



## OFFERING MEMORANDUM

**FREE STANDING  
MULTIPURPOSE BUILDING |  
FORMER MEDICAL OFFICE**  
±18,160 SF | FOR SALE

1686 ROSWELL RD  
MARIETTA, GA 30062

---

## EXCLUSIVELY LISTED

LINDSAY BRERETON  
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BULL REALTY, INC.  
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## CONTACT INFORMATION

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# PROPERTY OVERVIEW

An Owner/User Opportunity to acquire an ±18,160 SF brick building with dedicated private parking located in Marietta. The building consists of approximately ±6,000 SF of built-out medical office space that includes 11 exam rooms with sinks, 4 restrooms, and X-ray imaging. The remaining ±12,000 SF includes open floor on the 2nd level and basement level. The OI zoning allows for various uses including medical and dental laboratories, rest, retirement and nursing homes, assisted living and personal care facilities, inpatient and outpatient drug abuse treatment facilities, animal hospitals and veterinary clinics. Property is in close proximity to both the WellStar Kennestone and Windy Hill Hospital campuses.

## HIGHLIGHTS:

- 18,160 SF building includes approximately 6,000 SF of 2nd generation medical office on the main level
- 11 exam rooms with sinks and x-ray imaging
- Monument sign and building signage
- Excellent visibility and frontage on Roswell Road
- Zoned OI, suitable for a variety of uses
- Dedicated and private parking for patients and visitors
- Located less than 5 miles from WellStar Kennestone Hospital and less than 6 miles from WellStar Windy Hill Hospital Campus.



Drone Video



Virtual Tour



ADDRESS:  
1686 ROSWELL ROAD  
MARIETTA, GA 30062



TOTAL BUILDING SF:  
±18,160 SF



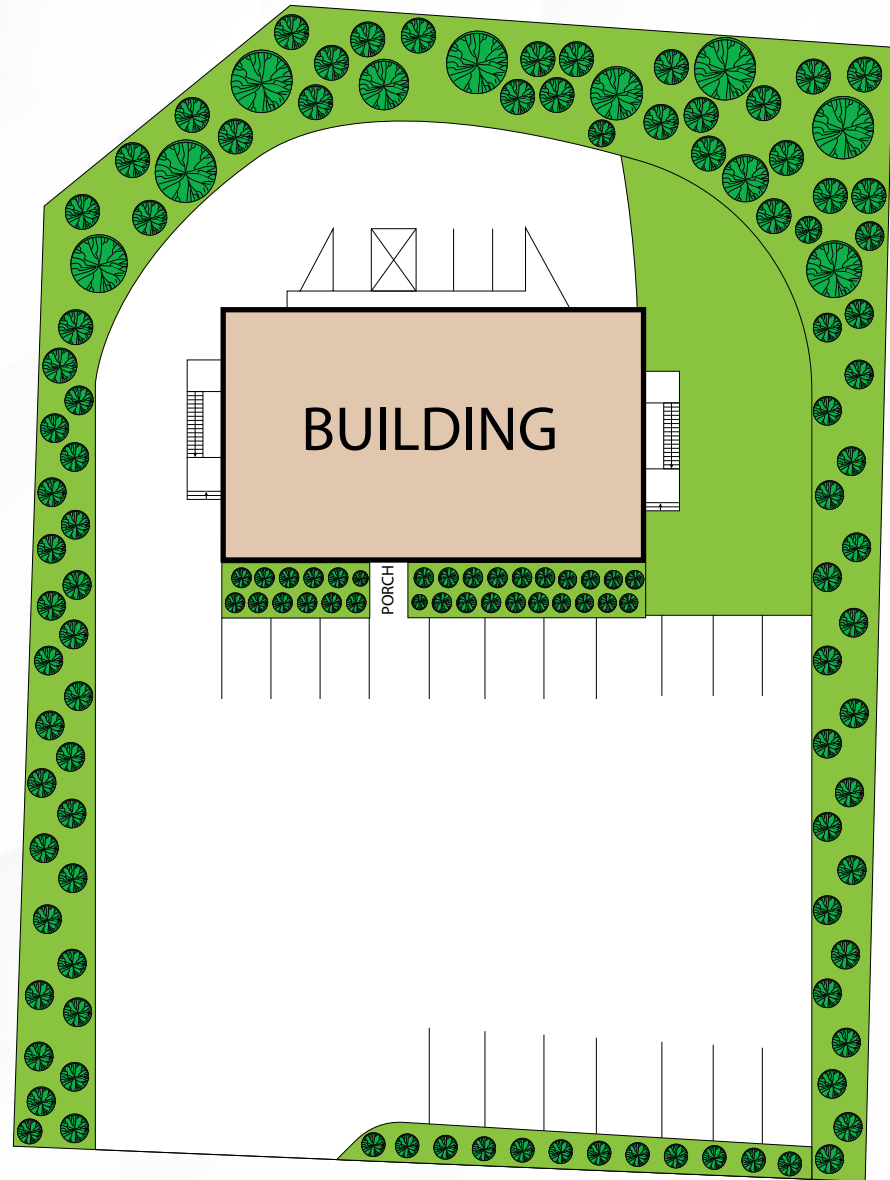
PRICE:  
\$2,790,000



ZONING:  
OI

# PROPERTY INFORMATION

<b>ADDRESS</b>	1686 Roswell Rd Marietta, GA 30062
<b>BUILDING SIZE</b>	±18,160 SF
<b>SITE SIZE</b>	±1.31 Acre
<b>ZONING</b>	OI
<b>PARCEL ID</b>	16 117001130
<b>COUNTY</b>	Cobb
<b>SALE PRICE</b>	<b>\$2,790,000</b>
<b>2025 TAX</b>	<b>\$8,642</b>
<b>VPD ROSWELL RD</b>	<b>10,870</b>
<b>VPD SR 120</b>	<b>36,400</b>



