



JOEL & GRANOT
COMMERCIAL REAL ESTATE

Exclusively Presented By:

JOEL & GRANOT REAL ESTATE

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Drone Video

Exclusive Listing

FOR SALE – BUCKHEAD OFFICE BUILDING

OWNER / USER OPPORTUNITY – 5,491 SF

3025 PIEDMONT ROAD

PIEDMONT COMMONS

Atlanta, GA 30305



▶ DISCLAIMER & DISCLOSURE

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owners of the Property (the "Owners"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owners and JGRE. Therefore, all projections, assumptions and other must be independently verified by the holder of this information.

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The Owners expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owners shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owners and any conditions to the Owner's obligations therein have been satisfied or waived.

JGRE is representing the Sellers, not the Purchaser, in this transaction and will be paid by the Seller, not the Purchaser. Any cooperating Broker shall have written exclusive authorization from Purchaser and co-op commission, if any, to be paid by purchaser.

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Benjamin C. Pargman is a licensed real estate salesperson with the Georgia Real Estate Commission license # 355944. Benjamin C. Pargman is also an inactive member of the State Bar of Georgia and the Florida Bar, graduated from the University of Florida Law School and practiced commercial real estate law prior to beginning a career in real estate brokerage and obtaining a license from the Georgia Real Estate Commission. Mr. Pargman is not representing seller or purchaser or any other party related to the Property as an attorney. No statement whether spoken, written or otherwise from Mr. Pargman is intended to be offered as legal advice nor should any such statement be deemed or received as legal advice and all parties should obtain independent legal advice regarding this transaction.

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▶ EXECUTIVE SUMMARY

Joel & Granot Real Estate is pleased to present an exciting owner/user opportunity in the heart of Buckhead. This sophisticated townhouse style office building sits at the highly visible signalized intersection of Pharr Rd. and Piedmont Rd.

The exterior is a smart brick corner unit styled in the fashion of a Society Hill Townhouse with easy ingress and egress at the traffic light and ample parking of over 3:1000. A residential street on the north property line provides a quiet tree lined setting and easy grade level access to the lower level.

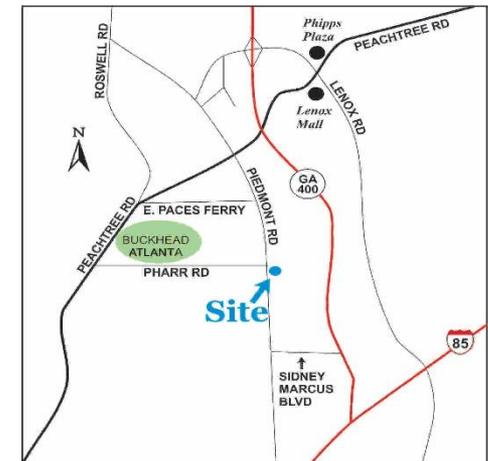
The interior is a recently renovated crisp modern office buildout with smart fixtures and finishings, fresh paint, and new carpet offering a move in ready office for the owner/user. There are multiple conference rooms, offices, cubicle space, and a comfortable reception area.

Its sharp interior, high visibility, easy parking, and well-known location, together with its sophisticated exterior presentation, make 3025 Piedmont Rd. an exciting opportunity for the owner/user looking for a high profile address in the heart of Buckhead.

