



Exclusive Listing

FOR SALE

OWNER / USER OPPORTUNITY – 31,819 SF OFFICE BUILDING
19,597 SF AVAILABLE AND +/-12,240 SF LEASED

3850 HOLCOMB BRIDGE RD, BUILDING 400

SPALDING WOODS / PEACHTREE CORNERS

Peachtree Corners, Gwinnett County, GA 30092





**3850 HOLCOMB BRIDGE RD.
BUILDING 400
PEACHTREE CORNERS, GA 30092**

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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.

Information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials may be described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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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.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owners or JGRE. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owners or JGRE.

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. JGRE and the JGRE logo are service marks of Joel & Granot Real Estate, LLC and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners.

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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Exclusively Presented By:

JOEL & GRANOT REAL ESTATE

Ben Pargman

Phone: 404.869.2637

Email: ben@joelandgranot.com





▶ EXECUTIVE SUMMARY

Joel & Granot Real Estate is pleased to present an exciting owner/user investment opportunity in Peachtree Corners/Peachtree Corners. This freestanding building is one of four buildings within the Spalding Woods Office Park located conveniently between GA400 and Peachtree Industrial Boulevard on Holcomb Bridge Rd.

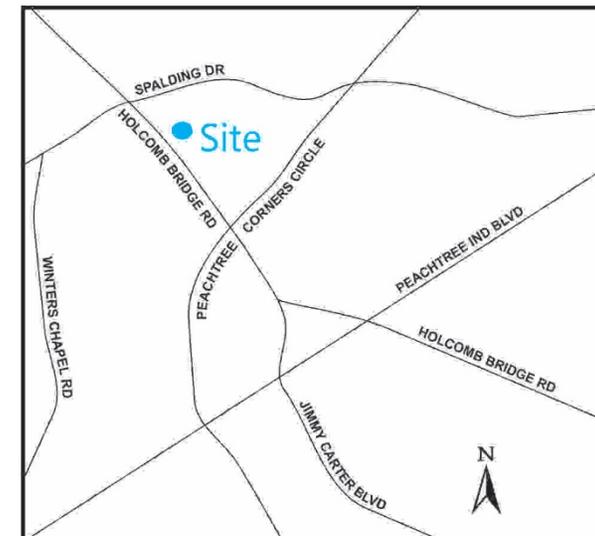
The center offers ample parking of approximately 4:1,000 and excellent visibility and signage opportunities to Holcomb Bridge's 34,600 vehicle trips/day.

Its high visibility, convenient location, ample parking, and solid well maintained brick construction, make Spalding Woods 400 an exciting opportunity for the owner/user looking for space plus additional rental income.

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PROPERTY HIGHLIGHTS

- High visibility to Holcomb Bridge 34,600 VTD
- 4:1,000 ample parking
- Attractive brick construction
- Signage Available (subject to city codes)
- On 2.03 acres



