Fairburn Rd SW, Atlanta, GA 30331



CONTACT BROKER FOR LEASE TERMS

Kimberly Aaron

Associate Broker

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kimberly.aaron@cbcmetrobrokers.com

Mark S. Bansavage, CCIM

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DISCLAIMER & DISCLOSURE

THE DOCTORS VILLAGE

550 Fairburn Rd SW Atlanta, GA 30331

CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential Tenant in determining whether it wishes to proceed with an in-depth investigation of the Subject Property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Landlord.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent from the Listing Broker.

Interested Tenants should be aware that the Landlord is leasing the Premises "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to lease, as appropriate, the Tenant will be given a reasonable opportunity to inspect and investigate the Premises and all improvements thereon, either independently or through agents of the Tenant's choosing.

The Landlord reserves the right to withdraw the Premises being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to lease must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written lease agreement to be prepared by the Landlord and effectuated by both parties; and (iii) approved by the Landlord and such other parties who may have an interest in the Premises. Neither the prospective Tenant nor the Landlord shall be bound until effectuation of the lease agreement, which contract to lease shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective Tenants shall be responsible for their costs and expenses of investigating the Premises and all other expenses, professional or otherwise, incurred by them.

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SALIENT FACTS

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PROPERTY DESCRIPTION

This is a 10-unit condominium low-rise Class C office park located adjacent Fairburn Road SW. The opportunity is to lease up to 2,710 square feet of non-contiguous office space, comprising three leasable condominiums. There is one private suite available per condominium which can be reconfigured according to the Lessee's requirements. Lease Agreements are structured as Modified Gross with a minimum one-year Term. Allocation of costs will be determined according to Lessee's use of leased premises.

OFFERING SUMMARY

Lease Rate:	undisclosed
Leasable Space:	2,710 sf
Minimum Divisible Space:	751 sf
Lot Size:	1.34 ac
Building Size:	10,717 sf
Zoning:	Office Institutional District
Assessor's Parcel Number:	14F001200010075

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	501	1,184	3,427
Total Population	1,224	2,825	8,280
Average Household Income	\$62,261	\$63,626	\$69,774

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PROPERTY FEATURES

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PROPERTY FEATURES

- ample parking spaces
- competitive lease rate
- close proximity to Interstate 285
- excellent accessibility
- excellent visibility
- mail center
- park setting
- professionally landscaped Premises
- recently refurbished
- Tenant signage marquis



