



METRO BROKERS



Alpharetta / 4,600 \pm SF / office condominium

PREPARED BY:

Coldwell Banker Commercial
METRO BROKERS

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3575 Piedmont Road NE
Piedmont Center
Building 15, Suite 950 (9th floor)
Atlanta, GA 30305

FOR SALE

12755 Century Drive, A & B
Alpharetta, GA 30009

CONFIDENTIALITY STATEMENT

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The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

Notice: Any included income, expenses, costs, return, estimates, renovations, measurements, square footage, acreage, projections, interest rates, loan terms, property conditions, possible taxes, zoning, and other information herein may be estimated, projected, and subject to change, and/or may be limited in scope, and therefore shall not be relied upon as accurate. Any such information important to the purchaser, lessee or other parties should be independently confirmed within an applicable due diligence period. Please do not disturb the business, tenants, or sellers. This offer is subject to prior sale without notice.



METRO BROKERS

Alpharetta / 4,600 ± SF Office

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Alpharetta / 4,600 ± SF Office

EXECUTIVE SUMMARY

THE PROPERTY

12755 Century Drive, A & B
Alpharetta, GA 30009

PROPERTY SPECIFICATIONS

Property Type:	Office
Class:	A
Building Size:	4,600 ± SF
Land:	0.10 ± Acres
Number of Stories:	2
Year Built:	2000



PRICE

Offering Price \$599,000 USD

INVESTMENT HIGHLIGHTS

- A mint condition, two story 4,600 ± SF office condominium for sale
- A total of fourteen (14) individual offices (two additional offices can be easily added; thus creating a total of 16 individual offices)
- Two (2) large conference rooms (part of current 14 individual offices)
- One(1) large break room
- Three (3) separate restrooms
- Open airy reception area with two-story vaulted ceiling

TAXES / OFFICE PARK ASSOCIATION FEES

- Fulton County Tax : \$6,981.73 annually
- Alpharetta City Tax: \$1,375.63 annually
- Office Park Association Fee: \$513 per month

LOCATION HIGHLIGHTS

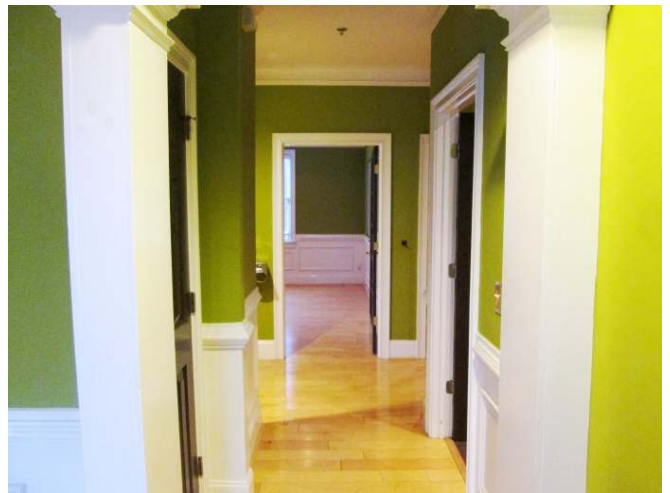
- Located in stabilized and affluent part of Alpharetta
- 2.7 ± mile to Avalon (approximately five minute drive)
- 2.9 ± mile to GA 400 (Exit 10) / Old Milton Parkway
- 2.1 ± mile to GA 400 (Exit 11) / Windward Parkway