# MAIN FLOOR



- 4 Offices
- 4 Restrooms
- 11 Exam rooms, 1 X-Ray room





Lobby



Reception/Check-in/out



Waiting Room



Sub-waiting



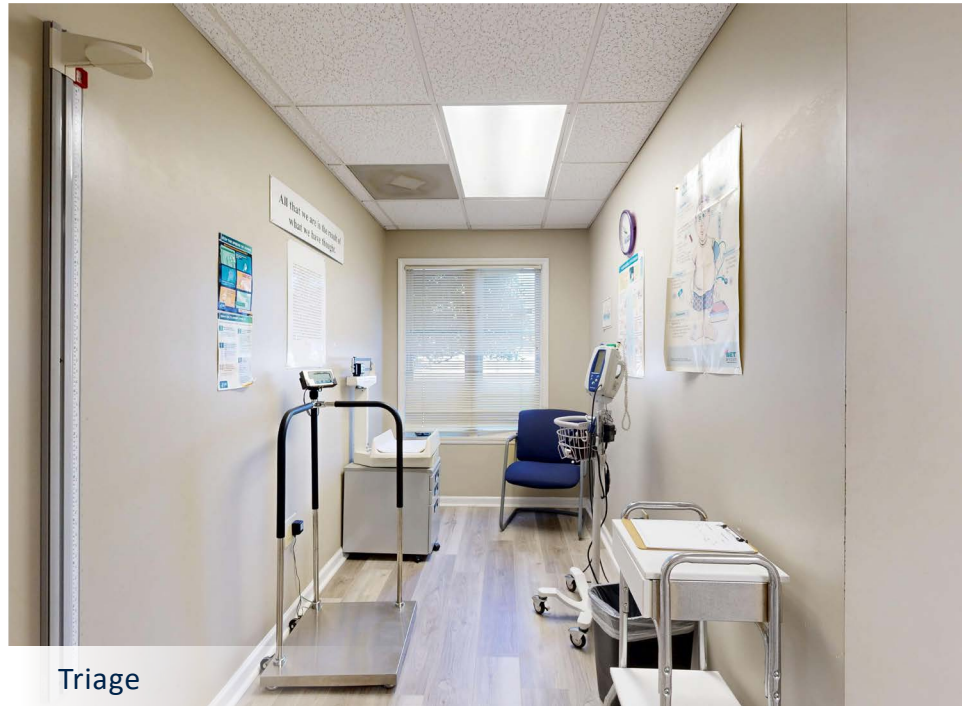
Nurse's Station



Lab



X-Ray



Triage



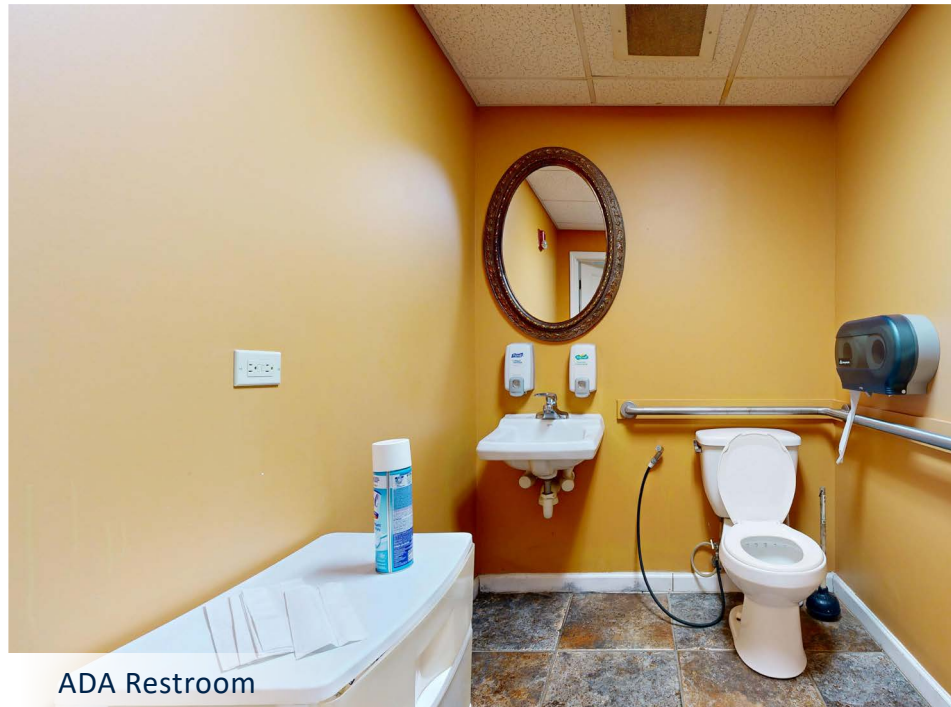
Exam



Break Room



Storage



ADA Restroom

# 2<sup>ND</sup> FLOOR

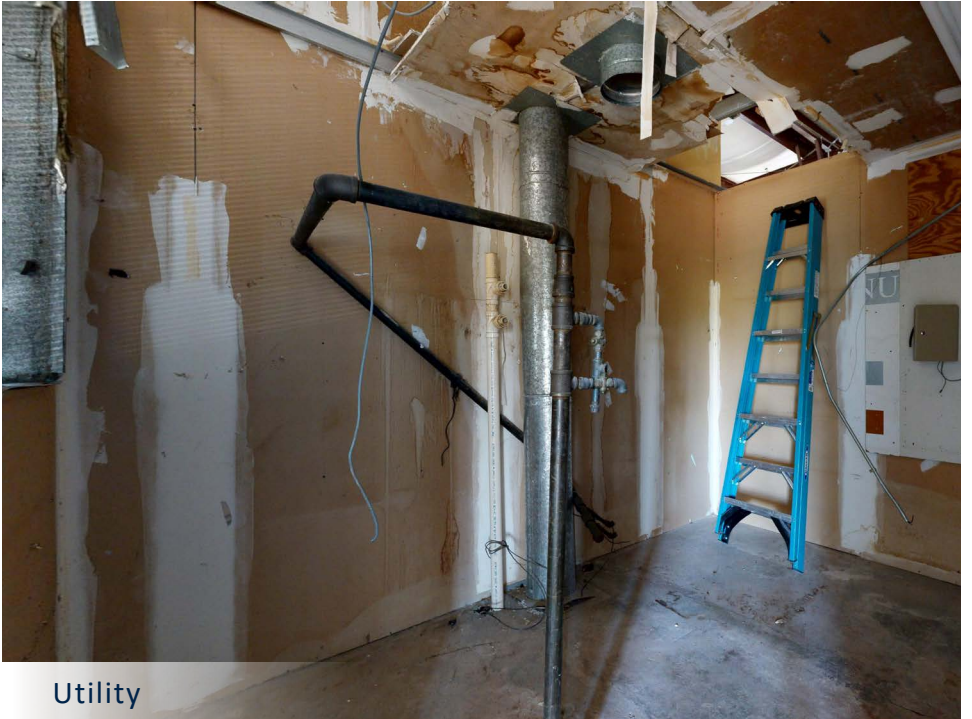




