



Multi-Tenant Office/Medical Building
Sale or Lease | $\pm 13,000$ SF | $\pm 6,314$ SF Available
35 W. Church Street, Jasper, GA 30143

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.



TABLE OF CONTENTS

CONTACT INFORMATION

JARED DALEY
Commercial Real Estate Advisor
Jared@BullRealty.com
404-876-1640 x 111

MEGAN DALEY
Commercial Real Estate Advisor
Megan@BullRealty.com
404-876-1640 x 153

ANGIE SARRIS
Commercial Real Estate Advisor
Angie@BullRealty.com
404-876-1640 x 176

BULL REALTY, INC.
50 Glenlake Parkway, Suite 600
Atlanta, GA 30328
BullRealty.com

Executive Summary	04
Property Information	05
Floor Plan- Suite 101	06
Floor Plan- Suite 201	07
Floor Plan- Suite 202	08
Photos	09
Tax Map	13
In The Area	14
About The Area	15
Demographics	16
Broker Profiles	17
About Bull Realty	18
Confidentiality Agreement	19

Executive Summary

MULTI-TENANT OFFICE/MEDICAL BUILDING | $\pm 13,000$ SF

This approximately $\pm 13,000$ SF office building in Jasper, Georgia is divided into three suites. Suite 101 ($\pm 5,296$ SF) is leased to medical tenants and Suite 201 ($\pm 2,936$ SF) and Suite 202 ($\pm 3,378$ SF) are available for immediate lease at \$15/SF/Year Modified Gross. Suite 202 is accessible via stairway. In addition to having lease space available, the property is available for sale for \$2,400,000.

Located on a ± 0.79 acre parcel in downtown Jasper, the property is set on a city block facing W Church (Hwy 53) and bounded by Richards St, W. Spring St. and Mark Whitfield St. There is a parking lot in the rear of the parcel accessible from W. Spring St.

Surrounding establishments include Dollar Tree, Jasper Middle School, Walgreens, and Tractor Supply Co. Jasper is the county seat of Pickens County located in north Georgia. It is approximately 61 miles north of downtown Atlanta.

HIGHLIGHTS

- $\pm 13,000$ SF Office Building
- Investment or owner/user opportunity with in-place income
- Located in Downtown Jasper
- Suite 101 is currently leased to a medical tenant
- The remainder of the building is ideal for medical use
- Landlord will build out the space to fit tenant requirements and also install an elevator if necessary
- Suite 201 is $\pm 2,936$ SF and is available immediately for occupancy at \$15/SF MG
- Suite 202 is $\pm 3,378$ SF and is available immediately for occupancy at \$15/SF MG
- Building available for sale at \$2,400,000

Property Information

GENERAL:

ADDRESS: 35 W. Church Street, Jasper, GA 30143
COUNTY: Pickens

SITE/BUILDING:

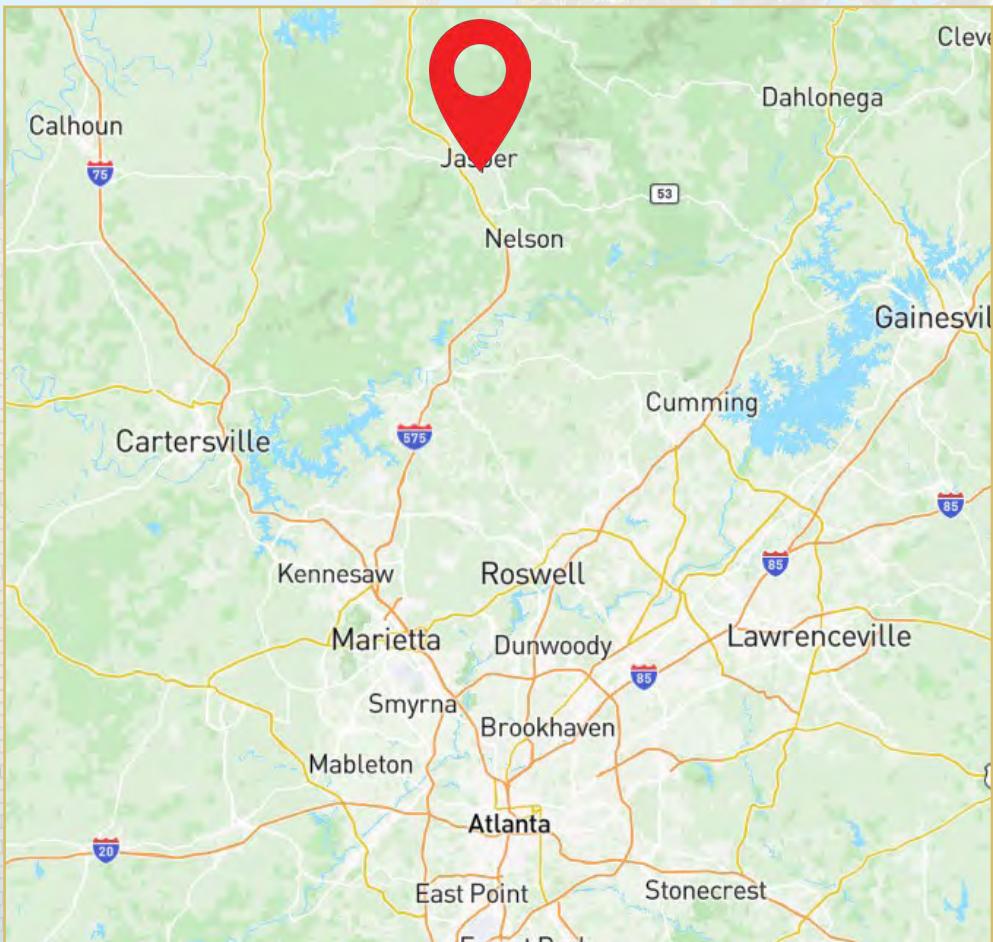
BUILDING SIZE: ±13,000 SF
YEAR BUILT: 1950
NUMBER OF FLOORS: 2
SITE SIZE: ±0.79 Acres
PARCEL ID: JA12 105
INGRESS/EGRESS POINTS: 2

AVAILABILITY:

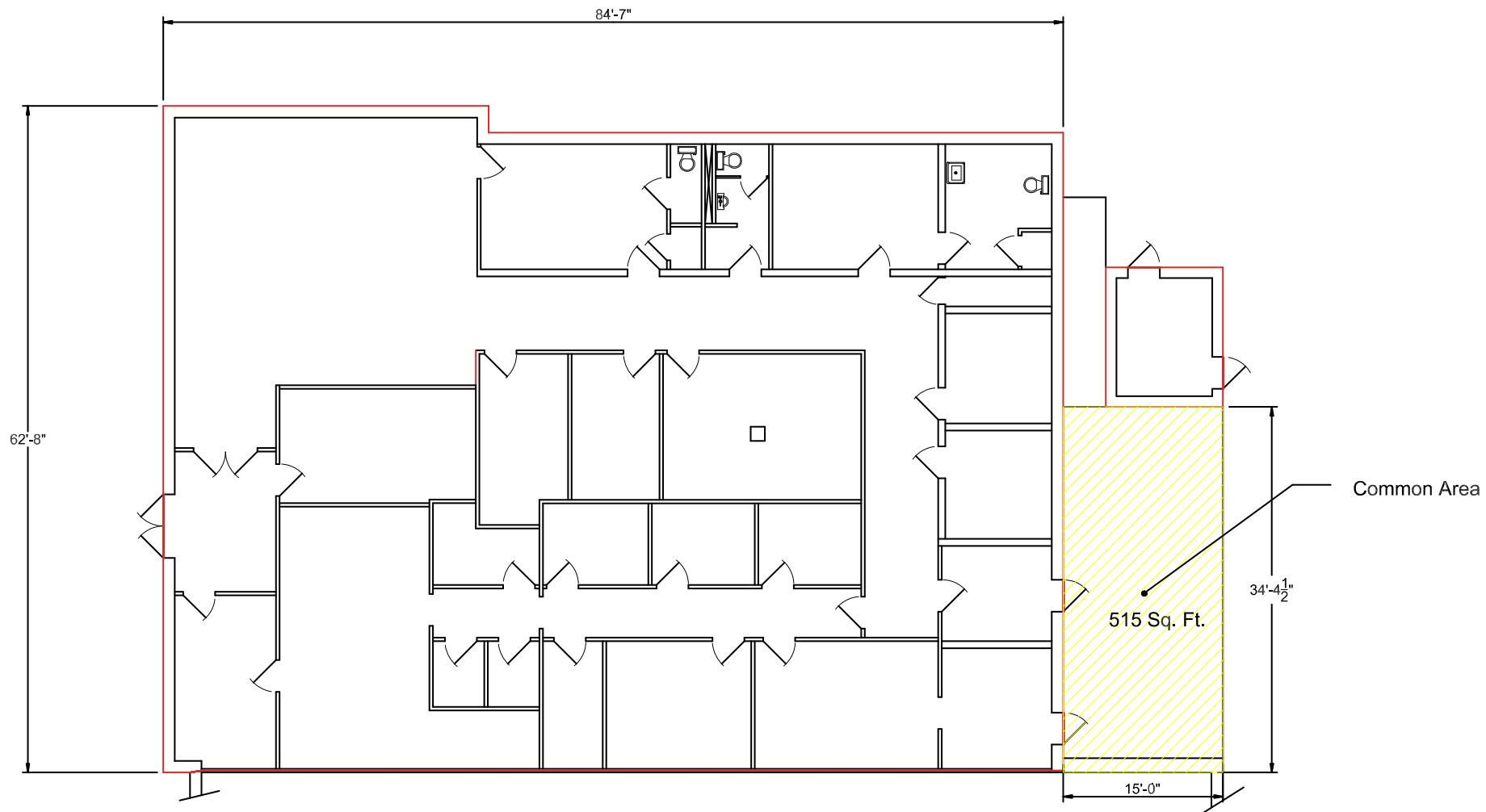
SUITE 201: ±2,936 SF available immediately for \$15/SF MG
SUITE 202: ±3,378 SF available