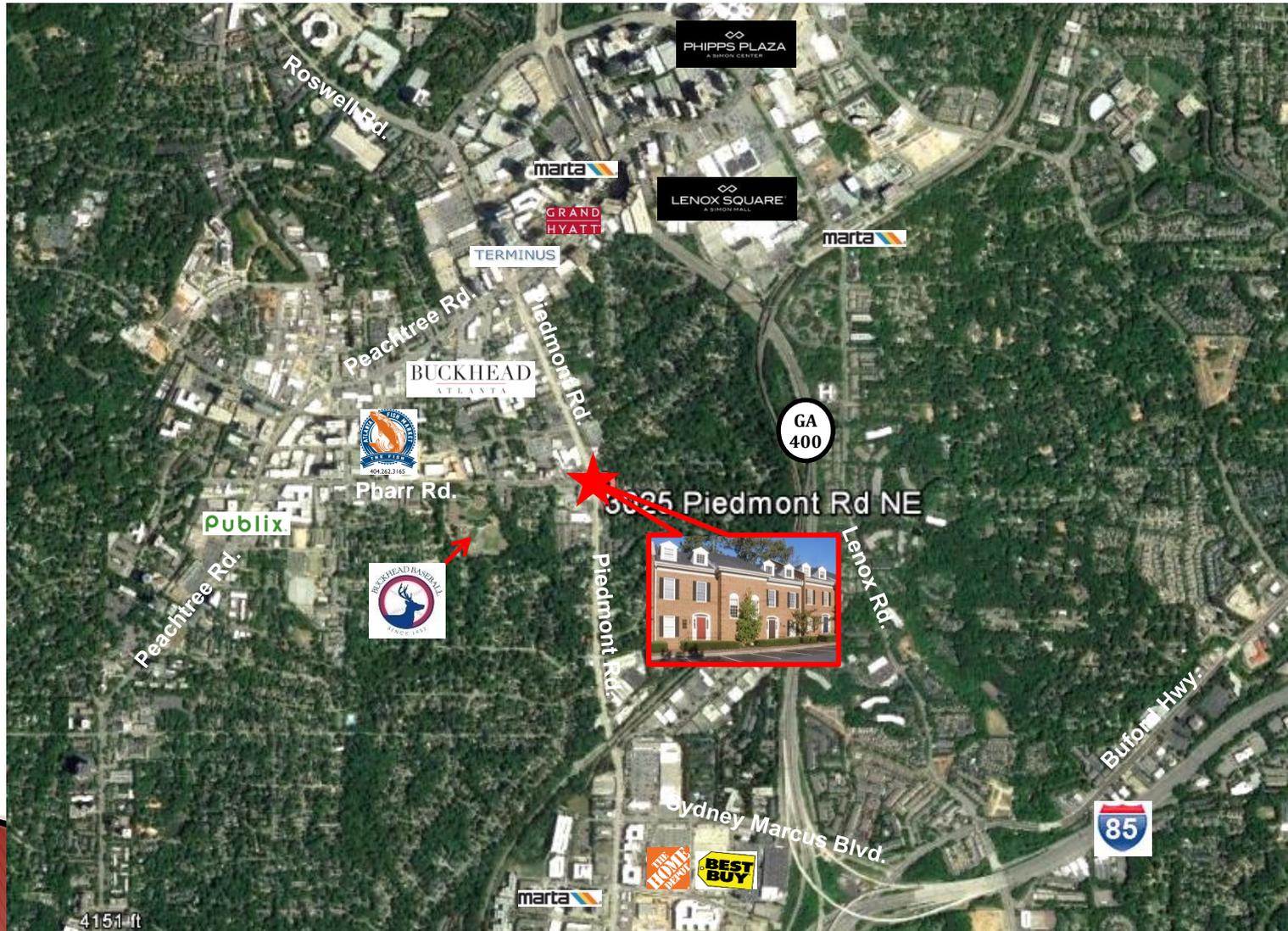
PIEDMONT COMMONS
3025 PIEDMONT RD.
ATLANTA, GA 30305

PROPERTY HIGHLIGHTS

- High Profile Location in heart of Buckhead
- Easy access at signal intersection of Piedmont Rd. & Pharr Rd.
- High Walkability to adjacent restaurants, shopping, other offices, and parks.
- Ample Parking of 3:1,000
- Smart Society Hill Townhouse Office Professional Exterior
- Easy Access to I-85, GA 400 and MARTA (between Buckhead MARTA Station and Lindbergh MARTA Station)
- Sophisticated modern professional office interior buildout



