

Sandy Springs Office Space

Atlanta, Georgia



+/-1,500 SF to +/- 10,050 SF Available





6667 Vernon Woods Drive
Atlanta, GA 30328

For more information, please contact:

Eric Harris
SVP | Corporate Office Services
(404) 876-1640 x 125
EHarris@BullRealty.com

Bull Realty, Inc.
50 Glenlake Parkway
Suite 600
Atlanta, GA 30328
www.BullRealty.com

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Executive Summary

Sandy Springs Office Space
Atlanta, Georgia

Office or Medical Space in Building A +/- 1,500 SF to +/- 10,050 SF Available

See the exceptional interior of this intriguing office space. This is a fantastic location with quick access to GA 400 and I-285. Convenient to Roswell, Central Perimeter, Cobb County and Buckhead.

Enjoy quality restaurants and shopping within walking distance from this professional office park. The price point of this location is impressive as well.

2 suites available:

1 - shell condition, 1 - built-out

Base rental rate starts at \$11.50/SF plus CAM



Property Address	6667 Vernon Woods Drive Atlanta, GA 30328
County	Fulton
Property Size	+/- 30,618 SF +/- 2.24 AC
Suites Available	2
Number of Stories	2
Number of Buildings	2
Zoning	C-1
Parking Ratio	4.00/1,000 SF
Year Built	1977

Available Suites

Sandy Springs Office Space
Atlanta, Georgia

Suite A-10

- Approximately 5,500 SF
- Can be sub-divided
- In shell condition
- Main level
- \$11.50/SF base rent
- See page 5



Suite A-30

- Approximately 4,550 SF
- Can be sub-divided
- Built-out space
- Top level
- \$12/SF base rent
- See page 7

