



SANDY SPRINGS WELLNESS CENTER

FOUR OFFICE SUITES

±886 RSF | ±1,127 RSF | ±2,013 RSF | ±2,060 RSF

BUILDING A	
Site Survey & Design	\$100
Foundation & Footing	\$100
Structural Steel Erection	\$100
Exterior Finish (Siding, Windows, etc.)	\$100
Interior Finish (Drywall, Paint, etc.)	\$100
Roofing & Siding Replacement	\$100
Site Grading & Landscaping	\$100
General Labor & Materials	\$100
Permitting	\$100
Architectural Fees	\$100
Construction Management	\$100
Owner's Representative	\$100
Construction Contingency	\$100
Architectural Contingency	\$100
Architectural Contingency	\$100
Architectural Contingency	\$100

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This brochure 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 or tenant 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.

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PROPERTY OVERVIEW

BUILDING A	
De Soto & Son	A 10-A
Waters Real Life	A 10-B
United Family, Inc. Performance	A 16
Village Family Medicine, P.C.	A 18
Bedford South, LLC	A 18
Children's Autism Assessment Center	A 30
Stacy's Veterinary & Collaborative Medicine	A 32
Georgia School of Podiatry	A 42
BUILDING B	
Podiatric Podiatric Services	B 14
And Eye Services	B 15
Atlanta East & Lee, Clinics, P.A.	B 15
Beaver Creek, MD - Tertiary Center, MD	B 16
The Best Office P.C. Chiropractic	B 27
Sandy Springs Dental Associates	B 28
PCR Wright Lanes & Matthews	B 45

SANDY SPRINGS WELLNESS CENTER

You're invited to tour the refreshed Sandy Springs Health and Wellness Center. Join successful tenants in the health and wellness industries including Chiropractic, Dentist, Light Cosmetics, Family Practice and Weight Loss.

Walk to a wide range of quality dining options including multiple new selections in the new City Springs development, Persepolis and Zafron Restaurant. The property is well located near the new City Springs development, just off Roswell Road, less than two miles north of I-285 and less than two miles from GA-400 Abernathy Road exit.

Enjoy a great environment and an exceptional location, all at bargain rents.

- Health, wellness & standard office uses
- Rent includes utilities
- Abundant free parking w/ multiple entrances
- 24-hour access and HVAC possible
- Walk-in level entrances for both floors

Address	6667 Vernon Woods Dr. Sandy Springs, GA 30328
Available Spaces	Suite B14: ±1,127 RSF Suite B15: ±886 RSF Suites B14 & B15 combined: ±2,013 RSF Suite A40: ±2,060 RSF
Lease Rate	\$19/RSF NNN + \$6.53/RSF OPEX