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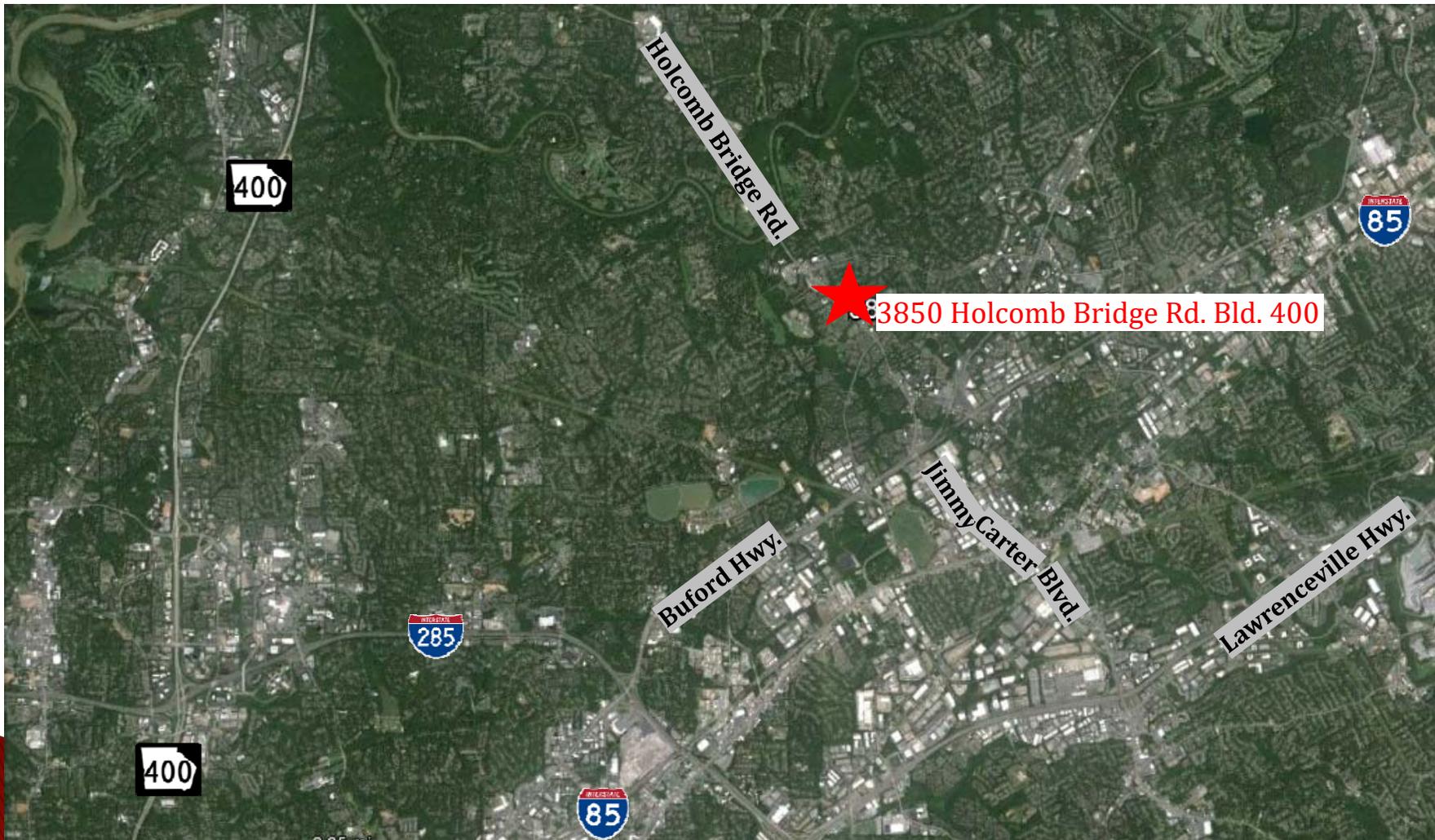
▶ **NEIGHBORHOOD MAP:**



Spalding Woods Business Park

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▶ **LOCATION MAP**





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▶ **RENT ROLL SUMMARY**

Floor	Square Feet	Monthly Income	Annual Income
3 tenants	12,240	\$ 8,809	\$105,706
Current Vacant	19,579	\$15,500*	\$186,000
TOTAL	31,819	\$24,309	\$291,706

Detail rent roll available upon completion of registration and signing of confidentiality agreement