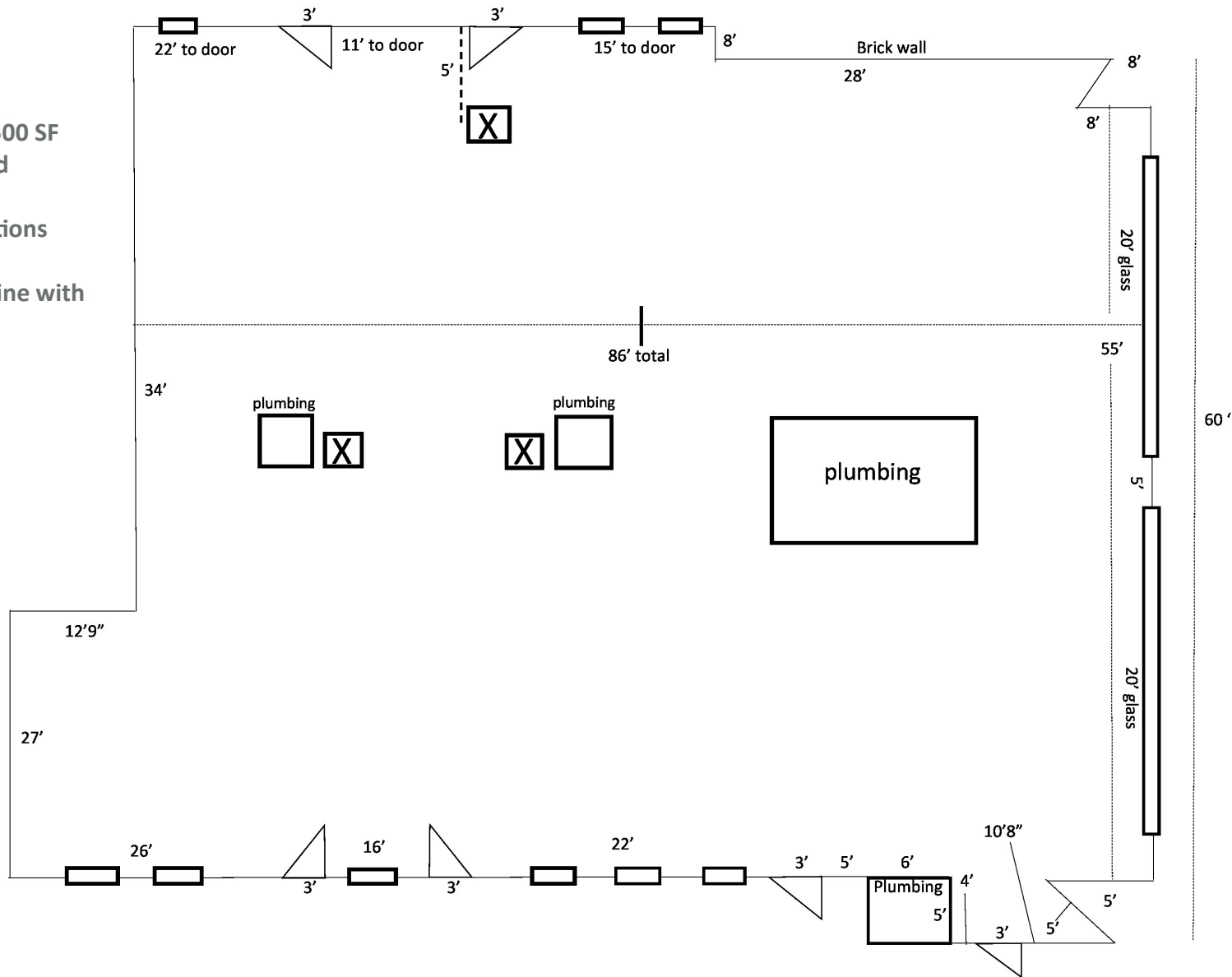


Potential to combine both spaces.

Floor Plan A 10

Suite A-10

- Approximately 5,500 SF
- Can be sub-divided
- In shell condition
- Various layout options are available
- Potential to combine with Suite A 30.