PROPERTY INFORMATION

BUILDING

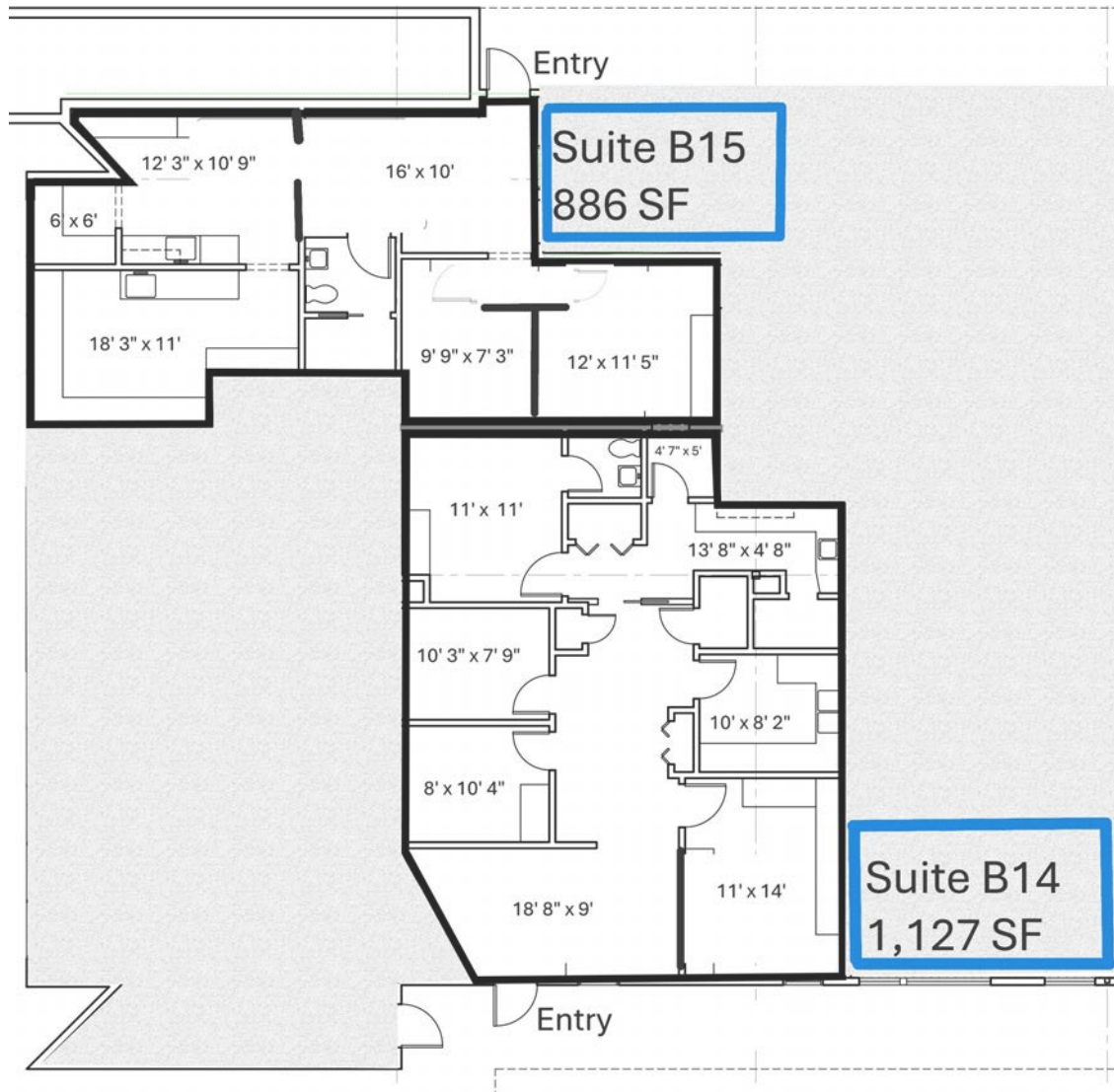
ADDRESS	6667 Vernon Woods Dr, Sandy Springs, GA
COUNTY	Fulton
BUILDING SIZE	±30,036 SF
YEAR BUILT	1977 (Major improvements in the last 3 years)
NUMBER OF FLOORS	2 (Walk-in level entrances for both floors)
SIGNAGE	Monument Signage
CEILING HEIGHT	8'3"

SITE

ZONING	CX-3: Commercial Mixed Use
SITE SIZE	±2.24 Acres
PARCEL ID	17-0088-0007-017-6
PARKING SPACES	±130 spaces = 4:1,000 Ratio



FLOOR PLAN (B14 & B15)



Space Size	Suite B14: ±1,127 RSF Suite B15: ±886 RSF Suites B14 & B15 combined: ±2,013 RSF
Availability	Immediate
Monthly Rate	Suite B14: \$2,398/MO Suite B15: \$1,885/MO Suites B14 & B-15 combined: \$4,283/MO

[Click Here for the B15 Virtual Walkthrough Tour](#)
[Click Here for the B14 Virtual Walkthrough Tour](#)



PHOTOS (B14)



[Click Here for the B14 Virtual Walkthrough Tour](#)



