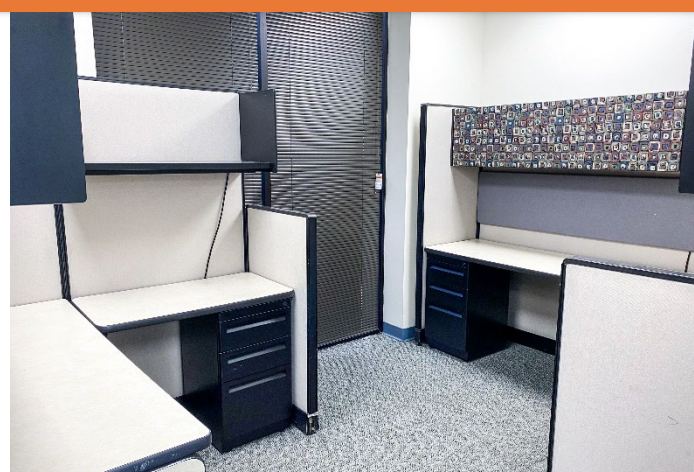




OWNER-USER OR INVESTMENT OPPORTUNITY



OFFERING MEMORANDUM

150 TECHNOLOGY PARKWAY
PEACHTREE CORNERS, GA 30092

Marcus & Millichap

150 TECHNOLOGY PARKWAY • PEACHTREE CORNERS, GA 30092

Marcus & Millichap is pleased to present for sale a one-story ±20,580 SF multi-tenanted biotech property located at 150 Technology Parkway in Peachtree Corners, Gwinnett County, Georgia. The offering is situated on a ±2.55 AC lot in Technology Office Park in the desirable Northeast Office Submarket of Atlanta. The property boasts an attractive physical appearance and offers above average curb appeal with mature landscaping and ample parking. 150 Technology Parkway represents an opportunity to acquire a high-quality biotech property offering cash flows and attractive returns priced at well below replacement value in one of Atlanta's most desirable submarkets. With easy highway access, plentiful surrounding amenities, an excellent parking ratio, and a park-like campus setting, 150 Technology Parkway is an appealing choice for biotech tenants. The ongoing capital and infrastructure improvements of the area will make the property a viable tenant alternative for many years to come.



OWNER-USER OPPORTUNITY

- 150 Technology Parkway is ideal for the owner-user who seeks to minimize the cost of buildout in expansion or relocation. The property has a 26+ year history of biotech occupancy and is currently approximately 50% leased by long-standing biotech companies who are currently “tenants at will.” An owner-user could assume occupancy of the entire building or elect to occupy ±10,000 SF while enjoying cash flows from the current occupants.

INVESTMENT OPPORTUNITY

- **VALUE-ADD INVESTMENT** | 150 Technology Parkway offers an investor an opportunity to enjoy cash flows and a below-replacement cost acquisition while further augmenting value through lease up.
- **REDEVELOP & RE-LEASE** | The property offers a prime opportunity for the opportunistic investor to add value by redeveloping or repurposing the facility and re-leasing.
- **COVERED LAND PLAY** | This offering is also appealing as a covered land play with cash flows from existing “tenants at will.”

 **150 TECHNOLOGY PARKWAY • PEACHTREE CORNERS, GA 30092**



THE OFFERING	
Sale Price	\$2,100,000
Price Per SF	\$102 PSF

PROPERTY SUMMARY	
Submarket	Northeast Atlanta / Norcross
Property Description	Class B Biotech Office
Rentable Building Area	±20,580 SF
Year Built	1971, Renovated 1994
Lot Size	±2.55 Acres
Parking	60 Spaces