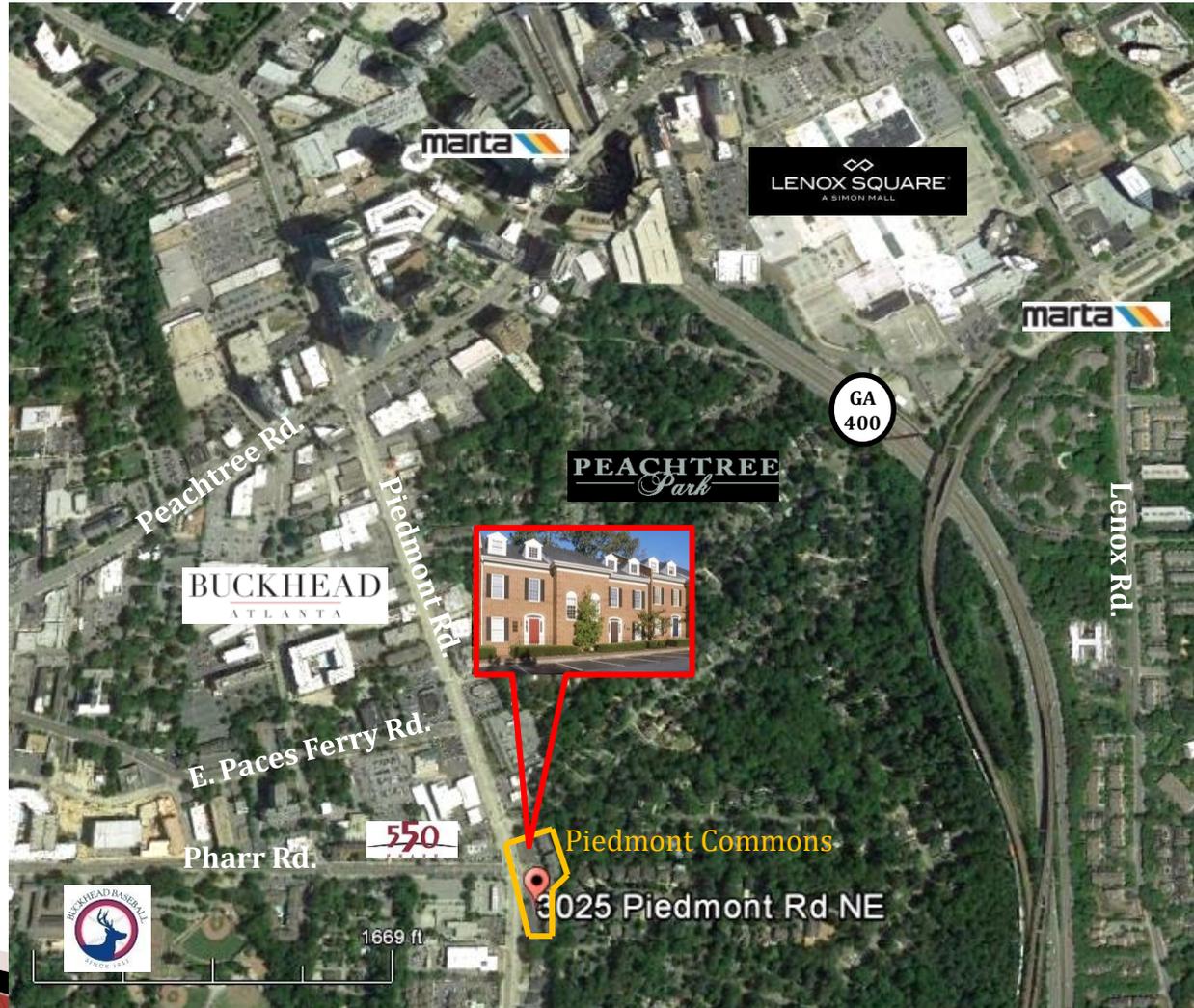
▶ **NEIGHBORHOOD MAP:**



▶ LOCATION MAP



Drone Video



▶ **OPERATING EXPENSES**

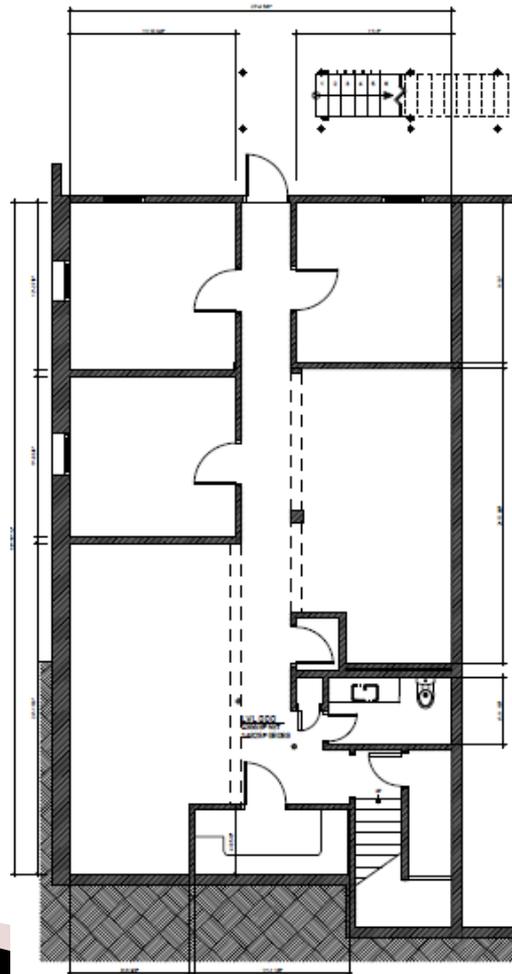
	2017	Per Square Foot
TAXES		
	\$8,206.10	\$1.49
INSURANCE*		
	\$650.00	\$0.12
ASSOCIATION FEES		
	\$6,645.00	\$1.21
ELECTRICITY		
	\$9,747.00	\$1.78
WATER		