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AERIAL MAP

THE DOCTORS VILLAGE

550 Fairburn Rd SW Atlanta, GA 30331



Google

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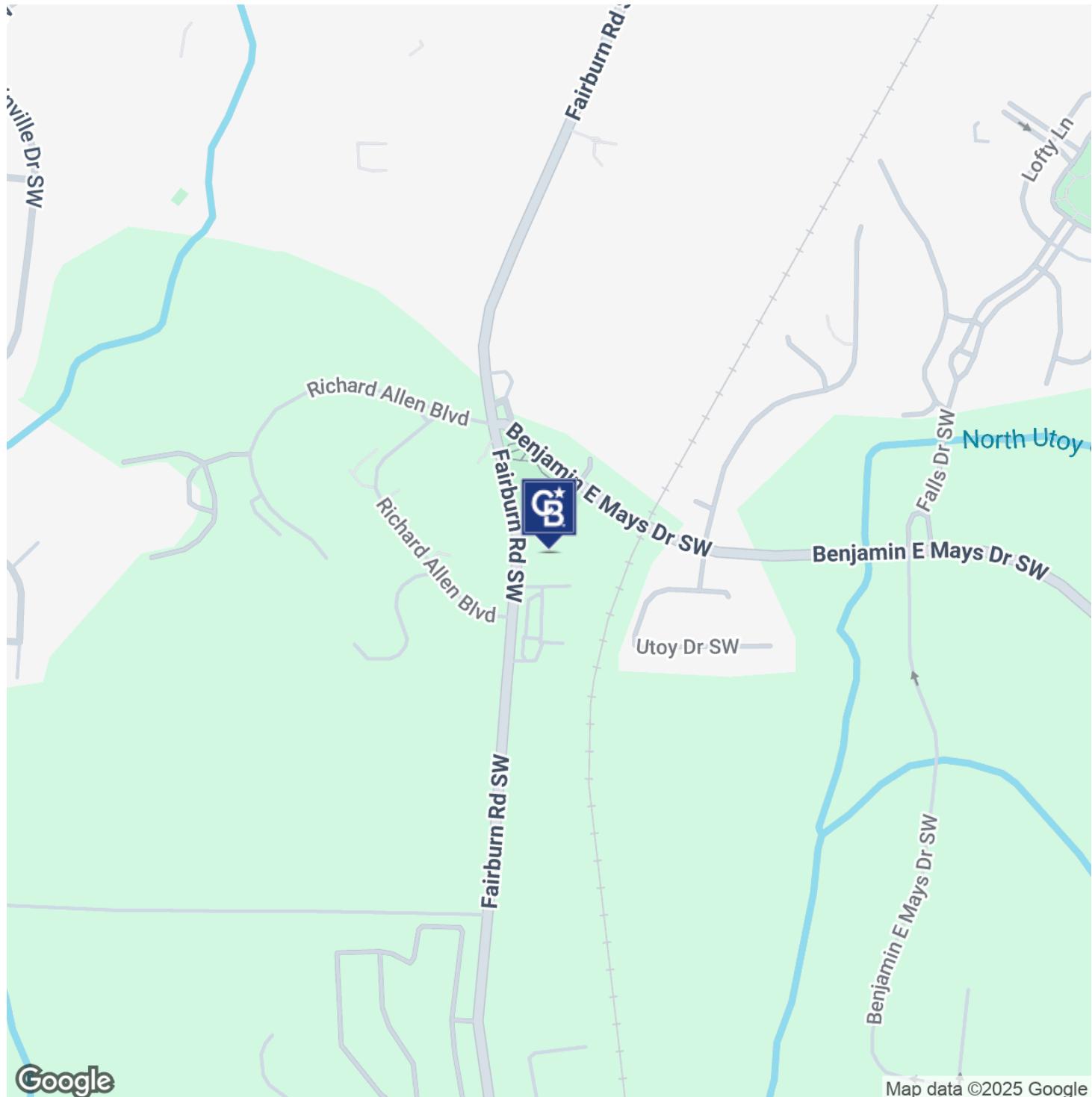