Open

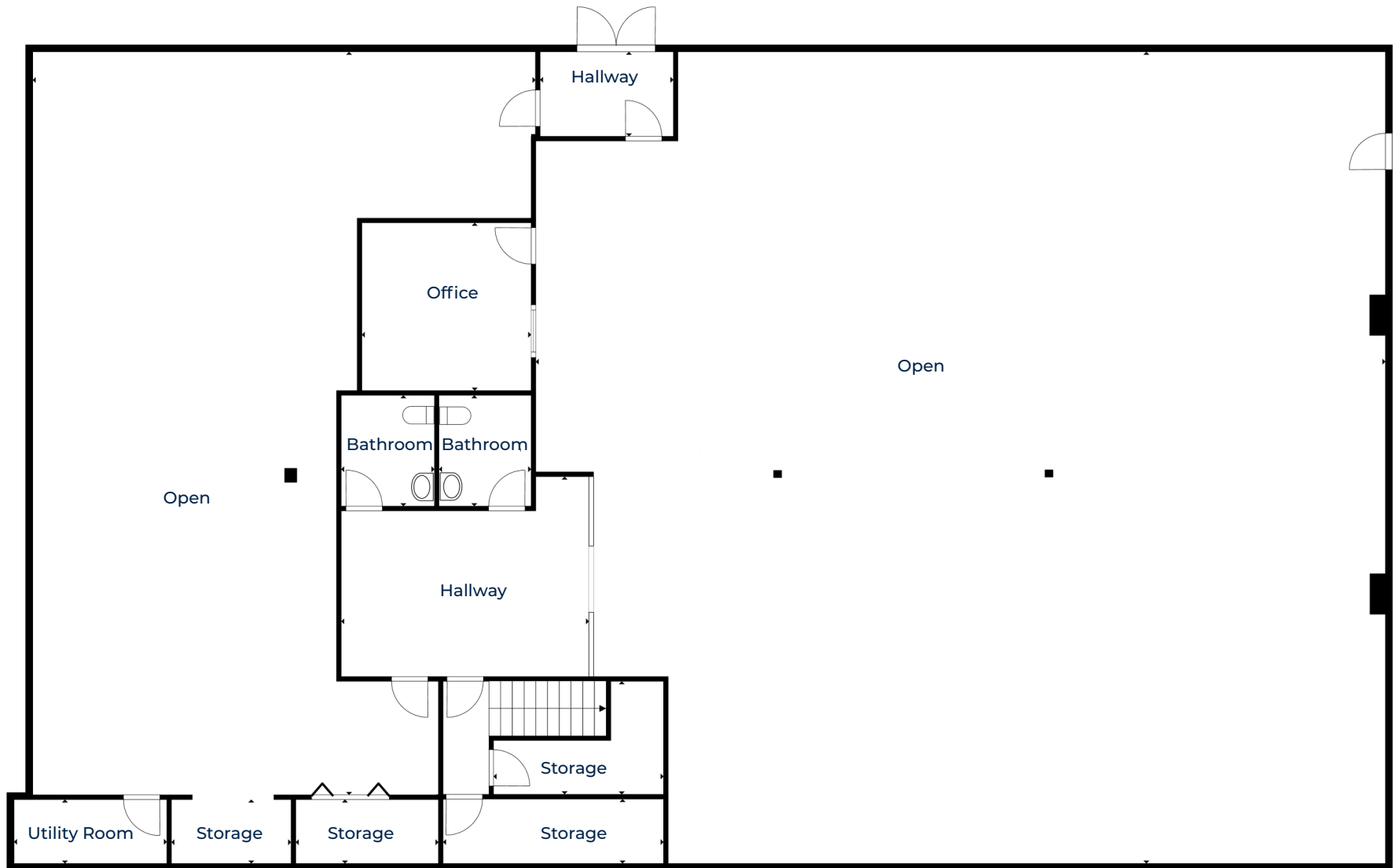


Restroom



Utility

# BASEMENT





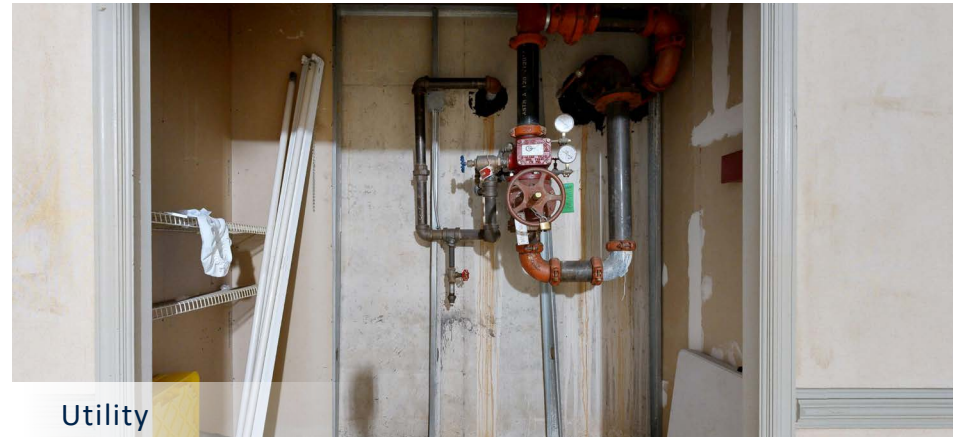
Office



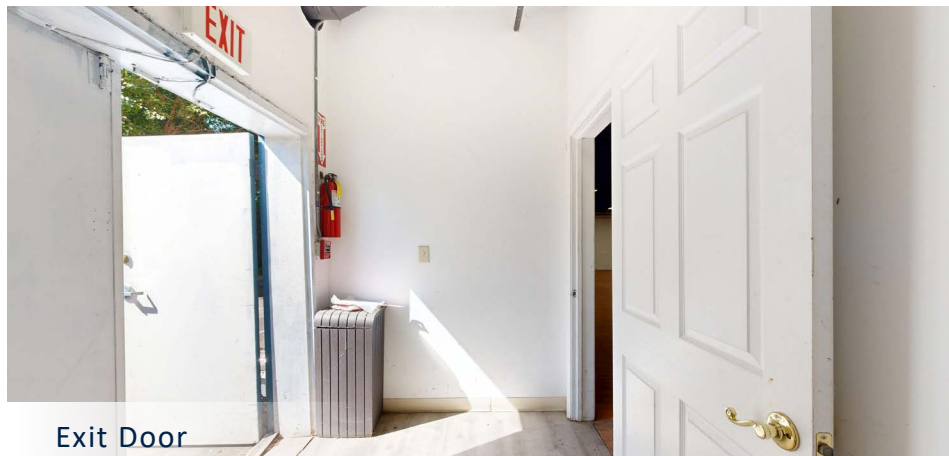
Open



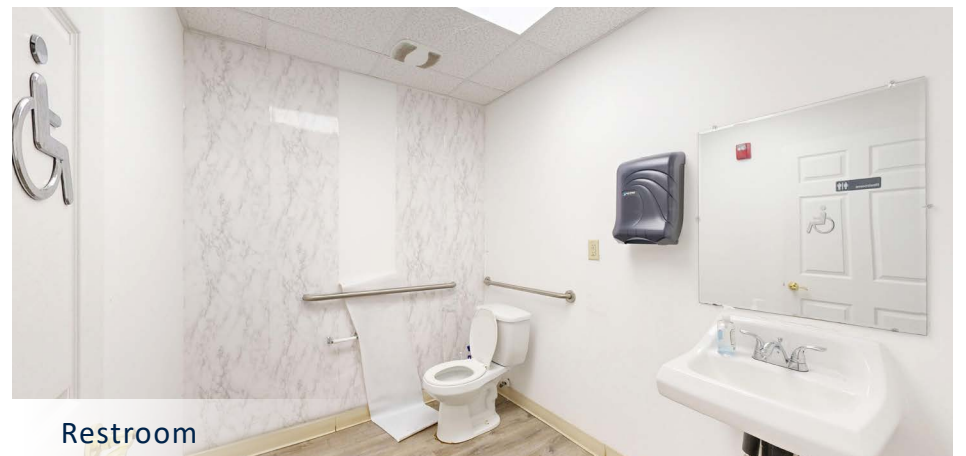
Utility



Utility



Exit Door



Restroom



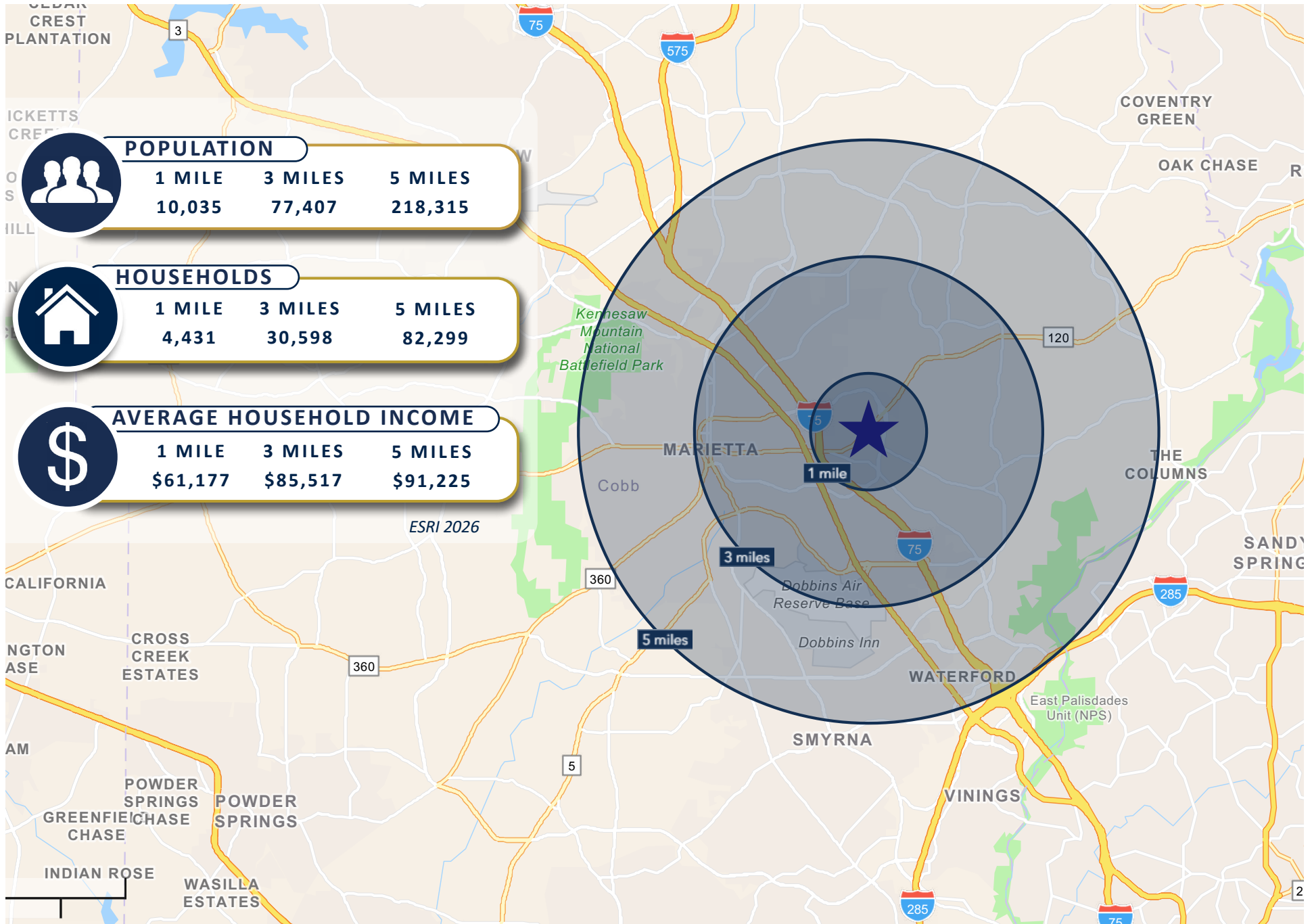