Floor Plan A 30

Sandy Springs Office Space
Atlanta, Georgia



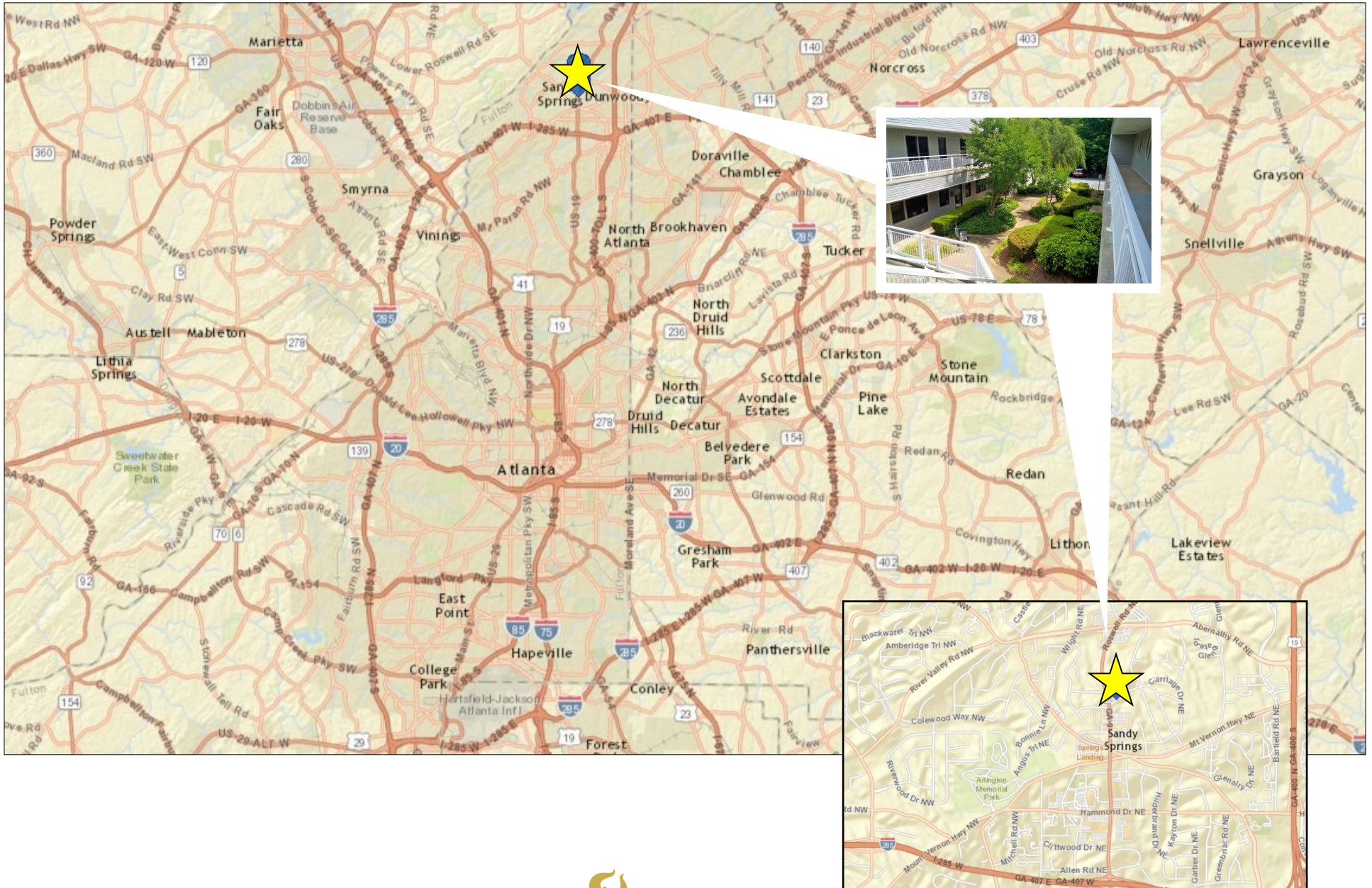
Suite A 30
4,552 SF

Suite A-30

- Approximately 4,550 SF
- Built-out space
- Can be sub-divided
- Available quickly
- Potential to combine both suites

Location Maps

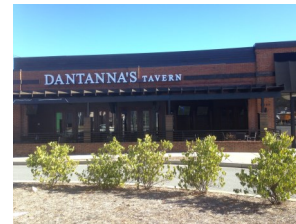
Sandy Springs Office Space Atlanta, Georgia



Area Amenities

Sandy Springs Office Space
Atlanta, Georgia

Employees enjoy a great selection of high quality restaurants nearby, as well as several shopping and banking options within one block.



Retail Aerial View

Sandy Springs Office Space
Atlanta, Georgia



- 2 miles to GA-400
- 1 mile to I-285
- 1/2 mile to Sandy Springs City Center (Under construction)

Sandy Springs, Georgia

Sandy Springs is one of the best places in the country in which to do business. A robust community of Fortune 500 corporations, mid-size companies, and new businesses enjoy a low tax rate and award-winning municipal services. The City balances the best of modern southern living; high-rise towers and riding stables, world-class medical centers and scenic and protected national river corridor, international consulates and neighborhoods that resemble botanical gardens.

Sandy Springs is a demographically diverse community covering a 38-square-mile area in North Fulton County. Sandy Springs is the second largest city in the metropolitan Atlanta area and is the sixth largest city in the state. The City is positioned in the heart of the metro area, providing an attractive geographic and demographic focal point. The City offers an ideal location and convenient access in a progressive and pioneering environment.

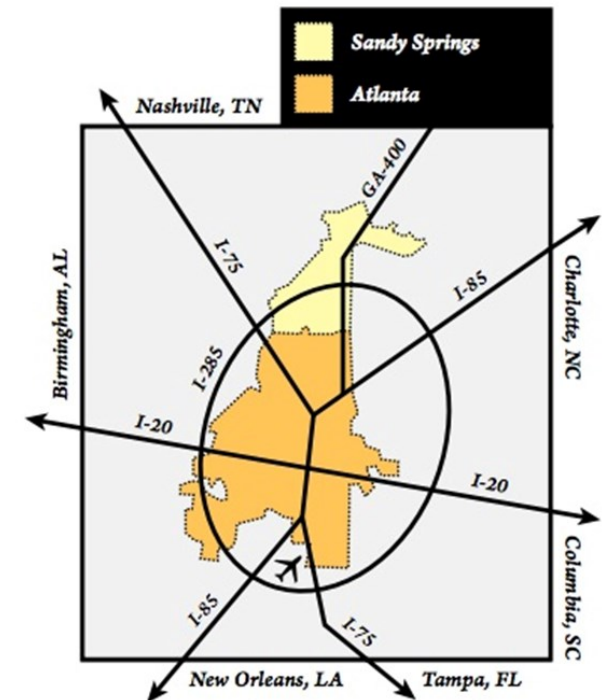
If you are seeking a location in the center of it all, you've found a home in Sandy Springs. The City, located just north of the city of Atlanta, is served by five Interstate interchanges on Interstate 285 and Georgia Highway 400. Those living and working in Sandy Springs also receive transportation assistance through four stations on the MARTA transit system.