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LOCAL MAP

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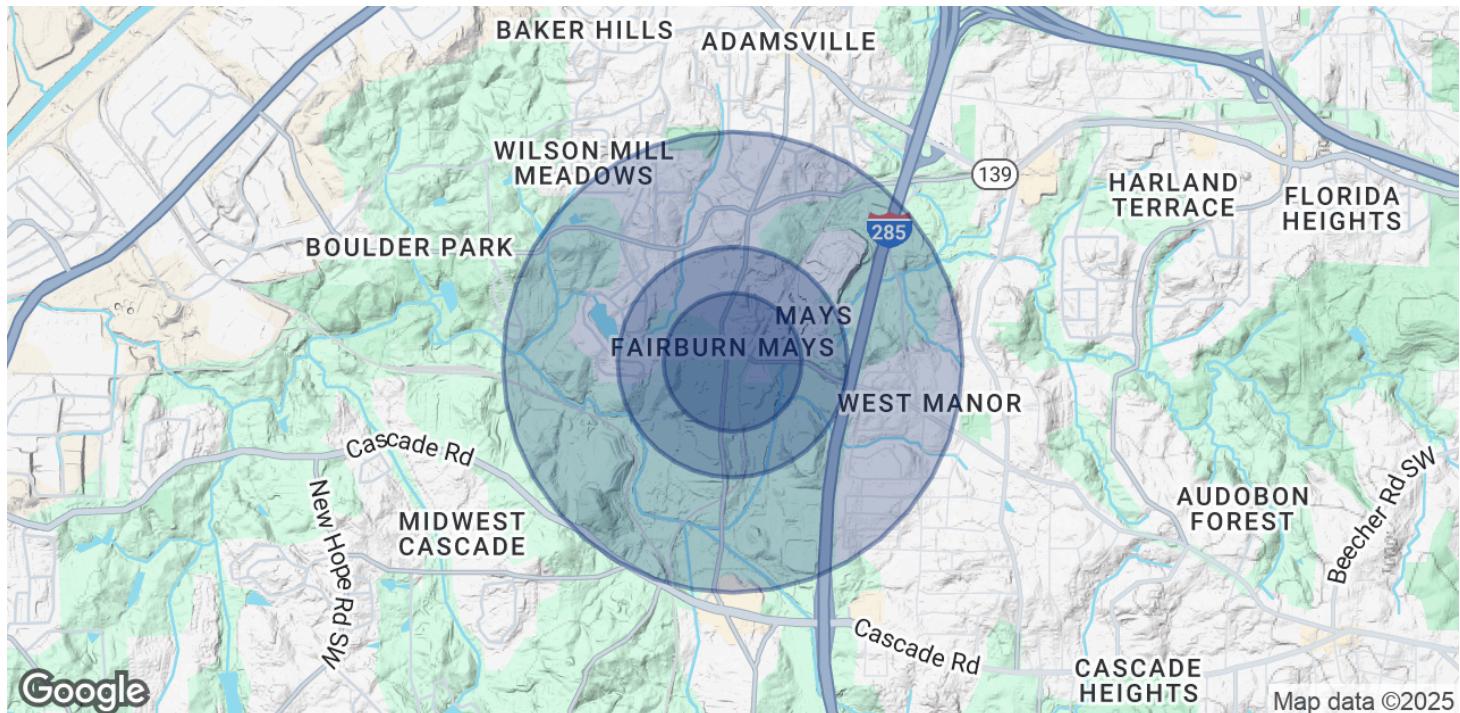


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DEMOGRAPHICS

THE DOCTORS VILLAGE

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,224	2,825	8,280
Average Age	39	38	39
Average Age (Male)	34	34	35
Average Age (Female)	42	41	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	501	1,184	3,427
Number of Persons per Household	2.4	2.4	2.4
Average Household Income	\$62,261	\$63,626	\$69,774
Average House Value	\$282,724	\$291,877	\$310,941

Demographics data derived from AlphaMap

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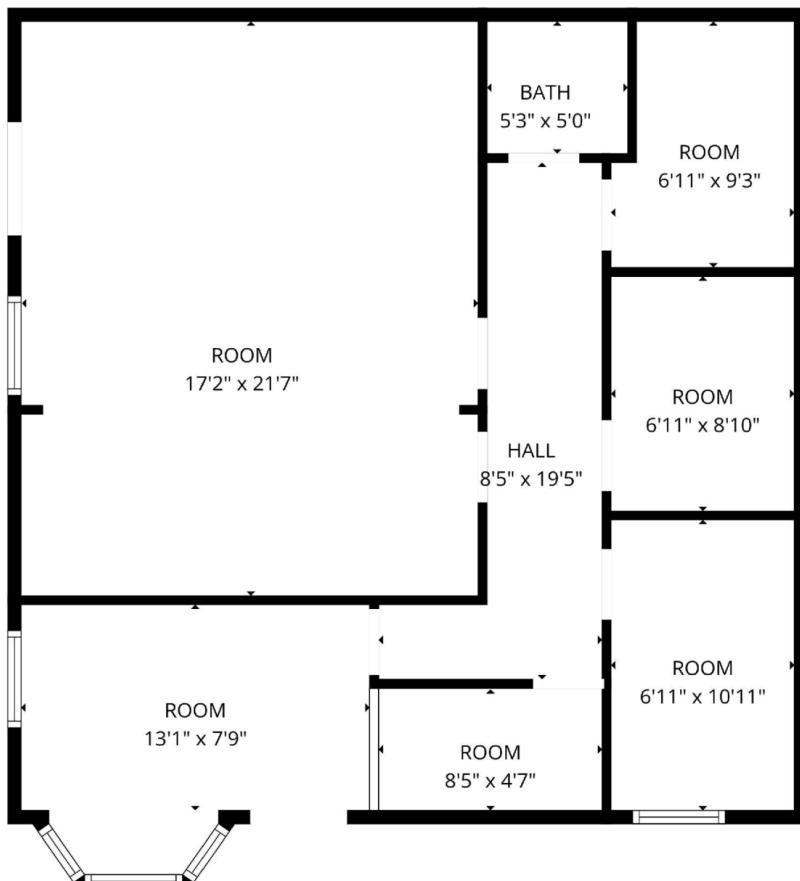