	\$3,686.00	\$0.67
GAS		
	\$1,270.00	\$0.23
SOLID WASTE		
	<u>\$690.00</u>	<u>\$0.13</u>
TOTAL EXPENSES	\$30,894.10	\$5.63

* Fire/Hazard included with Association Fees.

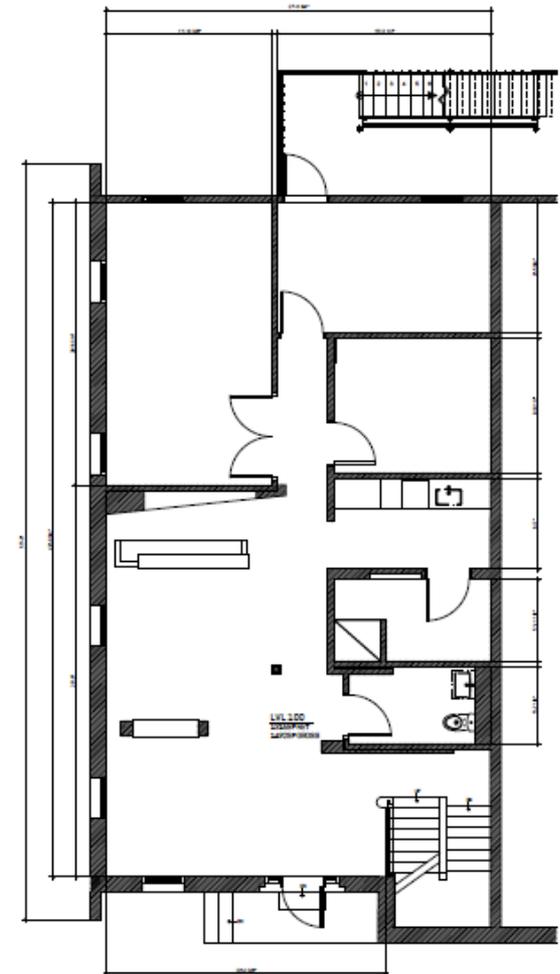
► **FLOOR PLAN**

1st Floor: 1,482 RSF
 Lobby Level: 1,492 RSF
 3rd Floor: 1,492 RSF
 4th Floor: 1,025 RSF
TOTAL 5,491 RSF