# AERIAL VIEW



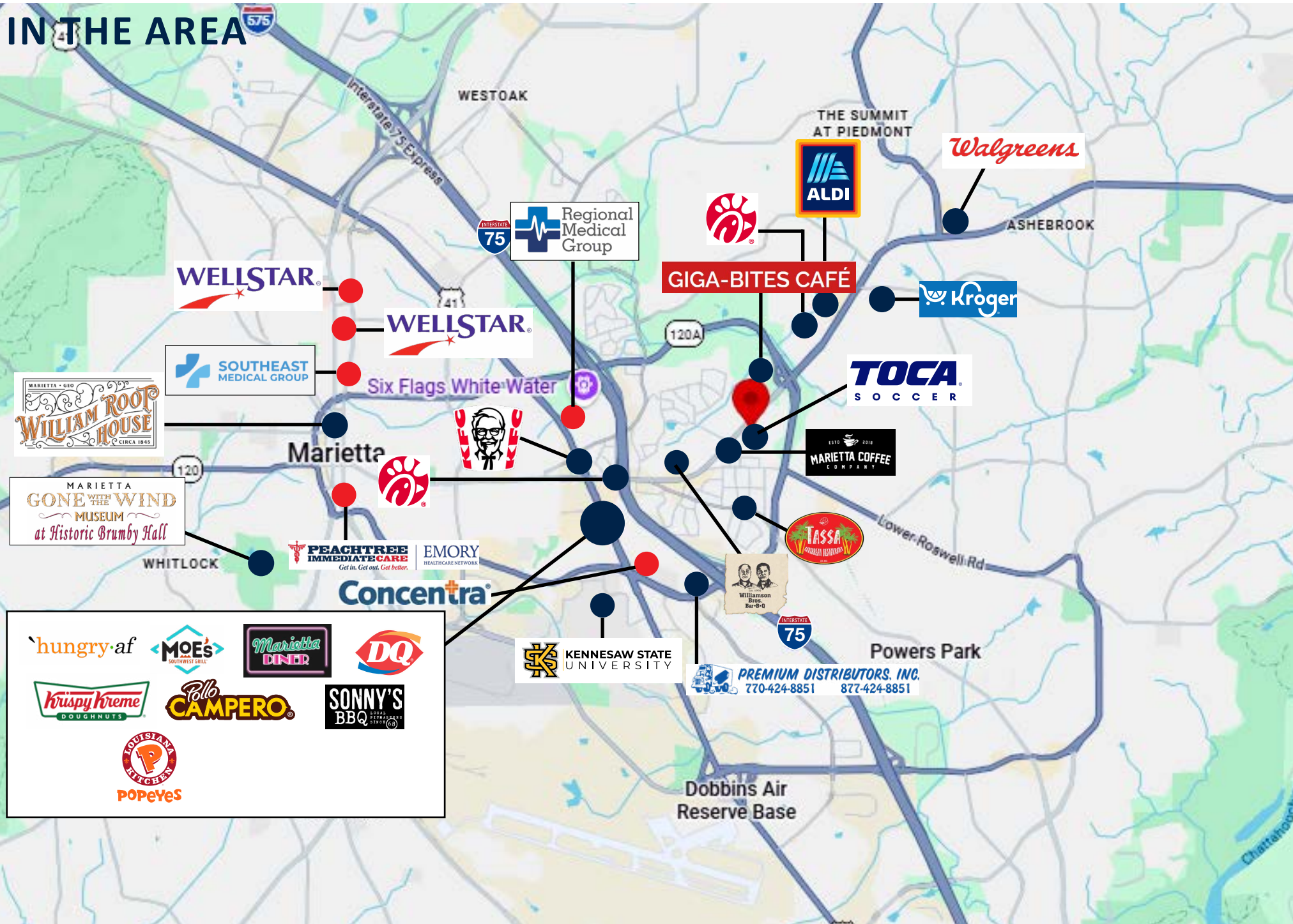
# AERIAL VIEW



# DEMOGRAPHICS



# IN THE AREA



# IN THE AREA

## MARIETTA SQUARE - 10 MINS

The heart of downtown Marietta, this historic district is known for its charming courthouse square, local restaurants, boutiques, festivals, concerts, and year-round community events. The Square blends historic architecture with modern dining and entertainment, making it one of Metro Atlanta's most popular downtown destinations.

## AVENUE EAST COBB - 10 MINS

The Avenue East Cobb is one of East Cobb's premier open-air lifestyle centers. Following a major redevelopment and modernization, it offers a mix of upscale retail, restaurants, entertainment, and community gathering spaces.

## HISTORIC CANTON STREET - 15 MINS

Often referred to as the "Main Street" of Roswell, Canton Street is one of Metro Atlanta's premier dining and entertainment districts. The walkable corridor is lined with award-winning restaurants, craft breweries, coffee shops, boutiques, and historic homes converted into unique dining venues.