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FLOOR PLAN (STE A-2)

THE DOCTORS VILLAGE

550 Fairburn Rd SW Atlanta, GA 30331



Total GLA: 861 sq. ft | Total: 875 sq. ft

Floor 1: 861 sq. ft (Excluded areas 14 sq. ft)

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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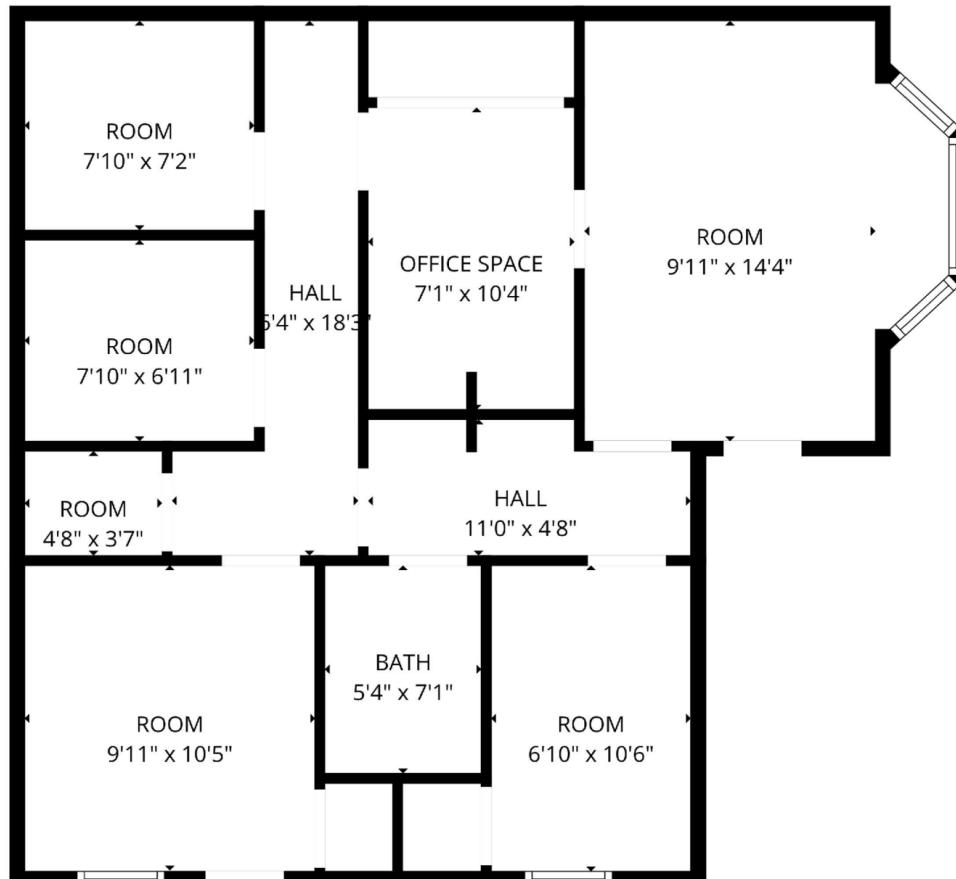