**Potential*



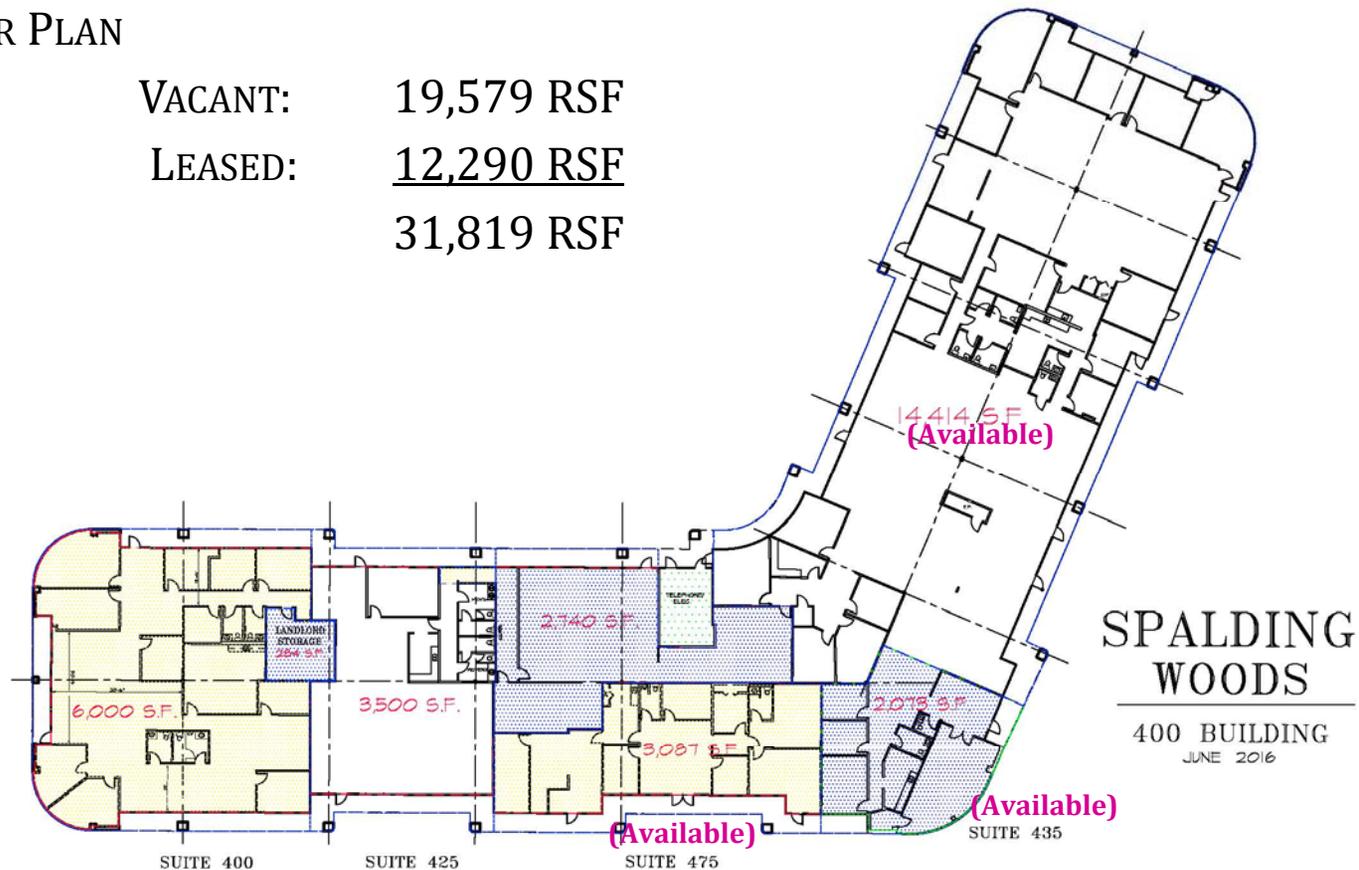
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▶ **OPERATING EXPENSES**