immediately for \$15/SF MG

FINANCIAL:

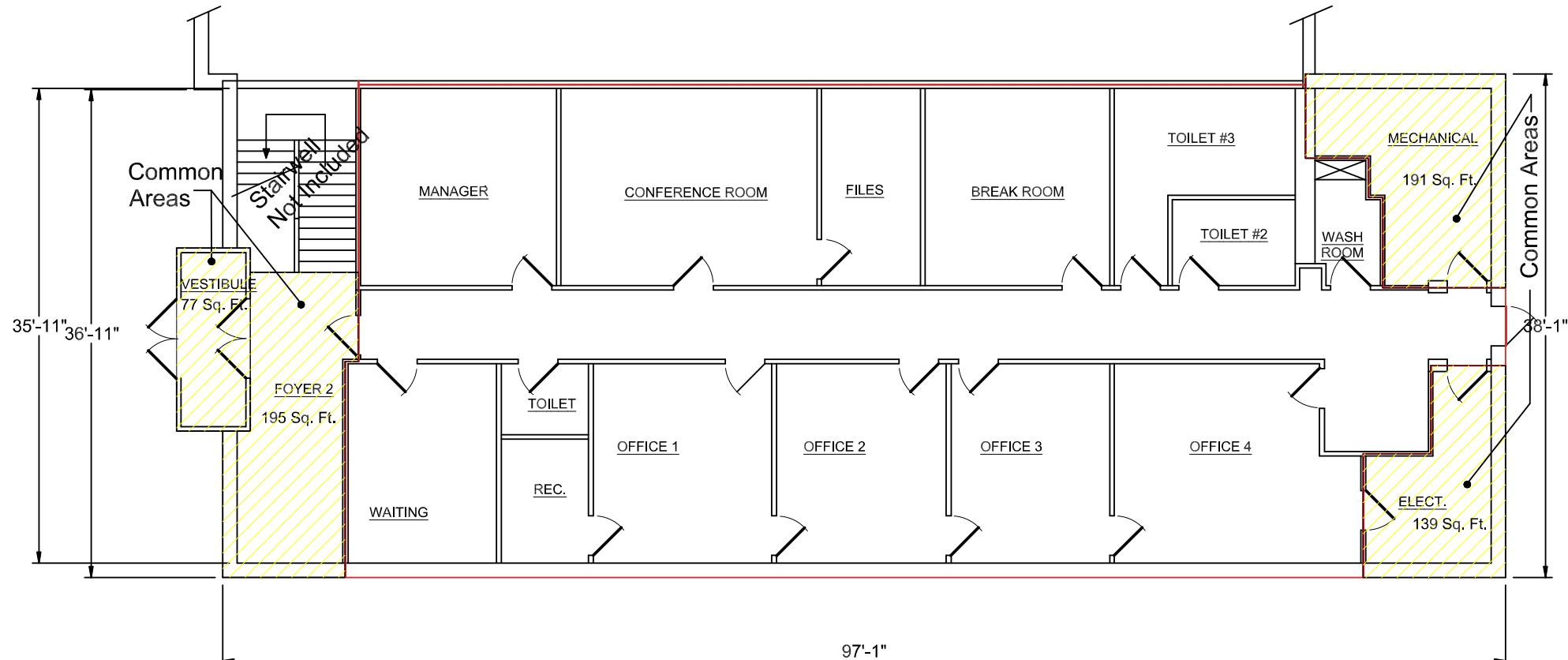
SALE PRICE: \$2,400,000
PRICE/SF: \$184.62