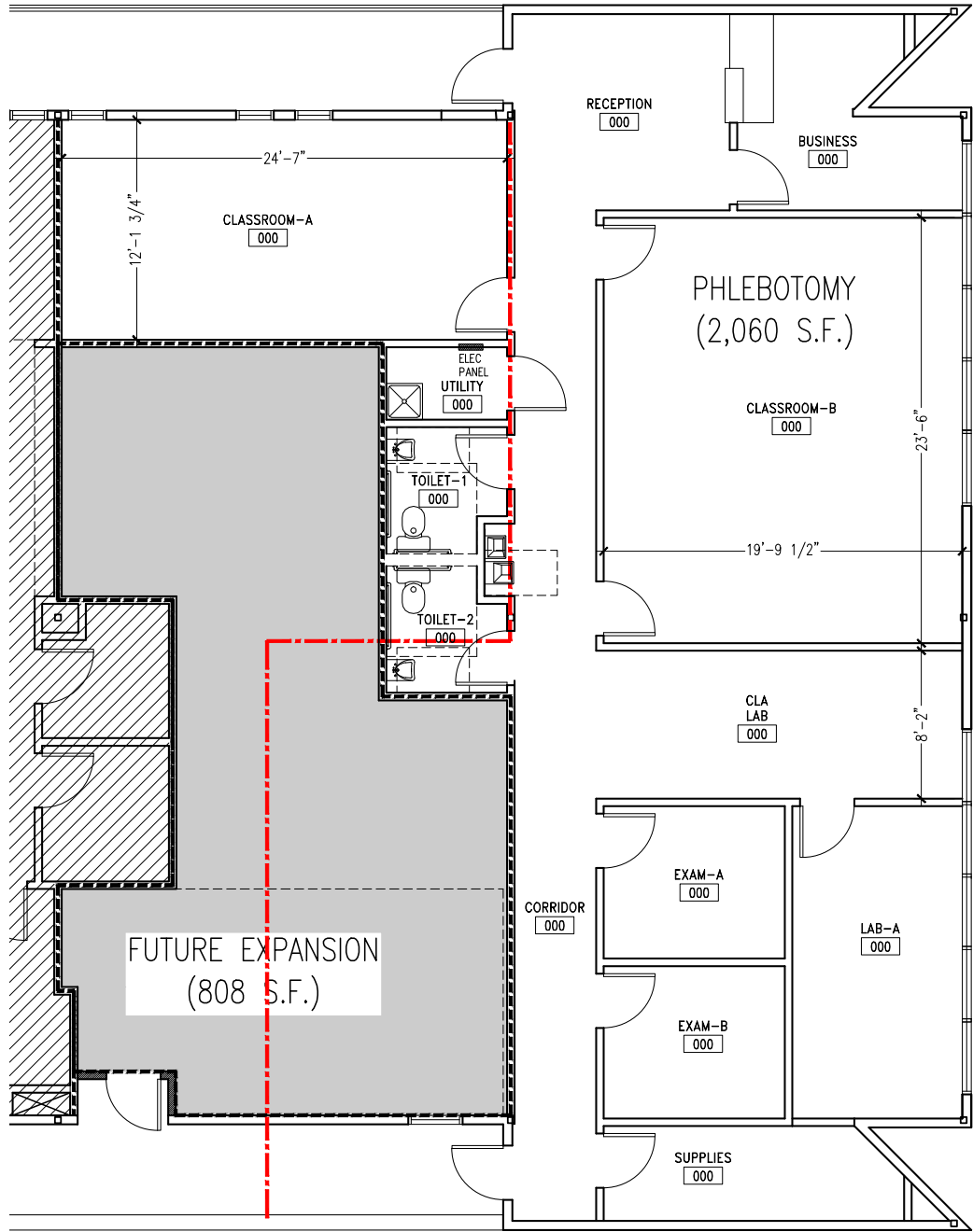
PHOTOS (B15)