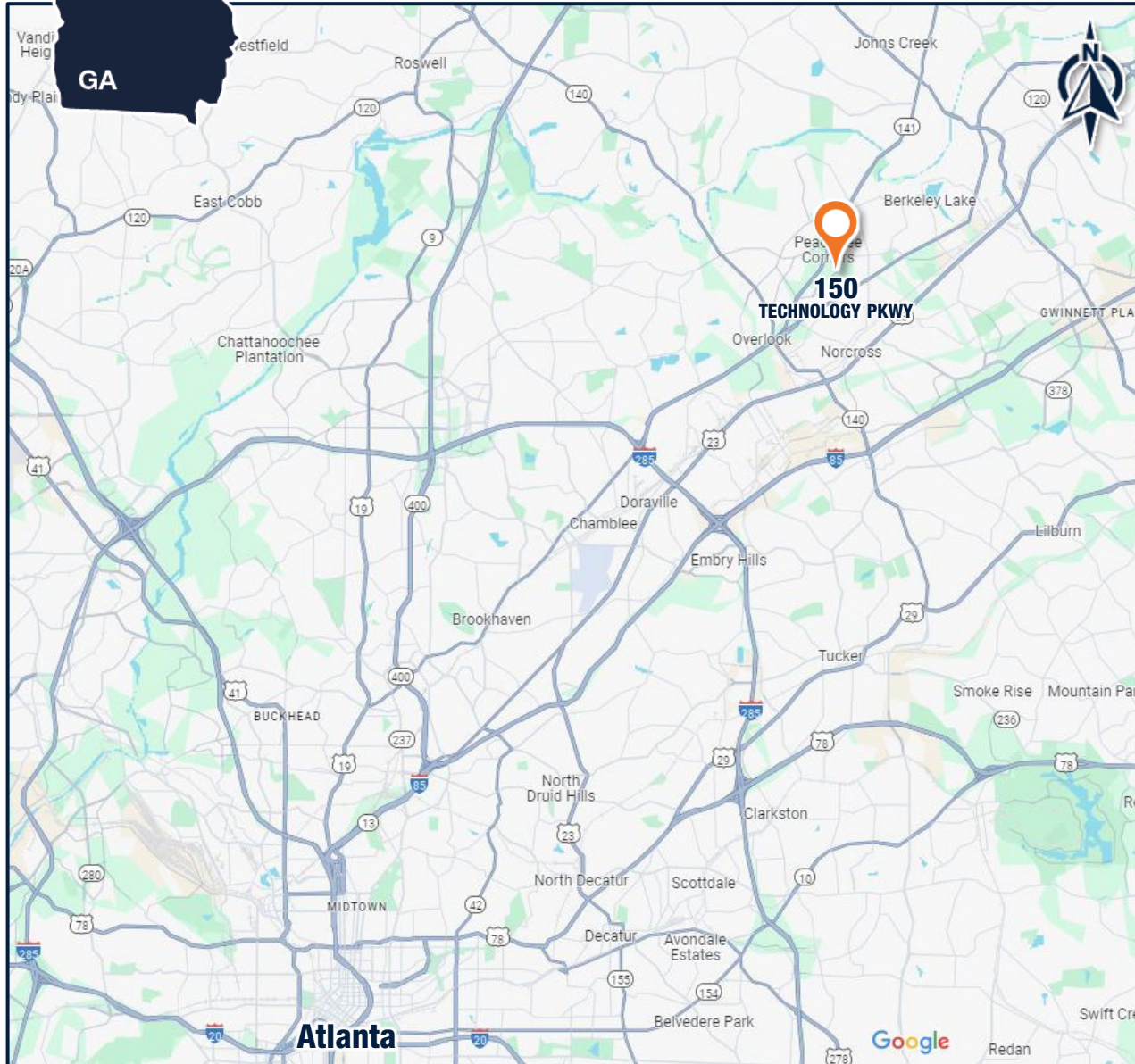
OFFERING HIGHLIGHTS

- **DESIRABLE PEACHTREE CORNERS/NORCROSS MARKET** | Located within the Northeast Office Submarket | Excellent accessibility to major thoroughfares Peachtree Pkwy (Hwy 141) & Peachtree Industrial Blvd; Minutes from I-285 & I-85
- **ABUNDANT AREA AMENITIES** | The Forum on Peachtree Pkwy is 1.5 miles from the property and offers elite shopping and dining options | Variety of eateries, hotels, retail and service amenities within proximity
- **STRONG DEMOGRAPHICS** | Average household income of \$123,400 within a one-mile radius | Executive and multi-family housing in the immediate area
- **ATTRACTIVE CURB APPEAL** | Above-average curb appeal with well-landscaped grounds in a park-like setting

OPERATING STATEMENT		
	MONTHLY	2023
Total Rental income	\$29,671	\$356,055
Total Operating Expenses	\$17,161	\$205,932
NET OPERATING INCOME	\$12,510	\$150,123



150 TECHNOLOGY PARKWAY | PEACHTREE CORNERS, GA 30092



CLOSE PROXIMITY TO:



Business Centers



Schools



Shopping Centers





150 TECHNOLOGY PARKWAY | PEACHTREE CORNERS, GA

PROPERTY SPECS

Type	Class B Biotech Office
Year Built	1971 Renovated 1994
Rentable Building Area	±20,580 SF
Occupancy	50%

SITE DESCRIPTION

Parking	60 Free Surface Spaces
Parcel Number	R6285-061
Land Area	±2.55 Acres
Zoning	O-1 (Office-Institutional District)
Landscaping	Well-Maintained, Mature Landscaping
Parking Surface	Asphalt
Highway Access	Peachtree Pkwy/Hwy 141, Peachtree Industrial Blvd, Interstates 285 & 85

