



Freestanding Multi-Use Building
Sale or Lease | ±8,000 SF | ±4,000 SF Available
100 Greystone Power Blvd, Dallas, Georgia 30157

Disclaimer & Limiting Conditions

Bull Realty has been retained as the exclusive listing broker to arrange the sale or lease 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 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 or tenants 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 or tenants.

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/Landlord. Each prospective purchaser or tenant is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing or leasing the Property described herein.

Owner/Seller/Landlord expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase or lease the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller/Landlord shall have no legal commitment or obligation to any purchaser or tenant reviewing this Offering Memorandum or making an offer to purchase or lease the Property unless a written agreement for the purchase or lease of the Property has been fully executed, delivered and approved by the Owner/Seller/Landlord and any conditions to the purchaser's or tenant's obligations therein have been satisfied or waived. The Owner/Seller/Landlord 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/Seller/Landlord. 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 Bull Realty, Inc. or Owner/Seller/Landlord. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.



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CONTACT INFORMATION

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BullRealty.com

Executive Summary

FREESTANDING MULTI-USE BUILDING | ±8,000 SF

Bull Realty is pleased to present an exceptional opportunity to acquire an ±8,000 SF multi-use professional building in Dallas, GA, positioned on the northwest side of the Atlanta metro area.

The building features two floors of ±4,000 SF each. The upper level is fully leased through April 30th, 2031 to a medical tenant, providing stable rental income. The lower level is currently vacant and offers three suites available for an owner occupant or for lease at \$16/SF NNN. Approximately ±1,500 SF is finished as traditional office space, including two end-unit suites, while the central portion includes two flex spaces with garage doors and an additional shell space—allowing flexibility for future tenants or owner-users to customize as needed.

Just one mile from WellStar Paulding Hospital and easily accessible from Route 278, the property offers strong visibility, convenient access, and ample onsite parking.

HIGHLIGHTS

- ±8,000 SF Professional Building
- Investment or owner/user opportunity with in-place income
- One mile from WellStar Paulding Medical Center
- Minutes from Downtown Dallas restaurants
- ±4,000 SF available immediately for occupancy at \$16/SF NNN
- Available for sale at \$1,350,000

Property Information

GENERAL:

ADDRESS: 100 Greystone Power Blvd, Dallas, Georgia 30157
COUNTY: Paulding

SITE/BUILDING:

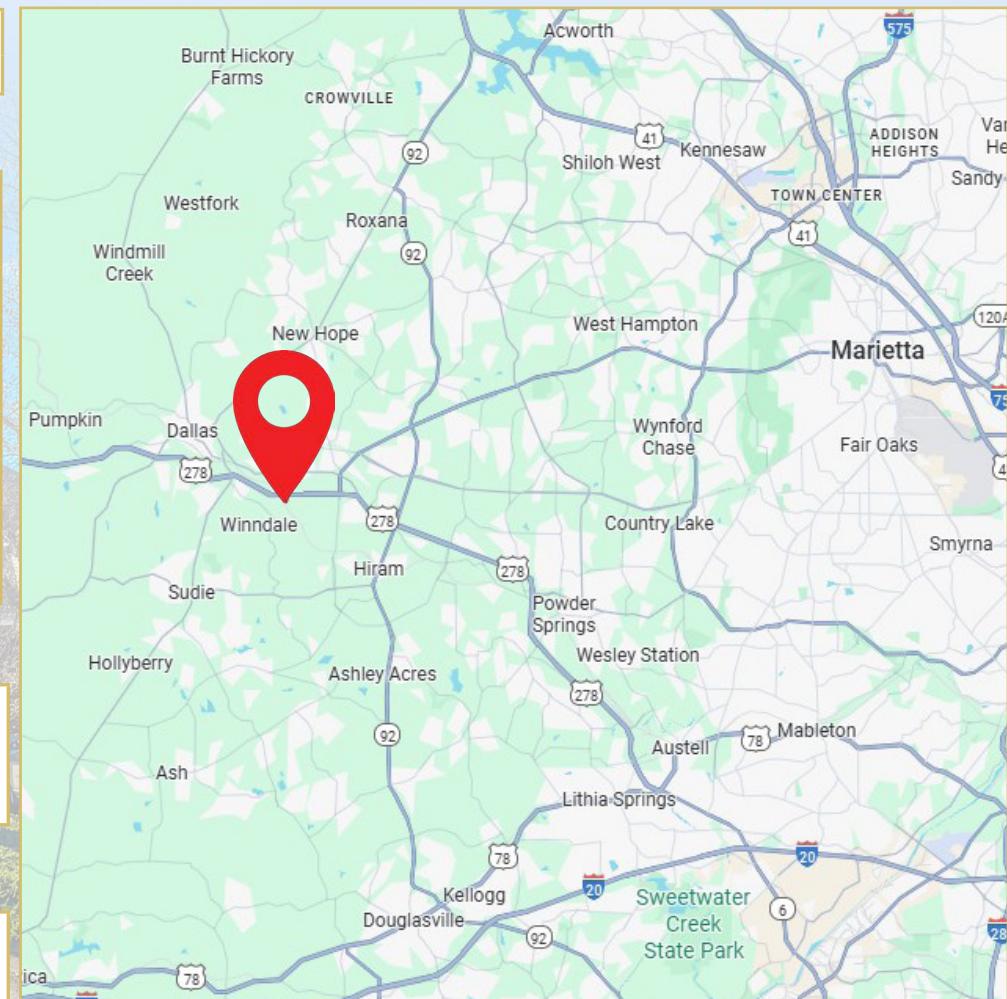
BUILDING SIZE: ±8,000 SF
YEAR BUILT: 2006
NUMBER OF FLOORS: 2
SITE SIZE: ±0.93 Acres
PARCEL ID: 148.2.4.009.0000
ROOF: Asphalt shingles
SIGNAGE: Monument
PARKING SPACES: 36 spaces
PARKING RATIO: 4.5:1,000

AVAILABILITY:

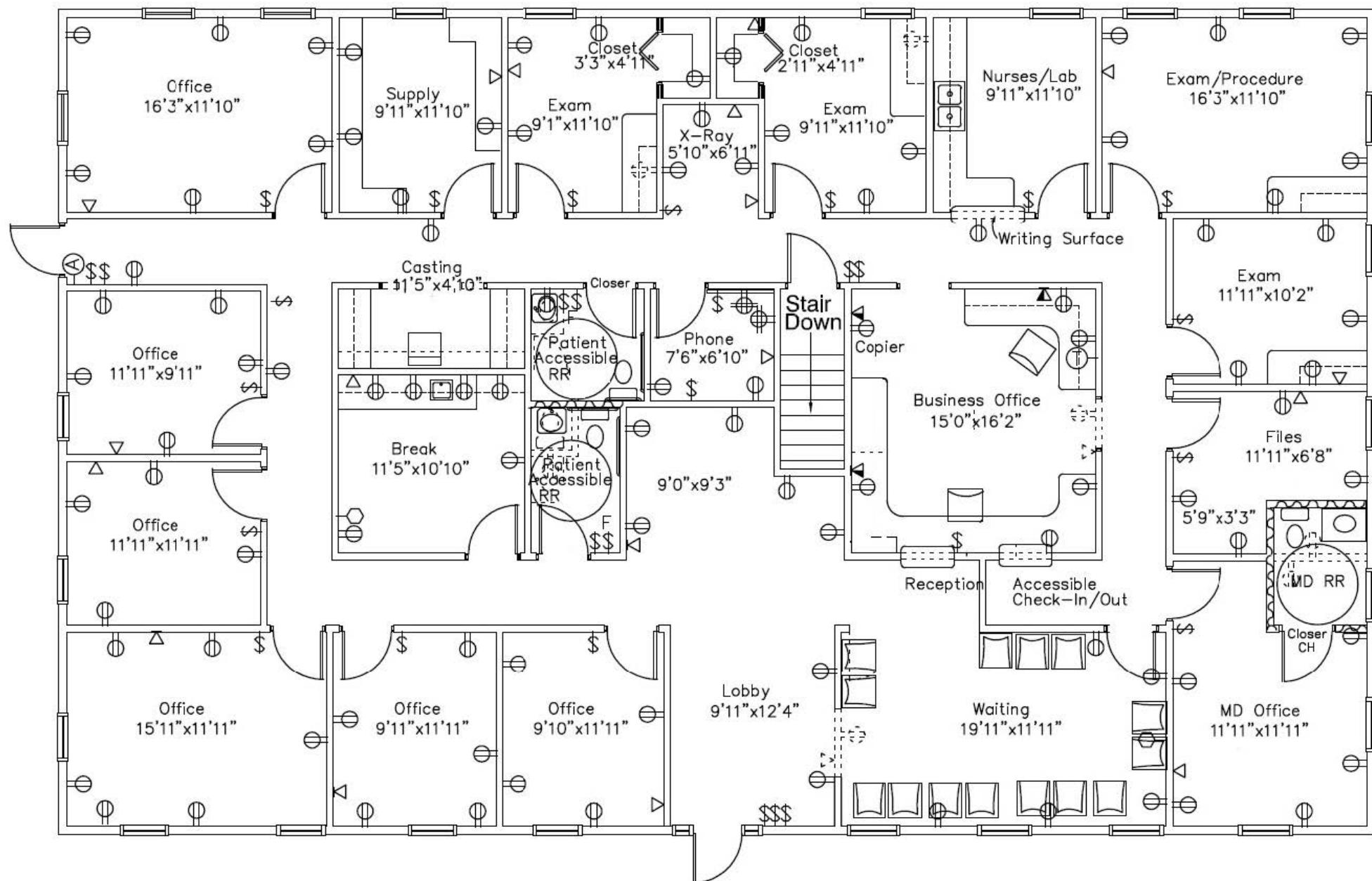
SUITE 201: ±1,000 SF available for \$16/SF/YR
SUITE 202: ±1,000 SF available for \$16/SF/YR