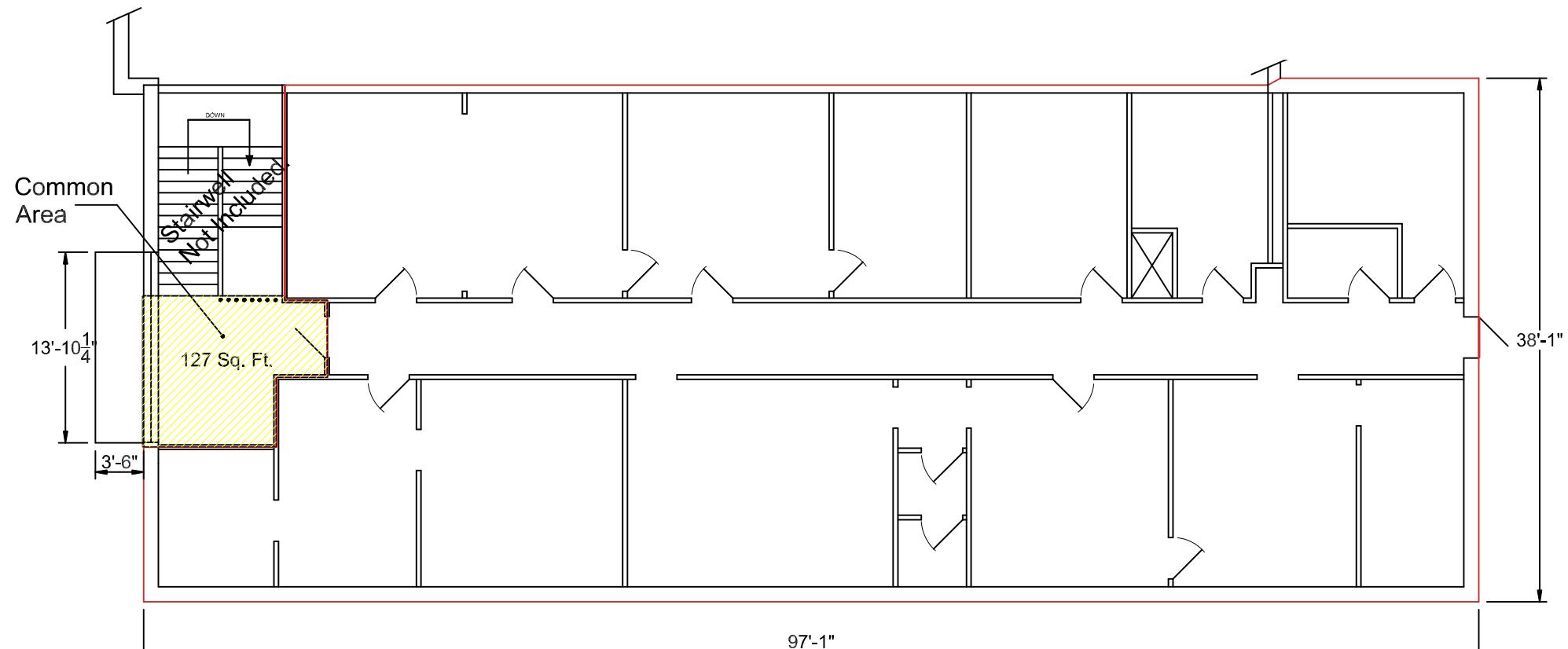
Floor Plan - Suite 101



Floor Plan - Suite 201

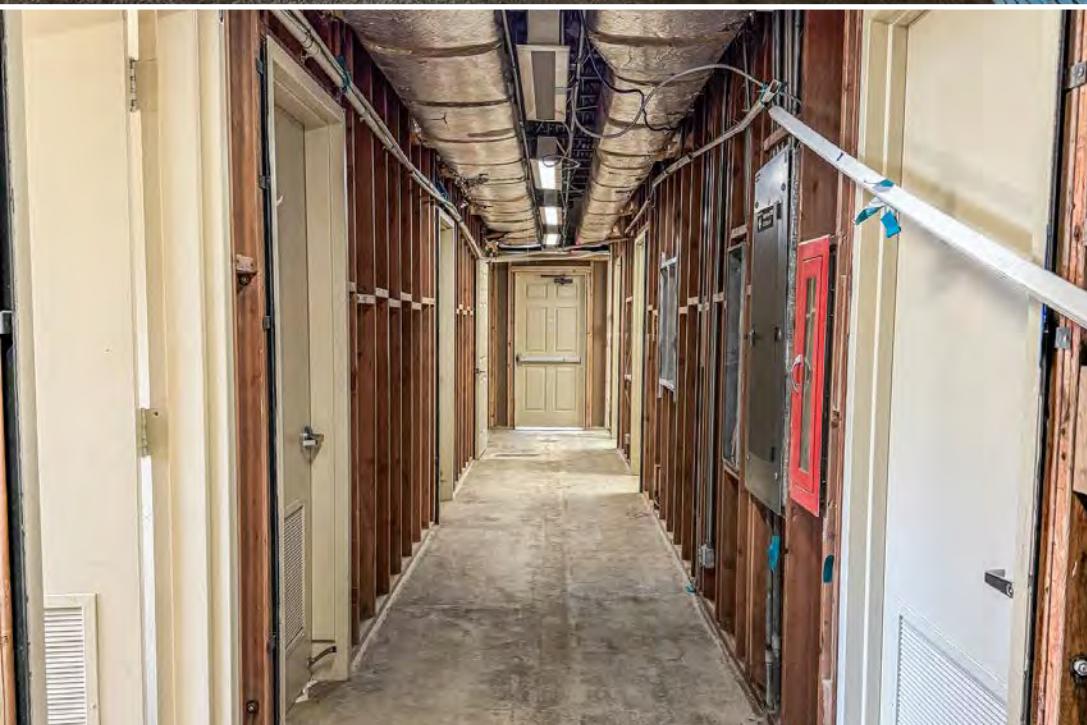


Floor Plan - Suite 202

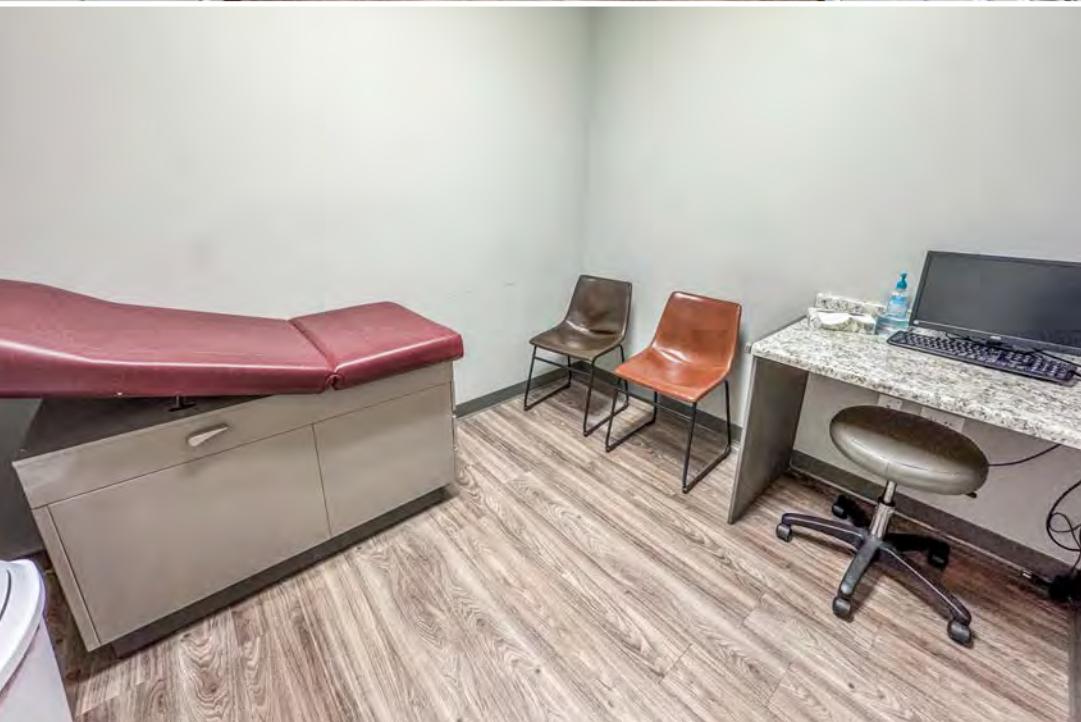


Useable Area = 3,378 Sq. Ft.









Tax Map



In The Area



Pickens County

Pickens County is located in the North Georgia mountains and sits along the northern edge of the Atlanta metropolitan area. It borders Cherokee County to the south along with several other regional counties, and its primary communities include Jasper—the county seat—as well as the historic town of Talking Rock and surrounding mountain neighborhoods.

The county's growing population is drawn by scenic mountain views, a relaxed pace of life, and convenient access to Metro Atlanta via major corridors such as Georgia State Route 515. Residents benefit from a strong sense of community, access to regional employment centers, and a mix of residential options ranging from rural acreage to planned mountain communities.

Pickens County also offers abundant outdoor recreation and cultural attractions. Nearby destinations such as Amicalola Falls State Park and the Chattahoochee National Forest provide hiking, camping, and waterfalls set within the foothills of the Appalachian Mountains. Annual festivals, local farms, historic sites, and scenic overlooks further enhance the area's appeal, making Pickens County a welcoming destination for families, visitors, and outdoor enthusiasts alike.

JASPER, GA

Rich in history yet embracing growth, Jasper is a welcoming mountain city about 60 miles north of Atlanta and the county seat of Pickens County. Visitors are drawn to its charming downtown, highlighted by the historic Pickens County Courthouse, locally owned shops, and hometown restaurants that reflect the area's Appalachian heritage. The city balances its small-town character with steady residential growth, supported by convenient access to major routes such as Georgia State Route 515, connecting residents to regional job centers and North Georgia destinations.

Outdoor recreation is a major part of Jasper's appeal, with nearby attractions like Amicalola Falls State Park, mountain trails, scenic overlooks, and access to the Chattahoochee National Forest. Community events, farmers markets, and seasonal festivals add to the local culture, offering a blend of natural beauty, heritage, and modern convenience that makes Jasper an inviting destination for residents and visitors alike.