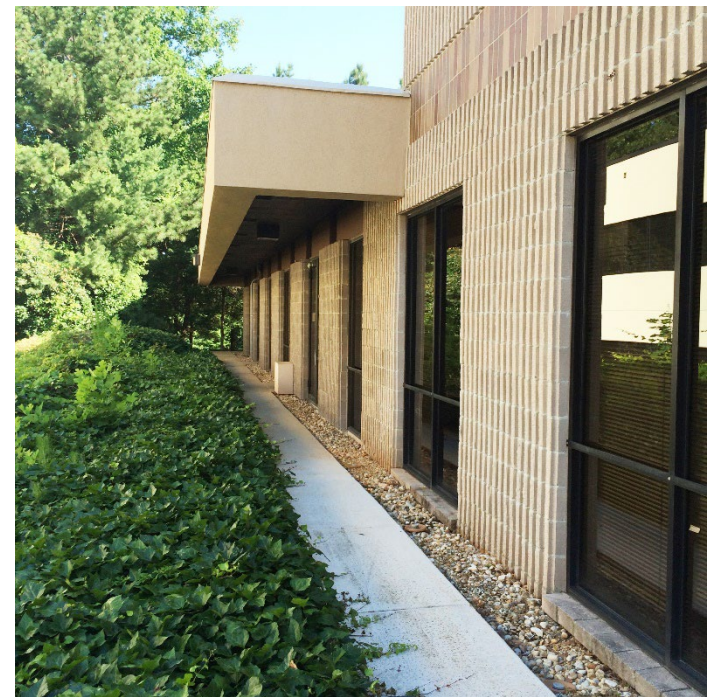
BUILDING CONSTRUCTION

Number of Floors	1 Story
Construction Type	Steel and block – Built as an office flex building
Loading Dock	One door, two truck access point
Exterior Finishes	Attractive concrete panel and double-paned tinted glass
Interior Finishes	Fully updated common areas
Roof	Asphatic bitumen, built up roof with roof overlay installed

MECHANICAL

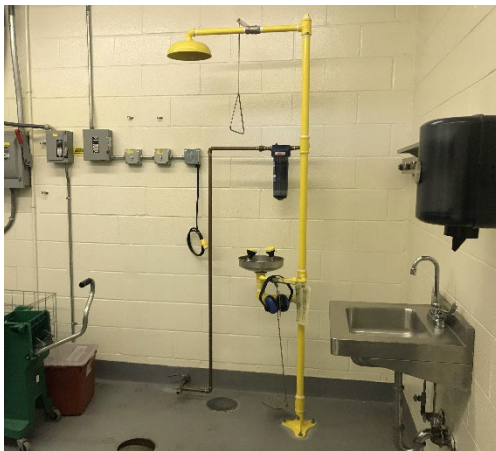
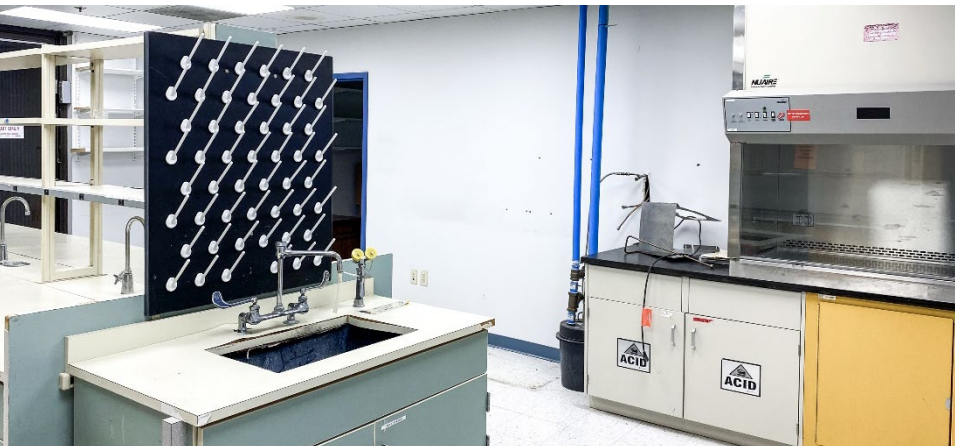
Fire Protection	Fully Sprinklered – Alarmed for critical building functions
HVAC	Chiller replaced in 2016
Water & Sewer	Gwinnett County
Utilities	Georgia Power