[Click Here for the B15 Virtual Walkthrough Tour](#)

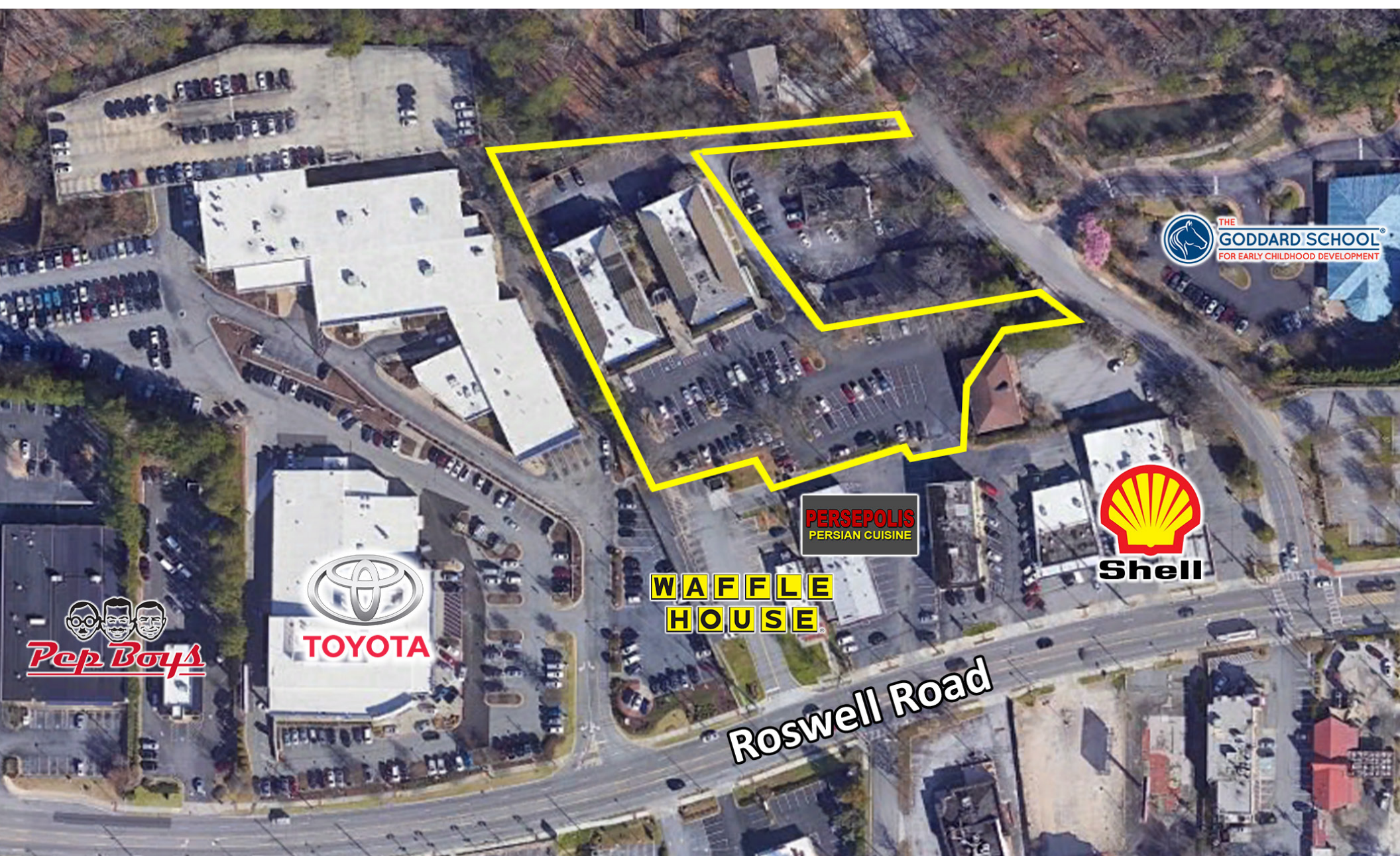


FLOOR PLAN (A40)