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FLOOR PLAN (STE A-3L)

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Total GLA: 751 sq. ft | Total: 770 sq. ft

Floor 1: 751 sq. ft (Excluded areas 19 sq. ft)

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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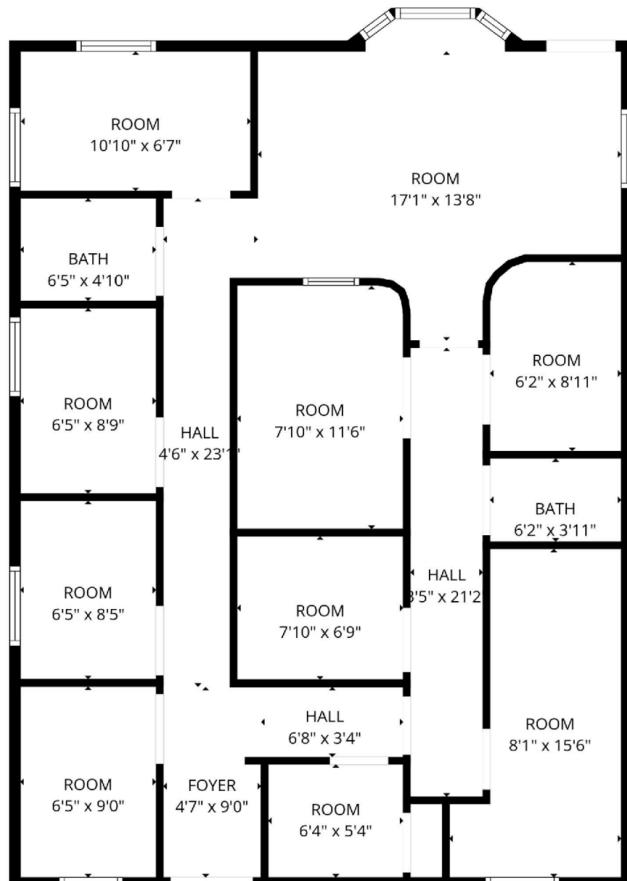


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FLOOR PLAN (STE A-5)

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Total GLA: 1098 sq. ft | Total: 1113 sq. ft

Floor 1: 1098 sq. ft (Excluded areas 15 sq. ft)

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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ADVISOR BIOGRAPHY

THE DOCTORS VILLAGE

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KIMBERLY AARON

Associate Broker

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Direct: (678) 320-4800 | Cell: (678) 598-2467

GA #175837 // FL #BK3619662

PROFESSIONAL BACKGROUND

With over 29 years of experience in the real estate industry, Kimberly Aaron brings extensive knowledge in the sales and marketing of commercial properties. Her background includes paralegal experience and a strong foundation in title and escrow, allowing her to expertly guide clients through every stage of a transaction with confidence and precision. As part of Coldwell Banker Commercial, Kimberly has successfully closed a wide range of commercial deals—from free-standing buildings to office condominiums—delivering exceptional results with professionalism and care.

EDUCATION

Virginia Union University

MEMBERSHIPS

Atlanta Commercial Board of Realtors

Metro Brokers, Inc.

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Atlanta, GA 30328
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GA #289900

PROFESSIONAL BACKGROUND

Mark Bansavage has been an agent with Coldwell Banker Commercial since 2012. He is a proven generalist, having completed freehold & leasehold transactions of nearly every type of real estate. His considerable deal portfolio is mainly attributed to providing as many resources as possible to clients and having a broad understanding of the product being leased, purchased or sold.

EDUCATION

Bachelor of Science, University of Florida

Designee, Certified Commercial Investment Member (CCIM) Institute

MEMBERSHIPS

Atlanta Commercial Board of Realtors

Georgia Association of Business Brokers (GABB)

International Council of Shopping Centers (ICSC)

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