

FOR SALE OR LEASE

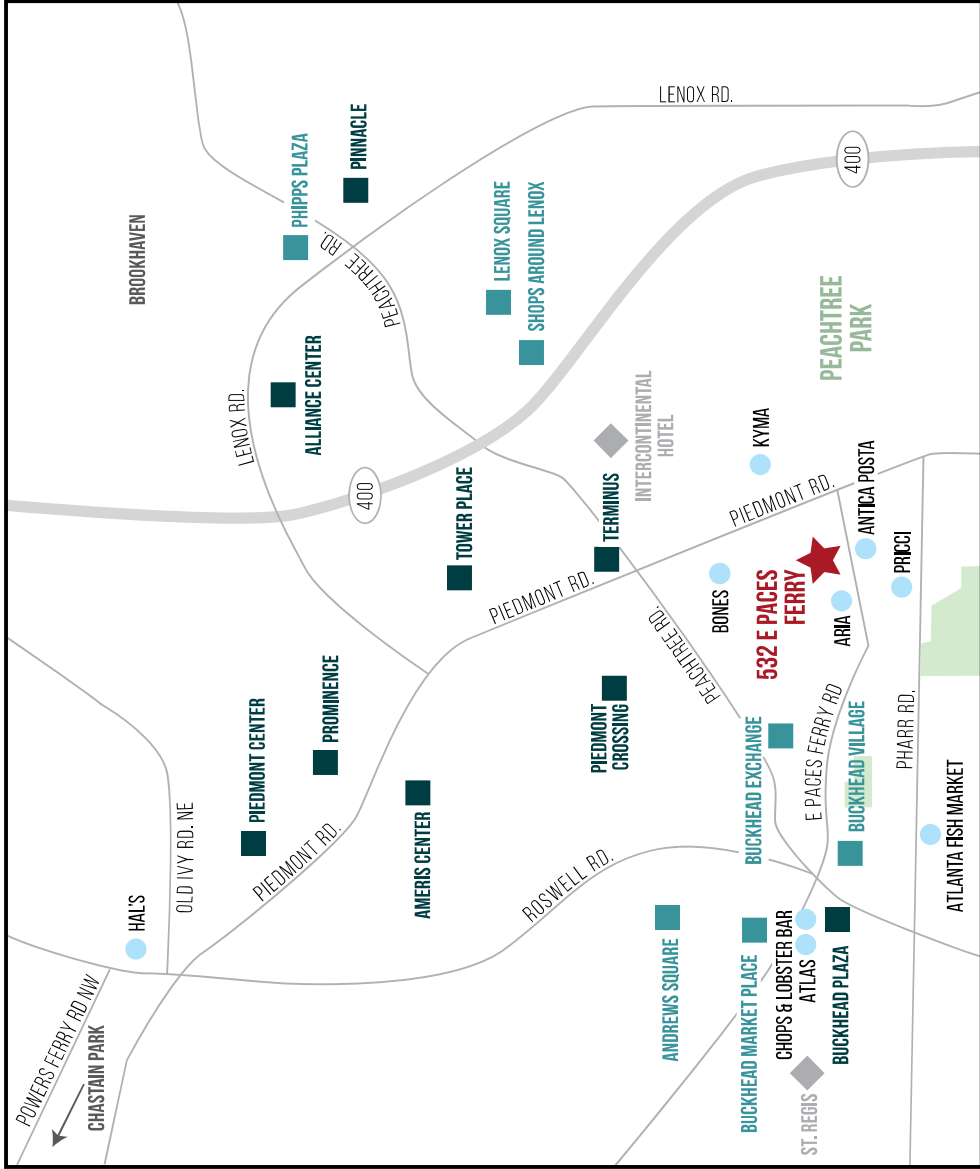
532 East Paces Ferry
Atlanta, GA



[re]IMAGINE

This 31,208 SF boutique office building in the heart of Buckhead is a rare owner/user or lease opportunity ideal for any small-to-medium-size business desiring an intimate environment with a prestigious address. Developed by Parkside Partners in 2005 as a custom headquarters for Harry Norman Realtors, 532 East Paces was designed to reflect the classic and timeless architecture of Buckhead's finest residences.

Today, a new owner or lead tenant has the option of retaining this classic style with minor improvements OR transforming the building to a creative loft environment that meets the demands of today's office user.



LOCATION BUCKHEAD APPEAL

IMAGINE amazing [AMENITIES] such as high-end dining, luxury shopping, world-class hotels and entertainment within close proximity and Buckhead Village within walking distance.

- Restaurants
- Shopping
- ◆ Hotels
- Office



LOCATION

BUCKHEAD MARKET

IMAGINE the exceptional **[ACCESS]** from your boutique office located in the heart of Buckhead.