Space Size	Suite A40: ±2,060 RSF
Availability	Immediate
Monthly Rate	\$4,383/MO

AERIAL MAP



Buckhead

MIDTOWN
Atlanta



SELECT

CVS
pharmacy



Roswell Road



**WAFFLE
HOUSE**



Roswell Road

Publix

SUBWAY

City
BARBECUE



Hardee's

LIFETIME



HUEY LUEY'S



ZAXBY'S



TOYOTA

RAG & BONE
recycle your wardrobe



IN THE AREA



- LA Fitness
- Ippolito's
- Yogli Mogli
- Taco Bell
- Goodwill
- Starbucks
- Subway
- Jamba Juice
- Publix
- Huey Luey's



Mercedes-Benz Headquarters

Subject Property

Waffle House



City Springs

Sandy Springs



- Kroger
- Bridals by Lori
- Dunkin
- Jimmy John's
- Burger King

- Whole Foods Market
- Chipotle
- Marshalls
- Petco
- Office Depot

- Tin Drum
- Mod Pizza
- Starbucks
- Tropical Smoothie Cafe
- Zoes Kitchen

- Jinya
- Nothing Bundt Cakes
- Cheeseburger Bobby's
- Orange Theory
- El Azteca

- The Prado**
- Target
 - Taco Mac
 - Marlow's Tavern
 - Under the Cork Tree
 - LA Fitness
 - Panda Express

- Barnes & Noble
- T.J. Maxx
- Chipotle
- Tin Lizzy's Cantina
- Taco Mac
- Outback
- Michaels
- Panera Bread
- fab'rik
- Bed Bath & Beyond
- PetSmart
- Hobby Lobby
- Walmart
- Target

- Perimeter Mall**
- Dillard's
 - Nordstrom
 - Macy's
 - Sephora
 - Von Maur
 - The Capital Grille
 - Old Navy
 - Maggiano's
 - The Cheesecake Factory
 - Urban Outfitters
 - H&M
 - Cafe Intermezzo

- Pill Hill**
- Northside Hospital Atlanta
 - Children's Healthcare Of Atlanta
 - Emory Saint Joseph's Hospital
 - Kaiser Permanente



goodwill TACO BELL HUEY LUEY'S Piedmont HEALTHCARE LAIFITNESS

Publix Hardee's Starbucks SUBWAY REGIONS COFFEE

RAG-C-RAMA BURY HATCHET Shell

Waffle House Zaxby's Persepolis Persian Cuisine TOYOTA

Subject Property

ALDI CVS pharmacy FedEx BRUCE'S PAPA JOHN'S ZAFRA

LIDL HUDSON GRILLE WILLY'S AMERICAN GRILL TRADER JOE'S SMOOTHIE KING PALM BEACH TAN FIVE GUYS COMCAST xfinity HENRI'S ROASTERS HOLLYWOOD FEED

THE GENERAL MUIR SELECT CITY SPRINGS

Kroger DUNKIN' Mellow Mushroom BR Bakery Baking JJ's BURGER KING McDonald's IHOP J. Christopher's

WHOLE FOODS CHIPOTLE MEXICAN GRILL EGG HARBOR PETCO Marshalls TINDROM MOD ZOË'S KITCHEN STARBUCKS COFFEE

Hammond Drive NE bp Flying Saucer Chick-fil-A Orangetheory Fitness JINYA LOWE'S BOBBYS



SANDY SPRINGS



The City of Sandy Springs enjoys and expresses a traditional Southern charm, while also catering to its business-minded residents with efficient and responsive services. The City was incorporated in 2005, and it is the sixth largest city in Georgia and the second largest city in the metropolitan Atlanta area. In 2010, the City moved from a single source provider to contracting with seven private companies, saving the City an estimated \$7 million/year over five years.