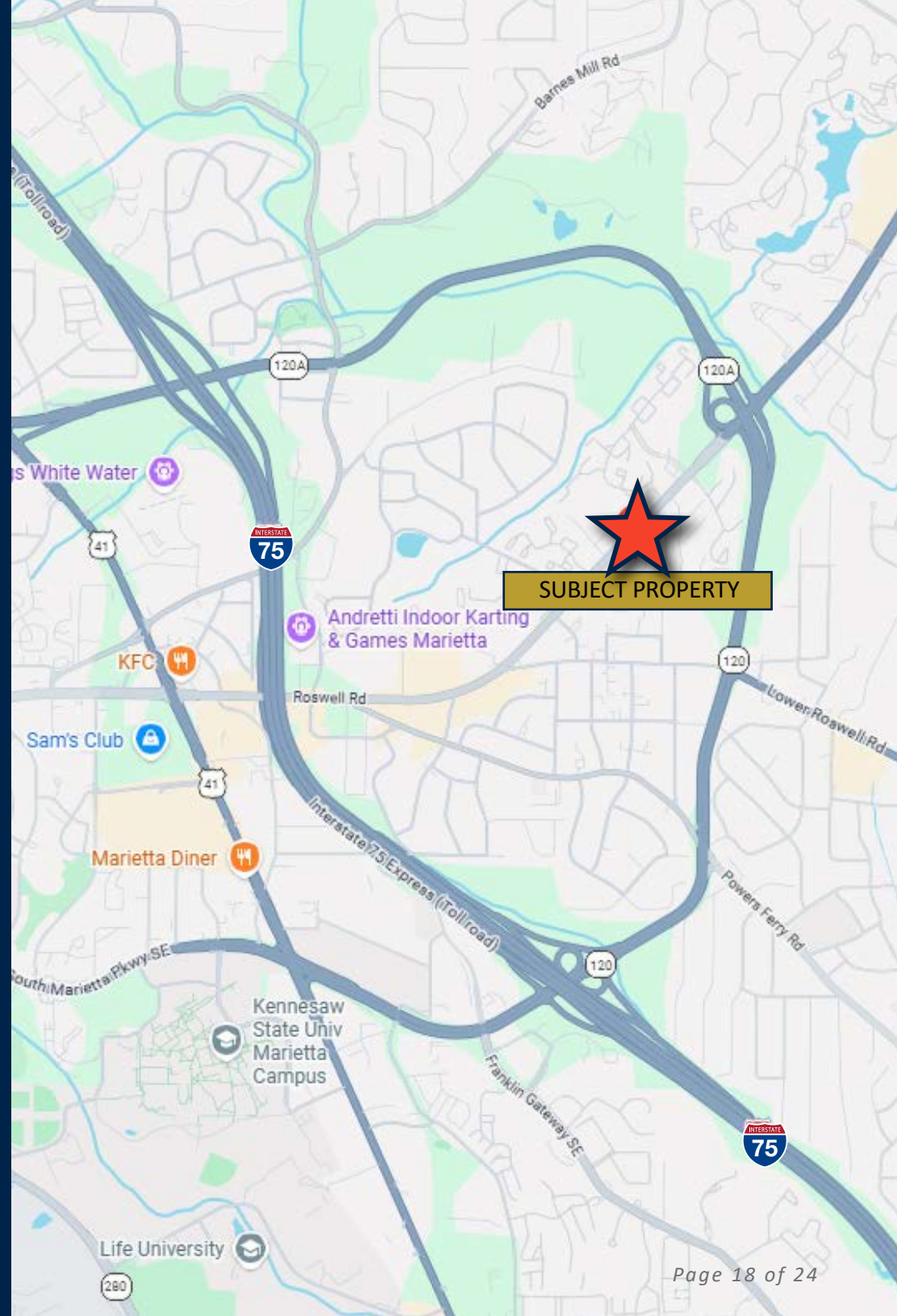
## CHATTAHOOCHEE RIVER NATIONAL RECREATION AREA

### VICKERY CREEK - 15 MINS

One of North Metro Atlanta's most photographed natural attractions, Vickery Creek features historic mill ruins dating back to the 1800s, a dramatic waterfall, scenic covered bridge, and miles of hiking trails along the Chattahoochee River. The site combines history, recreation, and natural beauty in one destination.

## THE BATTERY ATLANTA & TRUIST PARK - 15-20 MINS

The Battery Atlanta is a 2.25-million-square-foot mixed-use development anchored by Truist Park, home of the Atlanta Braves. Opened in 2017, it has become one of the Southeast's premier live-work-play destinations, featuring restaurants, bars, retail, entertainment venues, hotels, office space, and residential units.



# ATLANTA

## AT A GLANCE

### BUSINESS-FRIENDLY CITY

Atlanta, the capital and most populous city in Georgia, is the ninth-largest metro in the United States with over 5.9 million residents. It prides itself on its low business costs, tax-friendly environment, diverse economy and suburb quality of life. Encompassing a GDP over \$270 billion, the Atlanta metropolitan area is a true “world city.”

### WORLD-CLASS EDUCATION

Atlanta colleges and universities are numerous, spanning from historically black colleges, technical colleges, top research institutions and schools of art, medicine and theology. The region ranks in the top 10 among U.S. metros in students enrolled, research spending and degrees earned. Colleges and universities in the Atlanta region create 130,000 jobs across all industries in Georgia. Colleges and Universities in the Atlanta region include Georgia Institute of Technology, Emory University, Georgia State University, Agnes Scott College, Oglethorpe University, Clark Atlanta University (HBCU), Morehouse College (HBCU) and Spelman College (HBCU).

### ATTRACTIONS AND TOURISM

Attractions in Atlanta include the largest aquarium in the western hemisphere, the CNN Center, the Fox Theatre, the King Center and the \$1.5 billion home of the Atlanta Falcons football franchise, Mercedes-Benz Stadium. Hartsfield-Jackson Atlanta International Airport is the world’s busiest airport, making the city a hub for business and tourism travelers alike.