Immediate access to all of Buckhead via East Paces, Peachtree, and Piedmont Roads

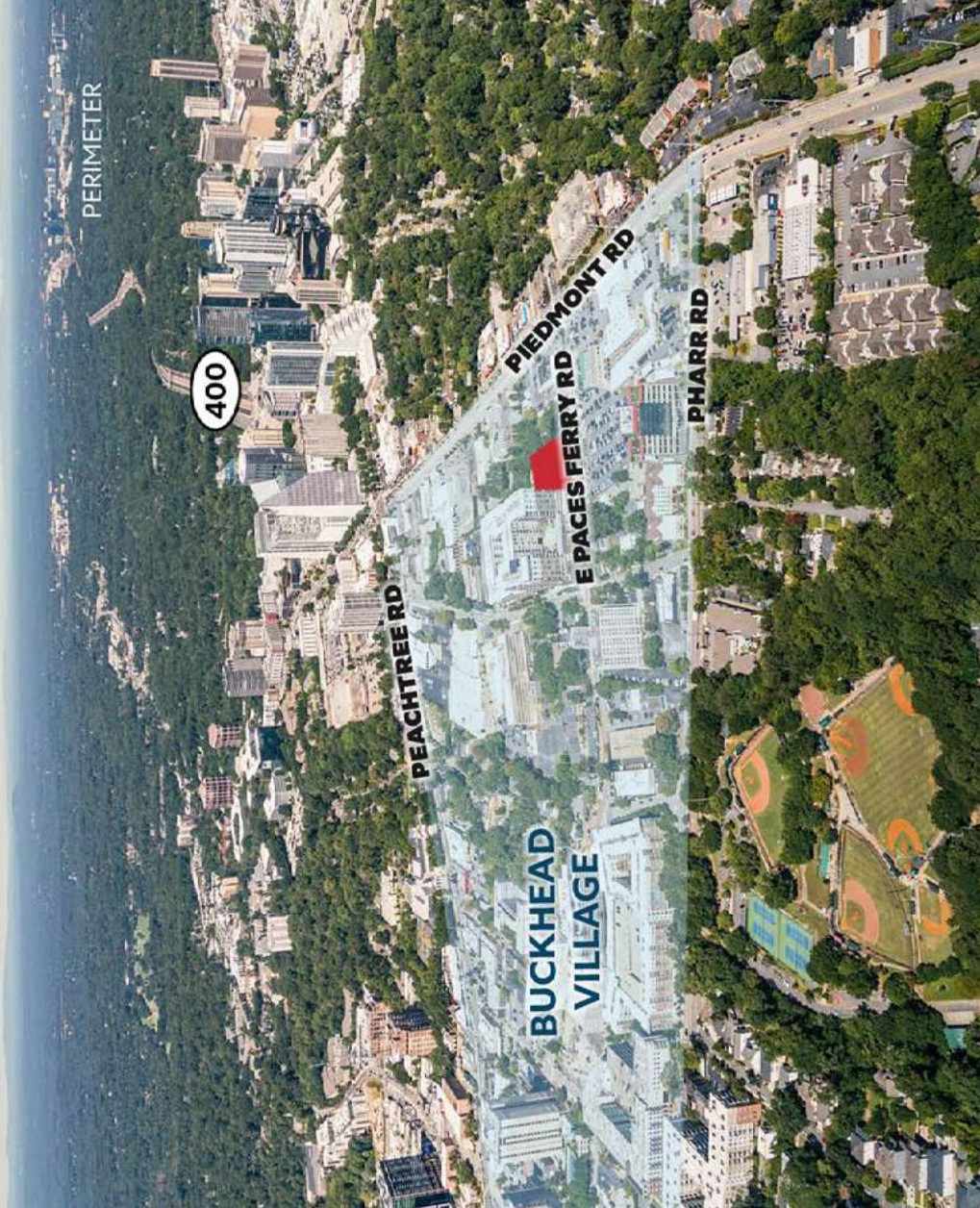
1 mile from GA-400, connecting commuters to I-75, I-85, I-285

1.3 miles to Lindbergh Center MARTA station

1.6 miles to Lenox MARTA station

Buckhead Appeal

- Georgia's most affluent community
- Walkable amenities
- Multi-modal access: vehicular, transit, bike
- Atlanta's premier professional hub
- Mixture of high-density multi-family and iconic single-family residences
- Greenspace expansion and connectivity initiatives in progress

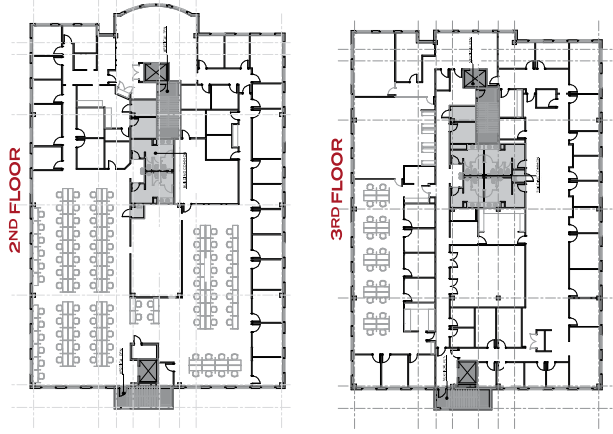


CURRENT BUILDING

IMAGINE yourself in a [CLASSIC]