In 2018, the City transitioned Department Heads from contract to city-held positions. In 2019, the City Council approved moving General City Services including Public Works, Community Development, Finance, IT, Communications, Facilities, Recreation and Parks, Municipal Court and Economic Development from contract to city-held positions, saving the City more than \$14M over five years as compared with proposed costs utilizing private sector partners.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	12,501	99,780	228,018
HOUSEHOLDS	5,827	45,390	99,800
AVG. HOUSEHOLD INCOME	\$192,591	\$182,363	\$195,792

Source: Esri 2025

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 Theater, the King Center and the new \$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**



**13 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. 2020**

- U.S. CENSUS BUREAU
POPULATION DIVISION

HOME TO 16 FORTUNE 500 COMPANIES

Atlanta has the third-highest concentration of Fortune 500 headquarters in the U.S., and over 75% of the Fortune 1000 conduct business in the Atlanta Metropolitan Area. The city is the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS and Newell-Rubbermaid.

CONTINUOUS ECONOMIC DEVELOPMENT

The city's continuous growth is expected to continue with recently executed or announced corporate relocations such as UPS, Mercedes-Benz, NCR, Honeywell, and General Electric. Atlanta has also become a mega center for movie production due to tax credits implemented in 2008.

9TH
LARGEST U.S. METRO
2024 U.S. Census

1.8%
PROJECTED 5-YEAR
POPULATION GROWTH (2023-2028)
ESRI 2025

#6
BEST CITIES FOR JOBS IN U.S.
WalletHub 2024

#3
FASTEST GROWING
U.S. METRO
Freddie Mac 2024

46%
Gen Z
Population

34%
Millennial
Population

3.9%
Unemployment
Rate

(Data based on 1 mile radius of Downtown- ESRI 2024)

MAJOR EMPLOYERS

KING & SPALDING



TRUIST



EMORY
UNIVERSITY



Georgia-Pacific

Mercedes-Benz



#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"

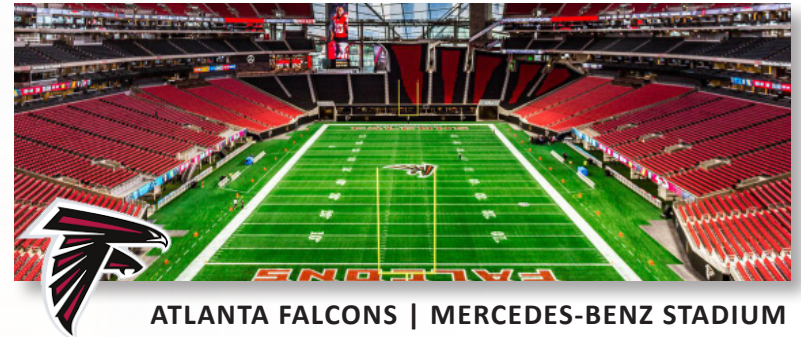
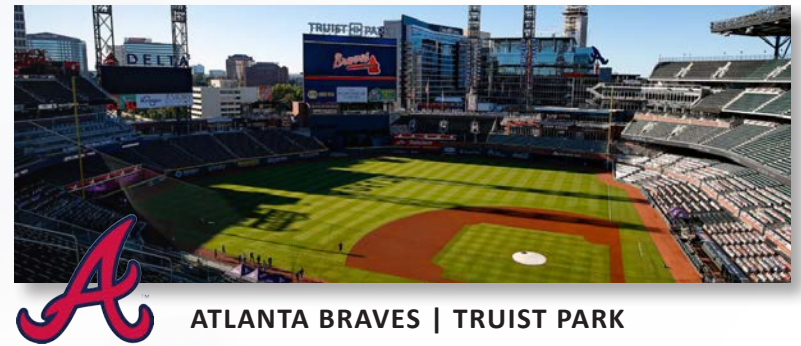
#5 MOVING DESTINATION IN THE NATION

-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.