Amicalola Falls



Pickens County Court



Downtown Jasper

Demographics

JASPER, GEORGIA



POPULATION

5 MINUTES	10 MINUTES	15 MINUTES
4,114	12,769	22,688



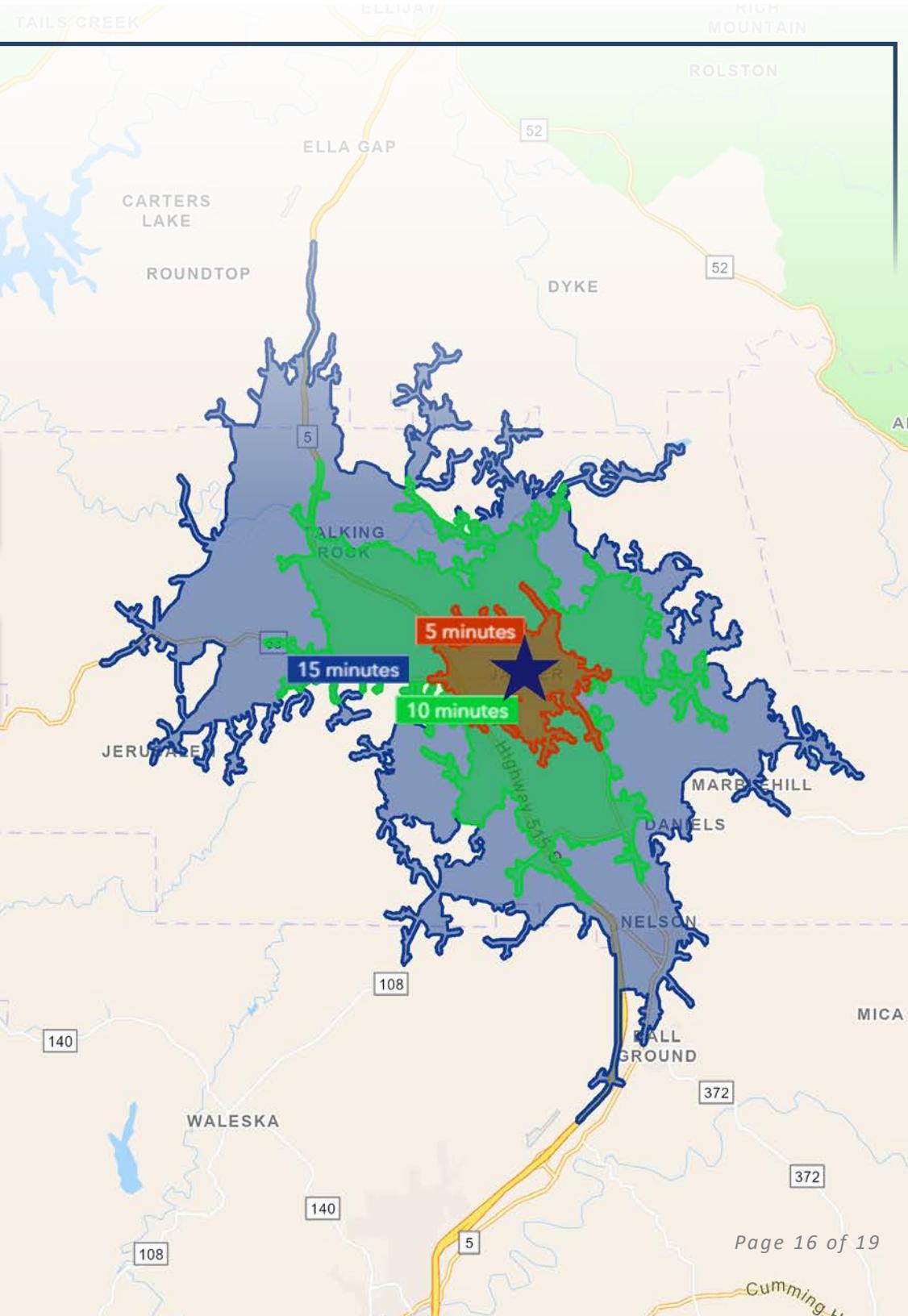
HOUSEHOLDS

5 MINUTES	10 MINUTES	15 MINUTES
1,718	5,092	8,812



AVERAGE HOUSEHOLD INCOME

5 MINUTES	10 MINUTES	15 MINUTES
\$79,479	\$92,013	\$96,297



Broker Profiles



JARED DALEY
Commercial Real Estate Broker
404-876-1640 x111
Jared@BullRealty.com

Jared utilizes Bull Realty's successful marketing platform to help clients with all types of properties. His experience in the automotive business and financial services industry helps Jared assess the real value of a property or a company's space needs and determine how to best deal with today's market.

Jared has experience in office, automotive properties and all types of commercial real estate, especially distressed assets. Jared has been instrumental in stabilizing commercial properties with more than four hundred signed leases completed since 2008. The leases consisted of office, warehouse and automotive facilities. Additionally, Jared sells as many as two dozen properties per year. His wide variety of listings throughout the metro Atlanta area keeps a steady stream of buyers calling.

In addition to his commercial real estate experience, Jared has eleven years experience as a financial advisor (NASD Series 7, 6, 63, 66; GA Life/Health/Variable licenses). Prior to that, he spent a decade in the automotive industry.

Jared is a member of the Atlanta Commercial Board of Realtors and is a CCIM candidate.



MEGAN DALEY
Commercial Real Estate Broker
404-876-1640 x153
Megan@BullRealty.com

Megan Daley is a part of a proven and seasoned investment sales & lease team here at Bull Realty. Megan and her team leverage upon Bull Realty's advanced technologies, digital resources, and marketing prowess to deliver their clients reliable service while supporting their individual financial goals and returns. Megan works with experienced agents Jared Daley and Angie Sarris to focus on the sale and lease of all asset sectors, including but not limited to office and distressed assets. This progressive team, with over 17 years of experience, offers deal structures and strategic initiatives to maximize client returns and value.