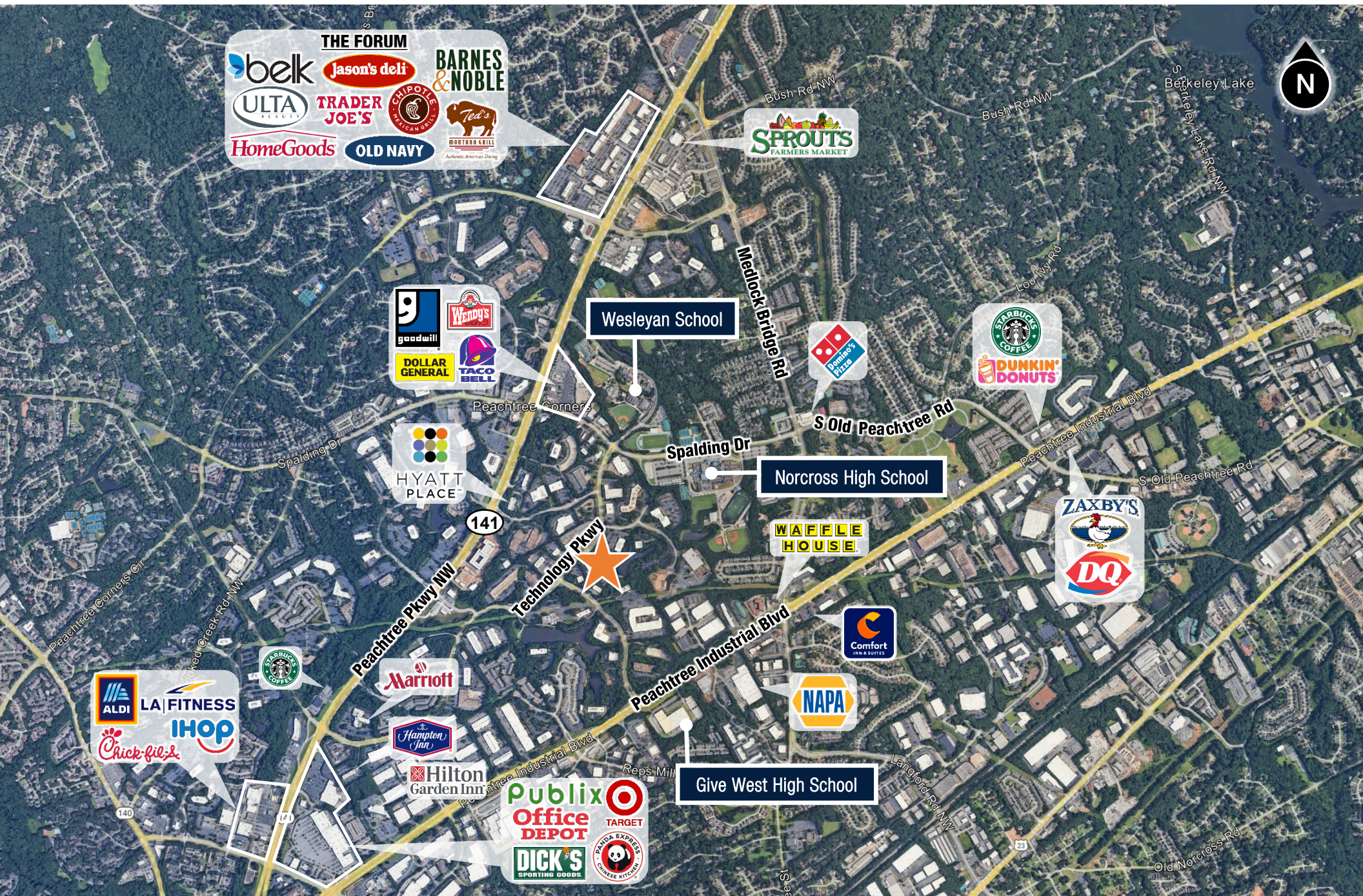




PROPERTY PHOTOS

OWNER-USER OR INVESTMENT OPPORTUNITY







CITY OF PEACHTREE CORNERS HIGHLIGHTS



**NO CITY
PROPERTY TAX**
ONLY CITY IN
METRO ATLANTA



**GREAT
SCHOOLS**
HOME TO
TOP RANKED
SCHOOLS



**EDUCATED
WORKFORCE**
52% BACHELOR'S
DEGREE OR HIGHER



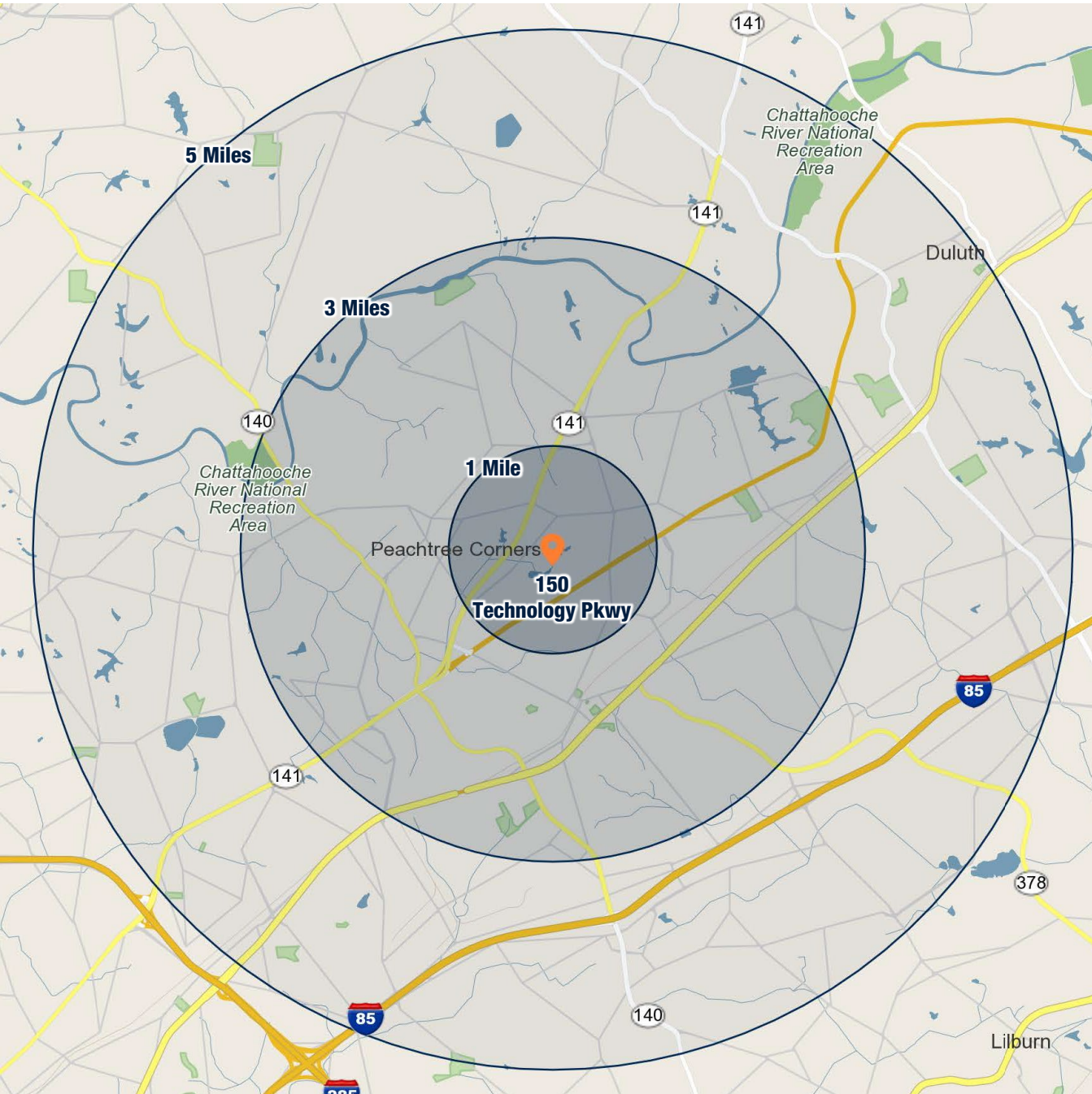
**EXCELLENT
AMENITIES**
112 Restaurants
13 Hotels



**RECORD OF
SUCCESS**
RECIPIENT OF
VARIOUS FINANCIAL
EXCELLENCE AWARDS



**AFFLUENT
COMMUNITY**
\$115,814
MEAN
INCOME



AFFLUENT DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION			
2026 Projection	5,590	74,787	245,759
2021 Estimate	5,341	72,148	237,761
2010 Census	4,664	64,287	213,163
2000 Census	3,843	67,628	202,858
Day Population	21,290	113,494	274,441
INCOME			
Average	\$123,413	\$112,037	\$108,495
Median	\$82,185	\$71,059	\$65,499
Per Capita	\$57,565	\$40,823	\$39,246
HOUSEHOLDS			
2026 Projection	2,612	27,268	88,995
2021 Estimate	2,491	26,288	85,993
2010 Census	2,129	22,960	75,784
2000 Census	1,789	24,448	74,136

Source: © 2024 Experian

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