1st Floor



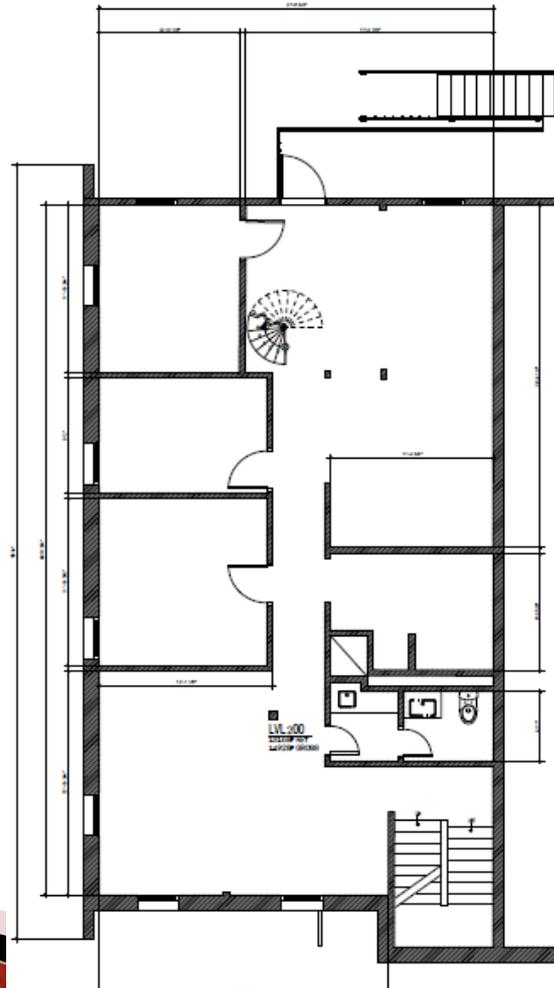
Lobby Level



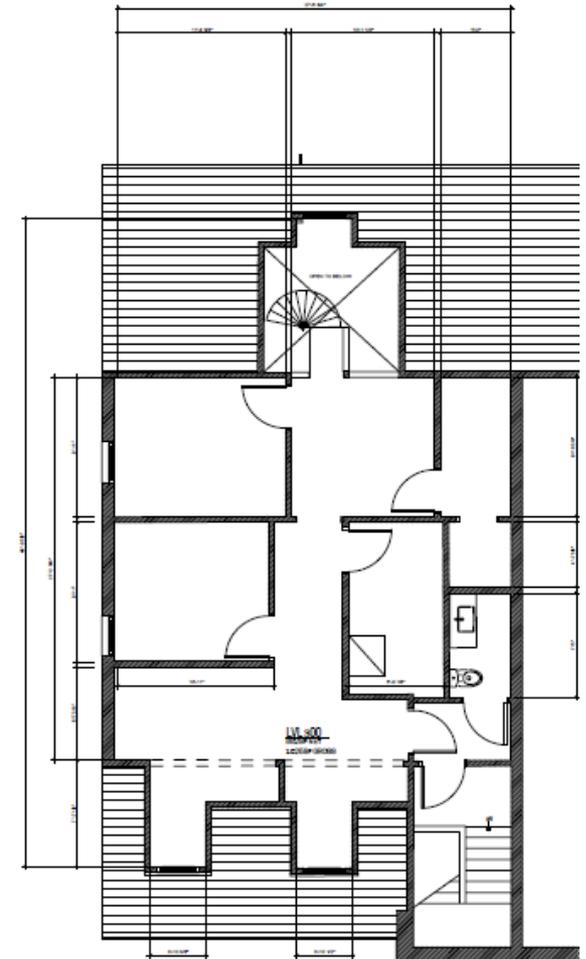
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3rd Floor



4th Floor



▶ PHOTOS



▶ PHOTOS



Main Reception



Conference Room 1



1st Floor Work Space



2nd Floor Work Space

▶ **PHOTOS**