SUITE 203: ±2,000 SF available for \$16/SF/YR

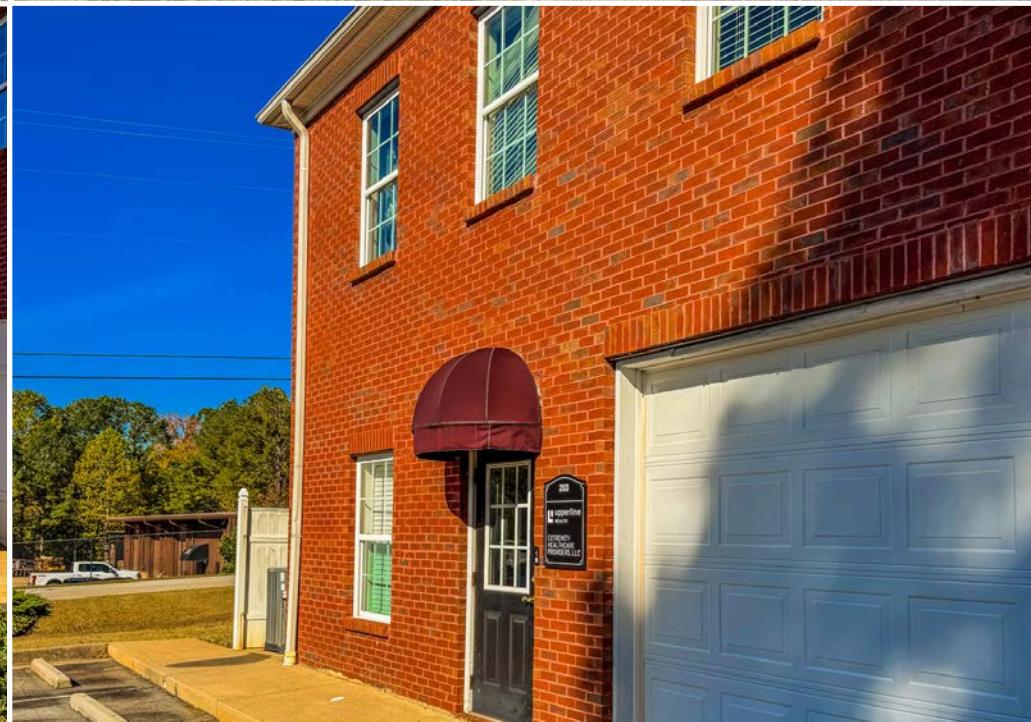
FINANCIAL:

SALE PRICE: \$1,350,000
PRICE/SF: \$168.75



Floor Plan - Upper Level



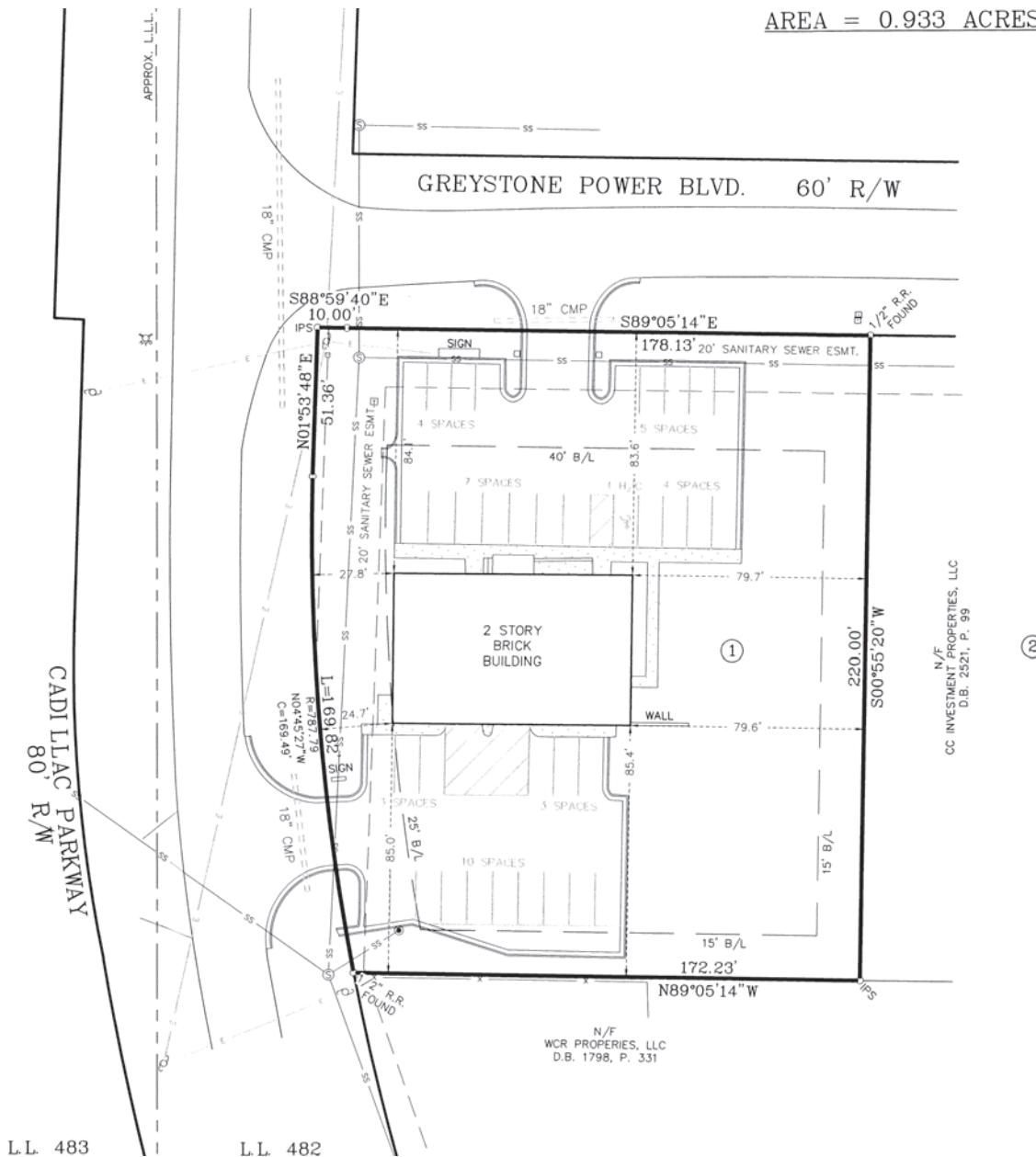






Survey

AREA = 0.933 ACRES

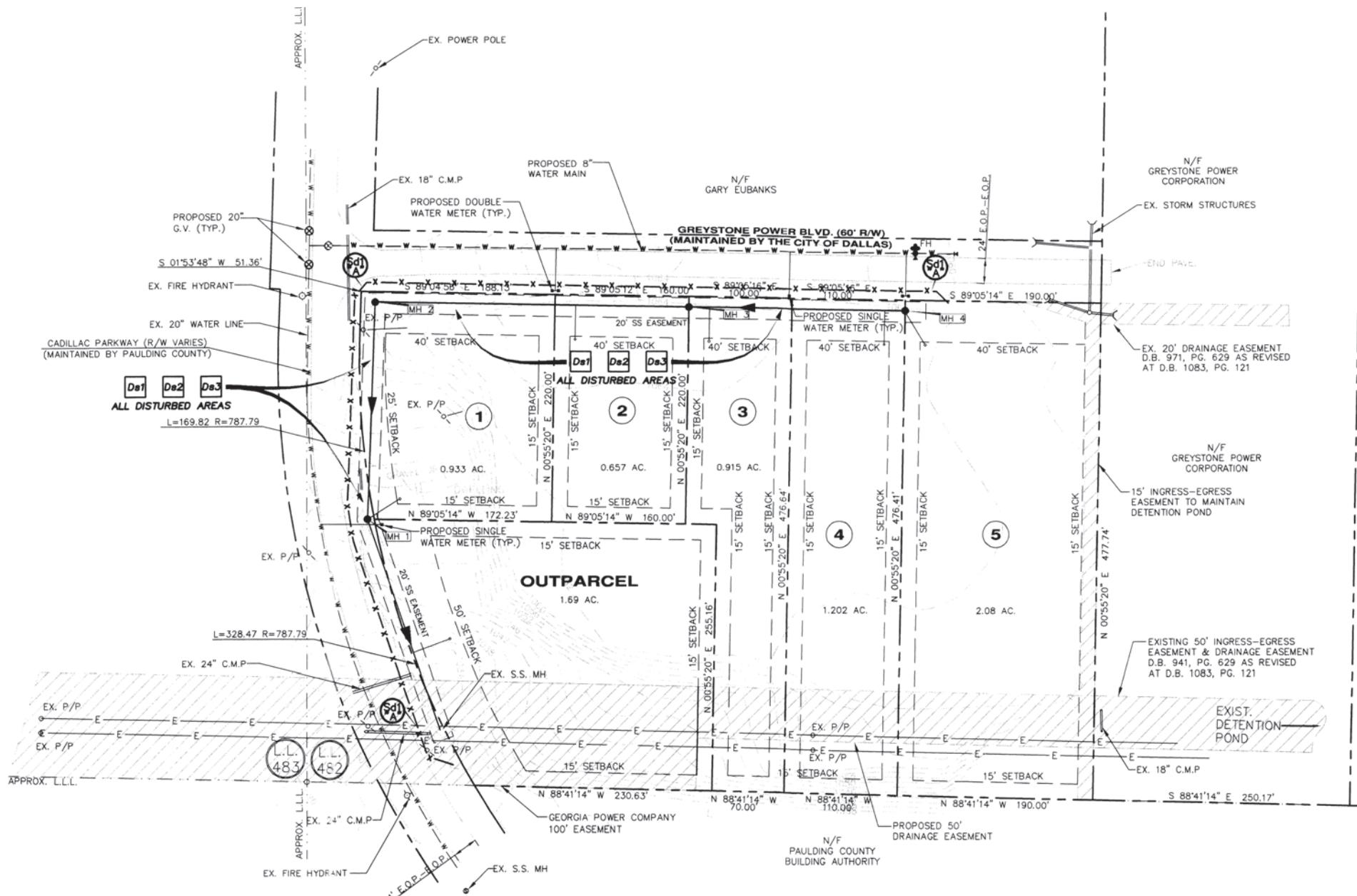


BULL REALTY

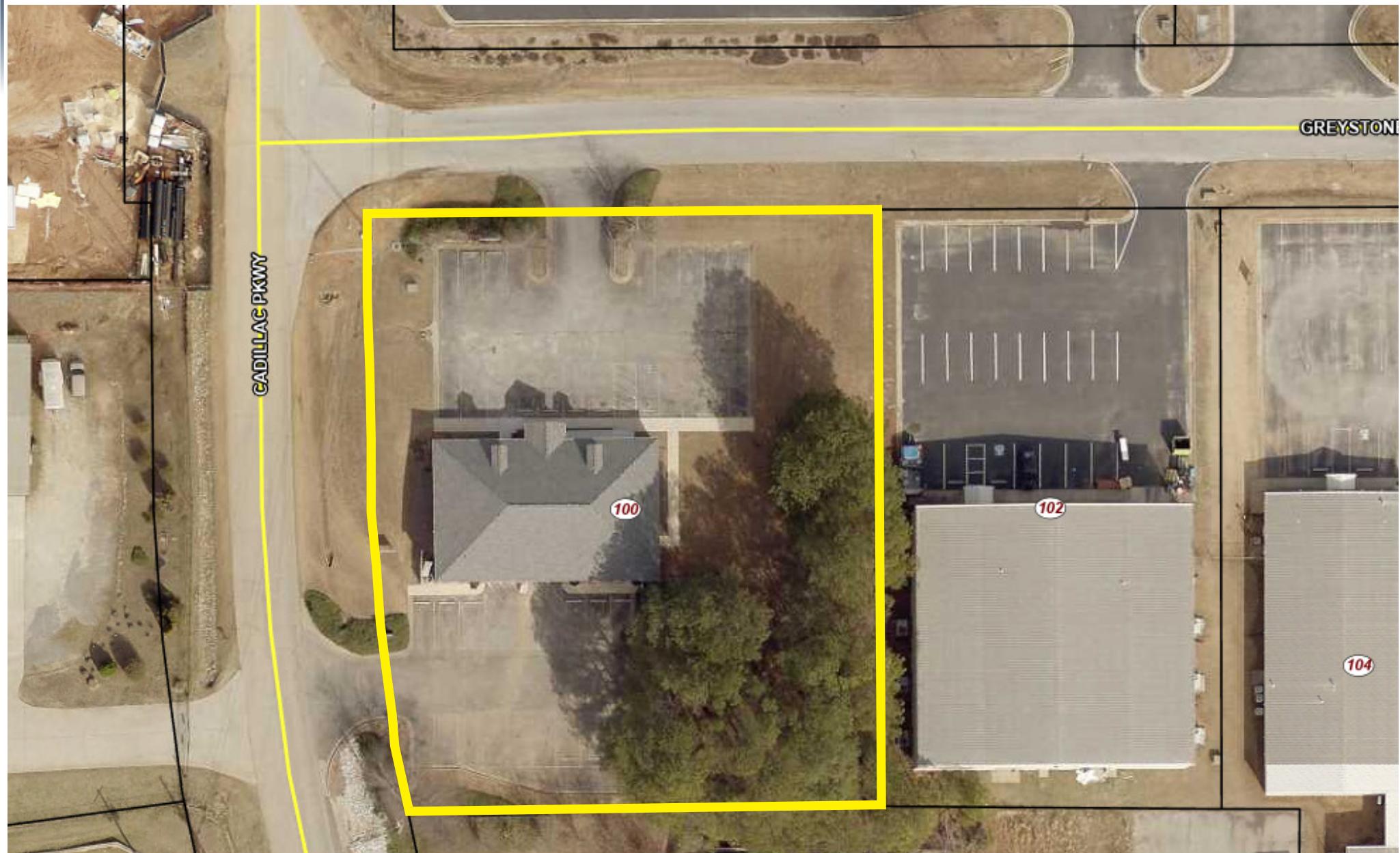
ASSET & OCCUPANCY SOLUTIONS



Neighborhood Site Plan



Tax Map



In The Area



Paulding County

Paulding County is located in northwestern Georgia and is part of the Atlanta metropolitan area. It borders Cobb County to the east along with several other regional counties, and its primary cities include Dallas—the county seat—and Hiram, a growing retail and business hub.

The county's steadily expanding and diverse population is attracted by strong public schools, affordable neighborhoods, and a blend of