For those who frequently travel by air, Sandy Springs is only 30 minutes away via car or MARTA train from Hartsfield-Jackson International Airport, the busiest in the world.

While the City's residential population hovers just under 100,000, the daytime population more than doubles with a vibrant workforce attracted to the variety of opportunities including Cox Communications, AirWatch, and Graphic Packaging. Our Perimeter Center business district is considered one of the largest Class A office markets within the Southeast, and 123,000 workers are based in this business district.

The largest employers within Sandy Springs are hospitals, headquarters and regional offices from a variety of industries including computer-related services, package delivery, telecommunications, media, financial transaction processing and more.

Sandy Springs is home to three nationally-recognized hospitals: Northside Hospital, St. Joseph's Hospital (Emory Healthcare) and Children's Healthcare of Atlanta, comprising 40 percent of the hospital beds in the region and more than 20 percent of the City's total employment.



The new and exciting Sandy Springs City Center Development is just 2 blocks from your office!

Sandy Springs City Center Development includes government offices, a performing arts center and studio theatre/meeting space, an on-site park, residential and retail components. Partners in the project include: Carter/Selig (Master Developer), Rosser International (Architect) jB+a (Landscape Architect), Holder Construction (Construction Manager) and Spectra (Program Activation for Public Components)

Amenities:

- Unique, vibrant, walkable City Center rich in amenities desired by the community, such as commercial retail, recreational and cultural facilities
- A walkable, mixed-use development that introduces substantial new dining, amenity retail, and entertainment options
- New civic/cultural center that functions as a place of community activity and identity
- Walkable streets, stormwater, traffic flow, transit services, bicycling facilities, parking, utilities and signage
- Green space network that accommodates a variety of activities, draws activity from new development, and ties together City Center, Sandy Springs' established neighborhoods and existing open spaces





Eric Harris
S.V.P. Corporate Office Services

ERIC HARRIS

Mr. Harris specializes in adding value to companies related to their real estate needs. His team focuses on assisting clients with office space research, renewals, new space requirements and space integration techniques. His clients include large and medium size corporate companies as well as privately owned firms. Eric invests the time to understand each client's goals and objectives in order to provide creative office solutions which add value beyond lease execution. Eric studies corporate trends and each user specific needs to establish long term success. His client's short and long terms goals including seamless integration, cost savings, and a smooth transition will be fully realized.

Eric's extensive background with assisting clients for their office space include previous roles such as Senior Account Executive at DeKalb Office Environments and Asset Management Coordinator with Ivan Allen Company. Clients that have partnered with Eric include Regent Partners, Habif, Arogeti and Wynne, Tyler Perry Studios, Internet Security Systems, Navigation Electronics, Inc. and The Frontier Group.

Mr. Harris and his family live in Lawrenceville, Georgia. His passions include being a proud father of 3 girls, soccer, volleyball and golf.

Bull Realty is a commercial real estate sales, leasing and advisory firm headquartered in Atlanta and licensed in ten Southeast states. The firm was founded in 1998 with two primary missions: to provide a company of advisors known for their integrity and to provide the best disposition marketing in the nation. Client services include disposition, acquisition, project leasing, tenant representation, asset management and consulting services. Advisors focus on specific property types including office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, automotive, hospitality and single tenant net lease properties.

The firm produces America's Commercial Real Estate Show, a national video and talk radio show enjoyed by millions of people around the country. Industry analysts, leading market participants and the firm's founder Michael Bull share market intelligence, forecasts and success strategies. The show has aired every week since 2010 on radio stations, iTunes, YouTube and www.CREshow.com. The firm also produces Atlanta's Commercial Real Estate Show available on Sunday afternoons on AM920 WGKA and www.atlCREshow.com.