**#1 TOP TRAVELED  
AIRPORT IN THE WORLD**



**\$270 BILLION GDP  
IN METRO-ATLANTA**



**16 FORTUNE 500  
HQ IN ATLANTA**



**TOP U.S. METRO  
WITH #1 LOWEST COST  
OF DOING BUSINESS**

**TOP 10 AMONG U.S. METROS IN  
STUDENTS ENROLLED, RESEARCH  
SPENDING AND DEGREES EARNED.”**

- DISCOVER ATLANTA



**#9 LARGEST METRO AREA IN  
THE U.S. 2024**

- U.S. CENSUS BUREAU  
POPULATION DIVISION

# #1 TOP EMERGING TECH HUB

-Business Facilities magazine, GA Dept. of Economic Growth 2024

# #3 BEST CITY IN THE SOUTH

-Southern Living, "The South's Best Cities, 2024"

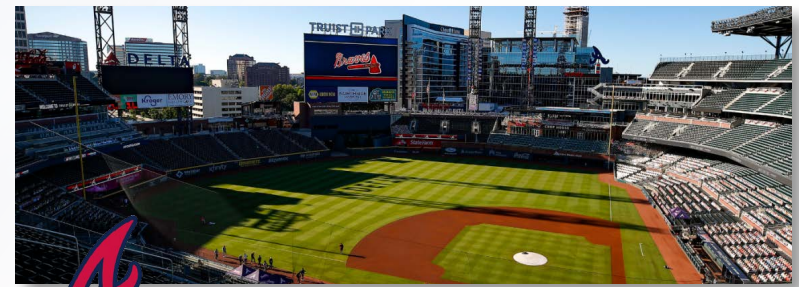
# #5 MOVING DESTINATION IN THE NATION

-Penske, "Annual Top Moving Destinations List, 2024"

Atlanta is an exciting destination with world-class restaurants, a festive nightlife, several major league sports teams and an abundance of cultural attractions. Atlanta's arts and culture scene is complemented by in-town neighborhoods that give the city even more depth.

Home to the world's busiest and most efficient airport in the world, Hartsfield-Jackson Atlanta International Airport, and the Maynard H. Jackson International Terminal, getting to and from Atlanta is easy.

The metro Atlanta area is home to 16 Fortune 500 and 24 Fortune 1000 headquarters. This includes the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS, Truist Bank, Mercedes Benz USA, Newell-Rubbermaid and is home to the world renowned Centers for Disease Control and Prevention.



ATLANTA BRAVES | TRUIST PARK



ATLANTA FALCONS | MERCEDES-BENZ STADIUM



ATLANTA HAWKS | STATE FARM ARENA



ATLANTA UNITED FC | MERCEDES-BENZ STADIUM

# Team Profiles

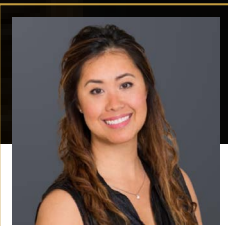


**Lindsay Brereton**

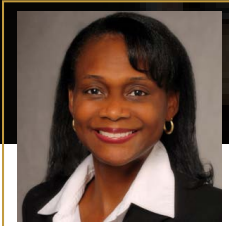
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**Karen Ash**  
Associate



**Ilona Berman**  
Marketing Coordinator



**Megan Murphy**  
Marketing Coordinator



# ABOUT BULL REALTY



**28**  
YEARS IN  
BUSINESS

LICENSED  
IN  
**8**  
SOUTHEAST  
STATES




**ATL**  
HEADQUARTER

### 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 to stream wherever you get your podcasts or at [www.CREshow.com](http://www.CREshow.com).

### JOIN OUR TEAM

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.

CONNECT WITH US:

<https://www.bullrealty.com>



## OUR MISSION

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



# Confidentiality Agreement

This Confidentiality Agreement ("Agreement") is made and agreed to for the benefit of the undersigned party ("Receiving Party"), the owner of the subject property (the "Seller") and undersigned broker Bull Realty Incorporated ("Broker").

Now therefore in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

## I. Confidential Information:

Receiving Party will receive confidential information regarding property referred to as 1686 Roswell Road, Marietta, GA 30062. Prospect agrees to not disclose to any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning the property, nor any terms, conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof. The term "person" used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Receiving Party may share information with directors, officers, employees, agents, affiliates, counsel, lending sources, accountants or representatives of Receiving Party that Receiving Party notifies of the requirements of this Agreement. Receiving Party agrees to not contact the property owner, the management, the tenants, the lender, the vendors, the insurers, the employees or the customers of any business at the site.

## II. Acting as a Principal:

Receiving Party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving Party acknowledges that Broker is working in an agency capacity as representing the Seller only in this transaction and is the only Broker involved in this potential transaction. Receiving Party agrees to not be involved in any arrangement to purchase the property, in whole or in part, as a lender, partner, in buy, or in any other manner acquire an investment in, joint venture or control of the property, unless Broker is paid a commission at closing as per separate agreement with Seller.

This agreement will expire two years from the date hereof.

## III. Governing Law:

This Agreement shall be governed and construed in accordance with the laws of the State of Georgia. If you are a broker, or a principal desiring to include an outside broker, contact the listing agent directly for a Buyer and Buyer's Broker Confidentiality & Commission Agreement.

Accepted and agreed to this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Receiving Party \_\_\_\_\_

Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

Title \_\_\_\_\_

Company Name \_\_\_\_\_

Address \_\_\_\_\_

Email \_\_\_\_\_

Phone \_\_\_\_\_

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# Disclaimer & Limiting Conditions

Bull Realty has been retained as the exclusive broker to arrange the sale of the Subject Property.

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 Listing Brokers. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, and other information provided in connection therewith.