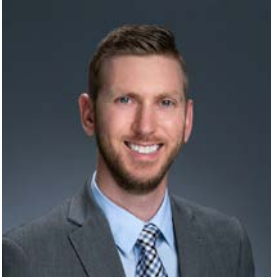
Home to the second busiest and most efficient airport in the world, Hartsfield-Jackson Atlanta International Airport, and the Maynard H. Jackson International Terminal, getting to and from Atlanta is easy.

The metro Atlanta area is home to 13 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 Center for Disease Control.



CONTACT INFORMATION

BROKER PROFILES



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Jesse Whalen specializes in assisting his clients with office requirements. Services include helping companies locate, negotiate and secure the right space at rates and terms to add top-line and bottom-line value. He joined Bull Realty in 2021 with over a decade and a half of B2B sales negotiation and management expertise.

Jesse was drawn to commercial real estate to continue his passion for creating strategic and impactful partnerships and being a problem solver for his clients. By comprehensively understanding his clients' business goals and objectives and leveraging his in-depth market knowledge, Jesse delivers strategic planning and innovative real estate solutions that align his clients' real estate needs with their business strategies.

A native of Cincinnati, Ohio, Jesse graduated from Bowling Green State University (Bowling Green, Ohio) where he was a founding father of the Sigma Alpha Epsilon fraternity. He and his wife are new parents as of October 2024 and enjoy exploring Georgia, outdoor activities and tastings at local breweries while cheering on the Georgia Bulldogs, Atlanta Falcons, Cincinnati Bengals and Cincinnati Reds.

Highlights:

- Transacted 65+ leases encompassing over 316,000 SF & and over \$23M in deal volume
- Member of the Atlanta Commercial Board of Realtors Million Dollar Club: 2022, 2023, 2024
- Clients include: Goldbergs/Mainline Foods, Del Valle + McNeil Structural Engineers, HELBIZ, Ecologix Systems, Natural Pet Innovations, Buyer Connected, Cristomar, Construction Debris Services, Eye Center of Atlanta, Heiber Schroeder, Tradavo



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Michael Bull, CCIM is the founder and CEO of Bull Realty. He is an active commercial real estate broker licensed in eight states and has assisted clients with over 8 billion dollars of transactions over his 35-year career. Mr. Bull founded Bull Realty in 1998 with two primary missions: to provide a company of brokers known for integrity and to provide the best disposition marketing in the nation. While still well known for effective disposition services, the firm also provides acquisition, project leasing, and site selection/tenant representation in all major property sectors.

Michael personally leads a team focused on office investment sales.

You may know Michael as host of America's Commercial Real Estate Show. The popular weekly show began broadcasting in 2010 and today is heard by millions of people around the country. Michael and other respected industry leaders, analysts, and economists share market intel, forecasts, and strategies. New shows are available every week on-demand wherever you get your podcasts, YouTube, and the show website, www.CREshow.com.

If you get a chance, see Michael speak at commercial real estate events in Atlanta or around the country. He speaks at national and state level events on topics related to commercial real estate.

Michael is the creator of Commercial Agent Success Strategies. An online cloud accessible video training series for commercial brokers. Experienced brokers rave about the quality of these 21 videos, forms, activities calculator, and slide deck action notes. Learn more at www.CommercialAgentSuccess.com.

Michael's involvement with professional organizations includes CCIM Institute, National Association of REALTORS, Atlanta Leaders Group, Real Estate Group Atlanta, and the Georgia Bankers Association.

Michael lives in Atlanta and has a home on Lake Lanier. He enjoys spending time with his two adult children, music, stand-up comedy, street motorcycles, off-road performance vehicles, and high-performance boating.

ABOUT BULL REALTY

MISSION

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

SERVICES

Disposition, acquisition, project leasing, tenant representation and consulting services.

SECTORS OF FOCUS

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.

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.

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<https://www.bullrealty.com/>



28

YEARS IN
BUSINESS



ATL

HEADQUARTERED IN
ATLANTA, GA



LICENSED IN
8
SOUTHEAST
STATES