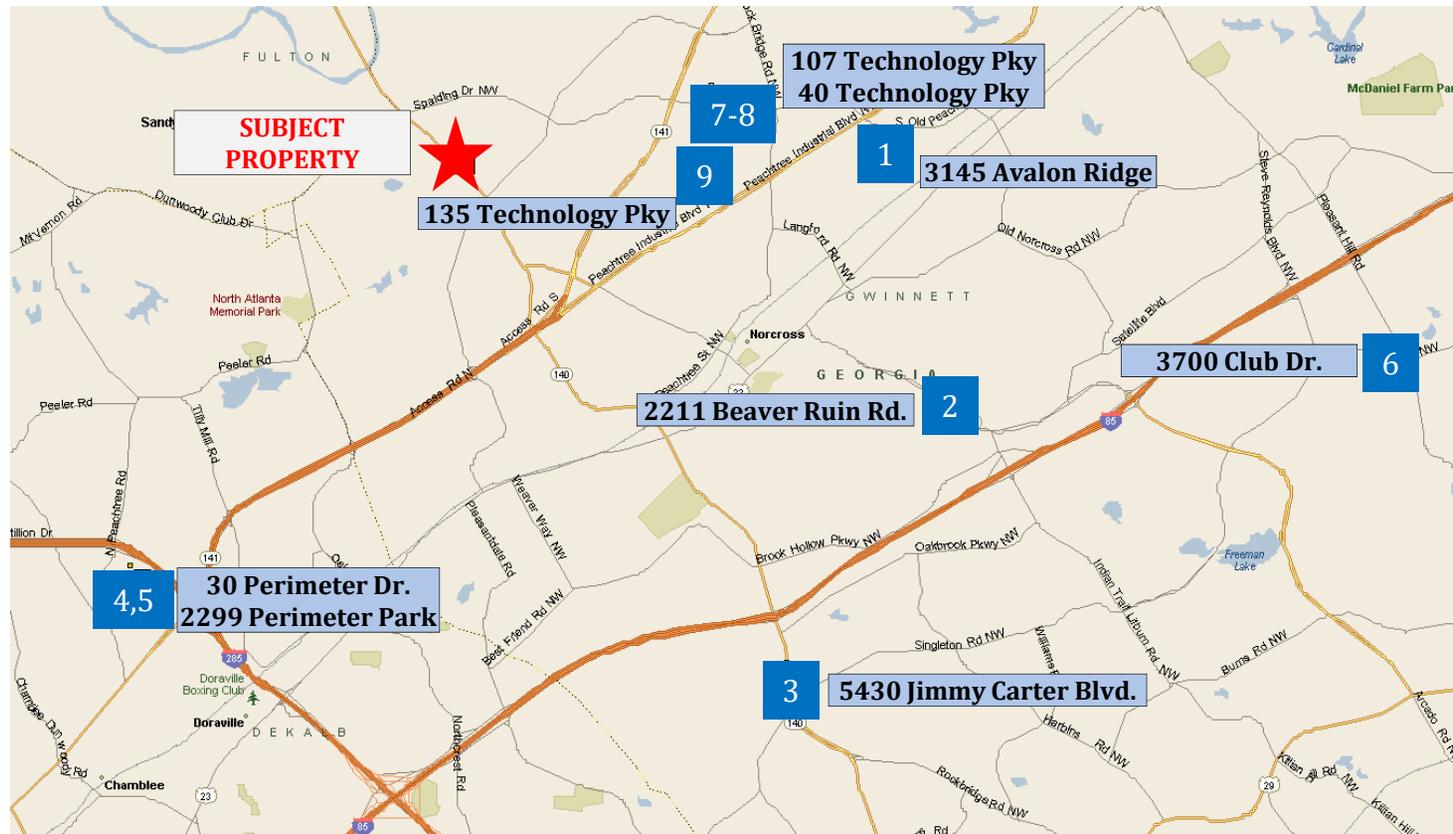
	2015	PSF
TAXES		
	\$ 23,169	\$ 0.73
INSURANCE		
	\$ 4,400	\$ 0.14
MAINTENANCE		
	\$ 15,060	\$ 0.47
UTILITIES		
	\$ 5,900	\$ 0.19
MISC MNG		
	\$ 8,400	\$ 0.26
TOTAL EXPENSES	\$ 56,929	\$ 1.79

▶ FLOOR PLAN

VACANT: 19,579 RSF
 LEASED: 12,290 RSF
 31,819 RSF



▶ **COMPARABLE SALES MAP**



BASIC CRITERIA:

Type of Property:	Office
Property Size:	20,000 -40,000 SF
Date of Sale:	From 5/10/2015 to Present
Sale Status:	Sold

▶ **COMPARABLE SALES**

Photo	Address	Sales Date	Price	PSF Price
1 	3145 Avalon Ridge Place Peachtree Corners, GA	10/9/2015	\$2,050,000	\$56.59
2 	2211 Beaver Run Rd. Peachtree Corners, GA	7/10/2015	\$2,294,671	\$66.39
3 	5430 Jimmy Carter Blvd. Peachtree Corners, GA	7/31/2015	\$2,010,000	\$70.53
4 	30 Perimeter Park Drive Atlanta, GA	1/27/2016	\$1,950,000	\$60.36
5 	2299 Perimeter Park Dr. Atlanta, GA	12/29/2015	\$3,000,000	\$75.00

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▶ **COMPARABLE SALES (CONT.)**

Photo	Address	Sales Date	Price	PSF Price
6 	5949 Buford Hwy Norcross, GA 30071	10/23/2015	\$1,050,000	\$63.64
7 	107 Technology Pky. Norcross, GA	1/3/2017	\$2,864,981	\$66.95
8 	40 Technology Pky. Norcross, GA	12/20/2016	\$2,500,000	\$68.98
9 	135 Technology Pky Norcross, GA	7/7/2016	\$1,155,000	\$68.21

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► PHOTOS



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