An Atlanta native, Ms. Daley graduated from the University of Georgia with a B.B.A in Real Estate from the Terry College of Business. Megan is a member of the Young Council of Realtors and Atlanta Commercial Board of Realtors.



ANGIE SARRIS
Commercial Real Estate Broker
404-876-1640 x176
Angie@BullRealty.com

Angie assists public and private equity clients, REITs, and developers with the acquisition and disposition of single tenant and multi-tenant retail investment properties throughout the southeast. Angie also provides select retail project leasing and tenant representation in the metro Atlanta area.

Angie takes pride in the service and value provided to clients through in-depth market knowledge. She leverages Bull Realty's marketing technology, buyer databases, and market research to aid in strategic acquisitions and dispositions. Her clients' best interests are always top-of-mind.

After graduating from the University of Georgia, Angie earned a master's degree in communication management & marketing from the University of Southern California. Angie spent 15 years in Los Angeles working in market research and marketing strategy for Fortune 500 and Global 500 companies. Upon returning to Atlanta, she applied her strategic marketing experience to the world of commercial real estate where she developed and lead a commercial real estate services division at a local real estate brokerage. Her experience in a range of verticals and different sides of the business has provided her with an invaluable macro level understanding of the commercial real estate industry.

When Angie is not working, she enjoys hiking, outdoor events, and spending time with her family.



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 35 W. Church Street, Jasper, Georgia 30143. 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

JARED DALEY
Commercial Real Estate Advisor
Jared@BullRealty.com
404-876-1640 x 111

MEGAN DALEY
Commercial Real Estate Advisor
Megan@BullRealty.com
404-876-1640 x 153

ANGIE SARRIS
Commercial Real Estate Advisor
Angie@BullRealty.com
404-876-1640 x 176

BULL REALTY, INC.
50 Glenlake Parkway, Suite 600
Atlanta, GA 30328
BullRealty.com