- 15,000 SF or 31,000 SF Lease Opportunity
- Potential for plug-and-play, limited renovations required
- Immediate occupancy available

Site:	0.88 Acre
Floors:	3 Stories
Parking:	96 Spaces; 3.1/1,000SF
Size:	31,208 SF



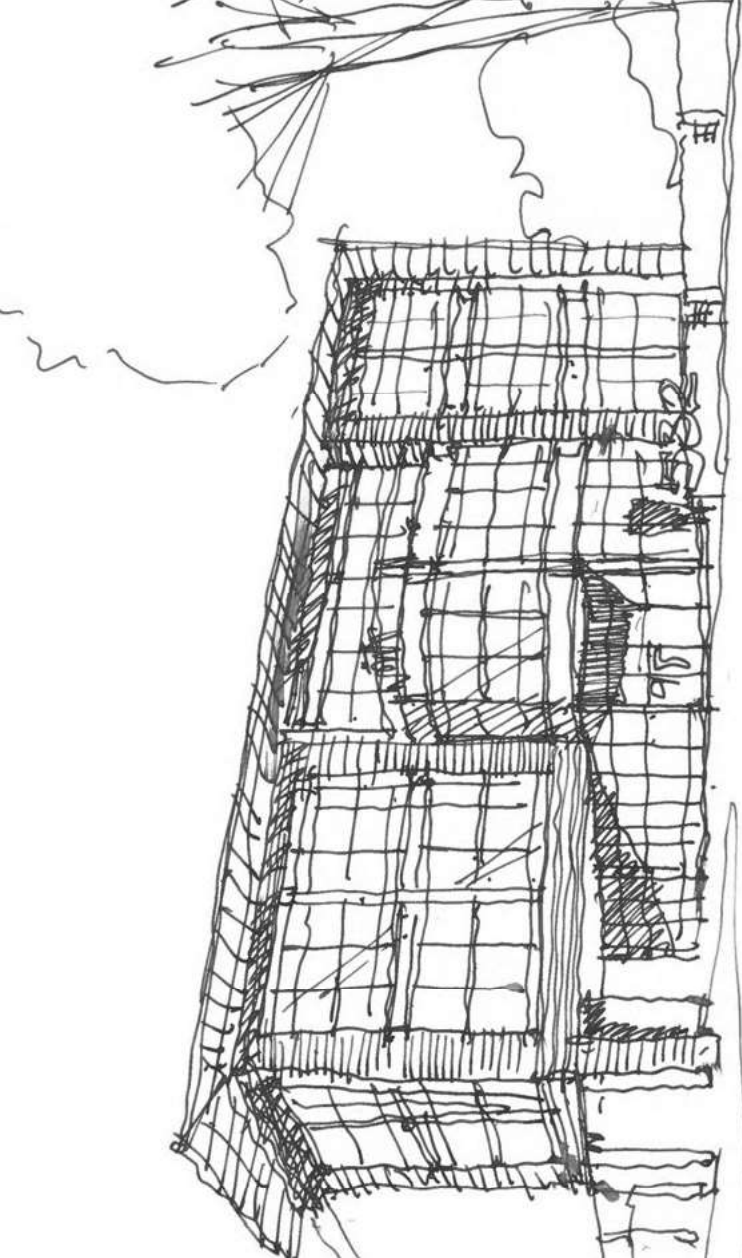
POTENTIAL BUILDING UPGRADES + ENHANCEMENTS

IMAGINE a space where you **[THRIVE]**

Customize 532 to **[ELEVATE]** your brand and **[OPTIMIZE]** performance.

Modify the floorplan to create an environment that accommodates a variety of workstyles and positions your team to perform its best. Here are just a few possibilities.

- enhanced front facade with new floor-to-ceiling glass system.
- expanded renovated 1st floor lobby
- potential 3rd floor outdoor patio
- architectural sunshade system
- new hardscape/landscape with ample outdoor spaces
- renovated interiors w/ 14-foot ceilings with exposed ductwork
- highly-efficient floor plates
- excellent building signage opportunities



OWNER/USER ADVANTAGES

IMAGINE the long term **[BENEFITS]**
as an owner/user.

Control your [DESTINY]

- own & operate for less than the cost of leasing
- full branding + ID control on prominent throughfare
- benefit from asset appreciation during occupancy
- take advantage of favorable tax benefits for owner-users
- premier market for high-quality real estate
- high barriers to market entry make this a unique opportunity to own one of Buckhead's most iconic boutique office buildings at below the cost of replacement

IMAGINE yourself **[HERE]**

Connect with us today to discuss this **[RARE]** and exciting opportunity.

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