suburban convenience with rural charm. Residents benefit from access to local job markets, modern healthcare facilities, and major transportation routes such as U.S. Highway 278, which connects Paulding to surrounding communities and Metro Atlanta.

Paulding also features a wide range of recreational and historical attractions. The Silver Comet Trail, one of the area's most popular multi-use paths, runs through the county and draws cyclists, runners, and walkers year-round. Historic sites like Pickett's Mill Battlefield offer preserved Civil War history and scenic hiking trails. Combined with numerous parks, community events, and natural outdoor spaces, Paulding County provides a welcoming environment for families, visitors, and outdoor enthusiasts alike.

DALLAS, GA

Rich in history yet embracing growth, Dallas, Georgia is a vibrant small city about 30 miles northwest of Atlanta and the county seat of Paulding County. Visitors are drawn to its charming downtown, anchored by the historic Paulding County Courthouse, boutique shops, local restaurants, and the Dallas Theater, which hosts live performances and community events. The city preserves its Civil War heritage through nearby battlefields like Pickett's Mill and Dallas Battlefield Park, while outdoor enthusiasts enjoy the Silver Comet Trail for biking and walking. Local culture thrives at the Dallas Markets and in community festivals, offering a mix of shopping, dining, and small-town Southern charm, all within easy reach of Metro Atlanta.



Paulding County Courthouse



Pickett's Mill Battlefield



Dallas Theater

Demographics

DALLAS, GEORGIA



POPULATION

5 MINUTES	10 MINUTES	15 MINUTES
5,160	35,296	106,236



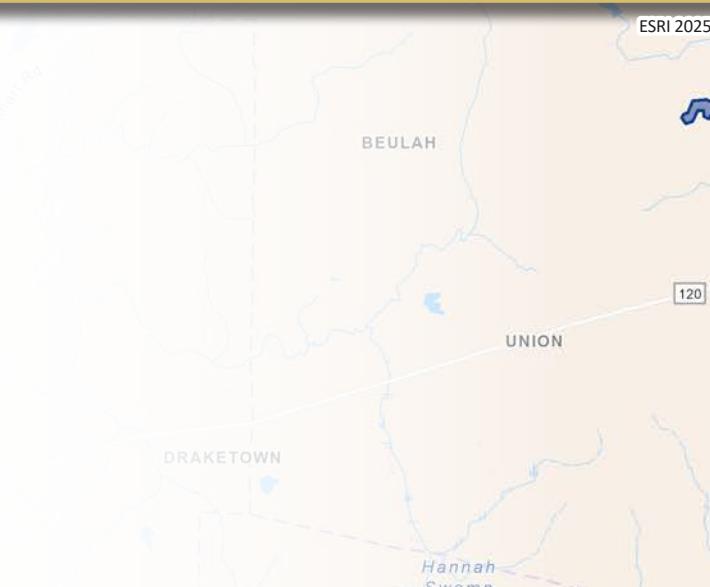
HOUSEHOLDS

5 MINUTES	10 MINUTES	15 MINUTES
2,026	12,772	36,967



AVERAGE HOUSEHOLD INCOME

5 MINUTES	10 MINUTES	15 MINUTES
\$72,205	\$95,163	\$108,411



Tenant Profile

UPPERLINE HEALTH

Upperline Health, founded in 2017 in Nashville, TN, is a national specialty care delivery platform built to transform how patients with chronic and complex conditions receive treatment. Grounded in the belief that “triage is temporary, treatment is transformative,” the company delivers consistent, coordinated, and outcome-driven care. Its mission is to replace fragmented, referral-heavy specialty pathways with an integrated model that emphasizes continuity, long-term health, and patient accessibility.

The company operates a growing network of specialty clinics focused on podiatry, vascular care, and chronic-condition management. Upperline’s model leverages multidisciplinary team—including specialists, nurse practitioners, care navigators, dieticians, pharmacists, and behavioral-health partners—to deliver whole-person care in the setting most convenient for the patient. Programs like Upperline Plus extend this value-based approach through 24/7 access, telehealth, home-based services, and comprehensive care coordination for Medicare and Medicare Advantage populations.

By combining consistent touchpoints with robust clinical infrastructure, Upperline Health reduces unnecessary hospitalizations, improves outcomes, and strengthens the provider-patient relationship. Its scalable platform positions the company as a leader in value-based specialty care, meeting the needs of payors, providers, and patients seeking a more efficient, integrated approach to managing chronic disease.

For more information, please visit www.upperlinehealth.com



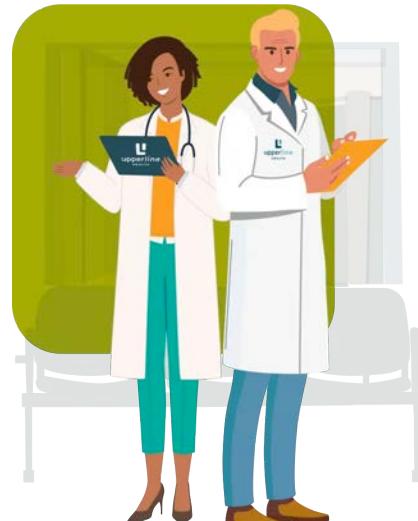
FOUNDED
2017



LOCATIONS
120+



STATES
8



Broker Profile



SEAN WILLIAMS
S.V.P. The Office Group
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SWilliams@BullRealty.com

Sean Williams specializes in delivering expert brokerage advisory services for investors and corporate users of office properties in the Atlanta MSA and Georgia.

Utilizing the latest technology and digital resources, Sean provides the highest levels of professionalism combining a diligent work ethic and attention to detail. As a native and life-time resident of Atlanta, Sean has half a century of history and first-hand knowledge of commercial real estate in Atlanta and the southeastern region.

Experience:

Some of Sean's recent projects and clients include: Northwinds Summit, Weatherstone Park, Avalon Center Office Park, Atlanta Executive Center, The Eclipse, Alpharetta Medical Center, Barrett Court Offices, Peachtree Dunwoody Park, Oakdale Business Park, Atlanta West Business Center, Peachtree Corners Corporate Centre, Technology Park/Atlanta, Woodpark Medical Office, The Windsor Over Peachtree, Towne Lake Business Center, Edward Jones, 1-800-FLOWERS, Cobb Pediatric Therapy Services, Byram Healthcare, Allergy & Asthma of GA, DSI Renal, IP Communications, Lekotek of Georgia, Milan Eye Center, Dynamix Web Design, Alpharetta Medical Group, Davis & Church Engineering and PT Solutions.



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 27 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/



28

YEARS IN
BUSINESS



ATL

HEADQUARTERED IN
ATLANTA, GA



LICENSED IN
8
SOUTHEAST
STATES



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 100 Greystone Power Blvd, Dallas, Georgia 30157. 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 lease or purchase the property, in whole or in part, as a lender, partner, buyer of the note, buy in foreclosure, buy from bankruptcy court, 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 _____

CONTACT INFORMATION

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