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PROPERTY PHOTOS

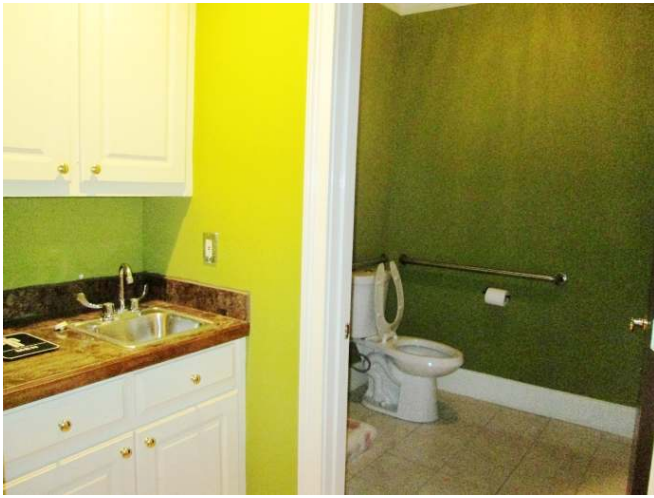


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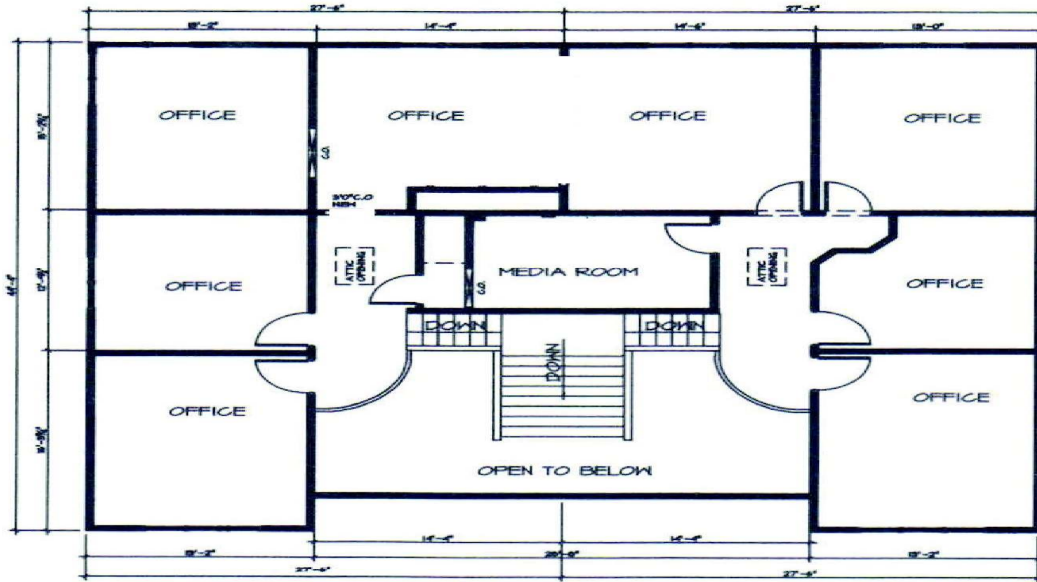




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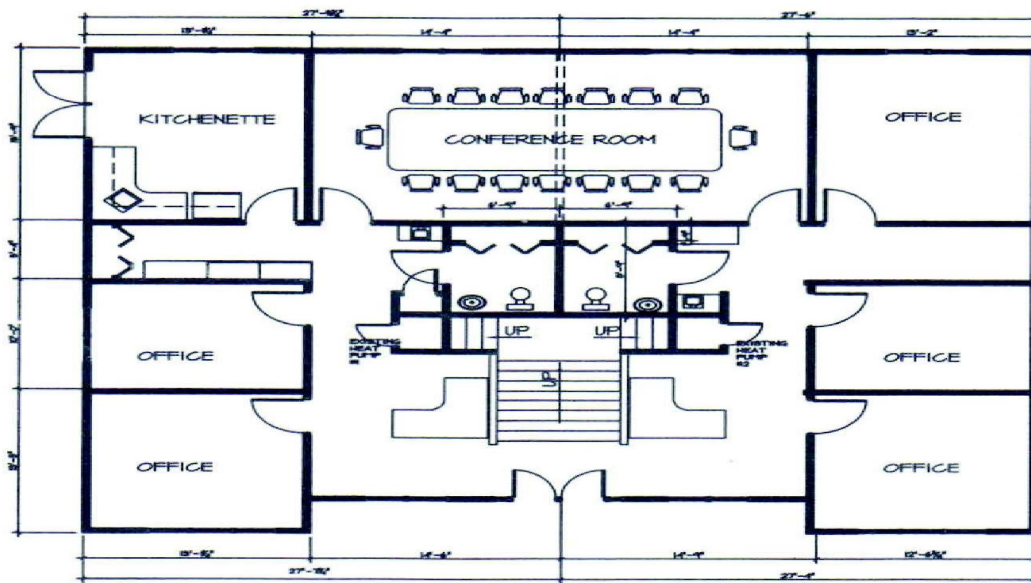
FLOOR PLAN



SUITE "A"
SECOND FLOOR NEW
SCALE: NONE

SECOND FLOOR

SUITE "B"



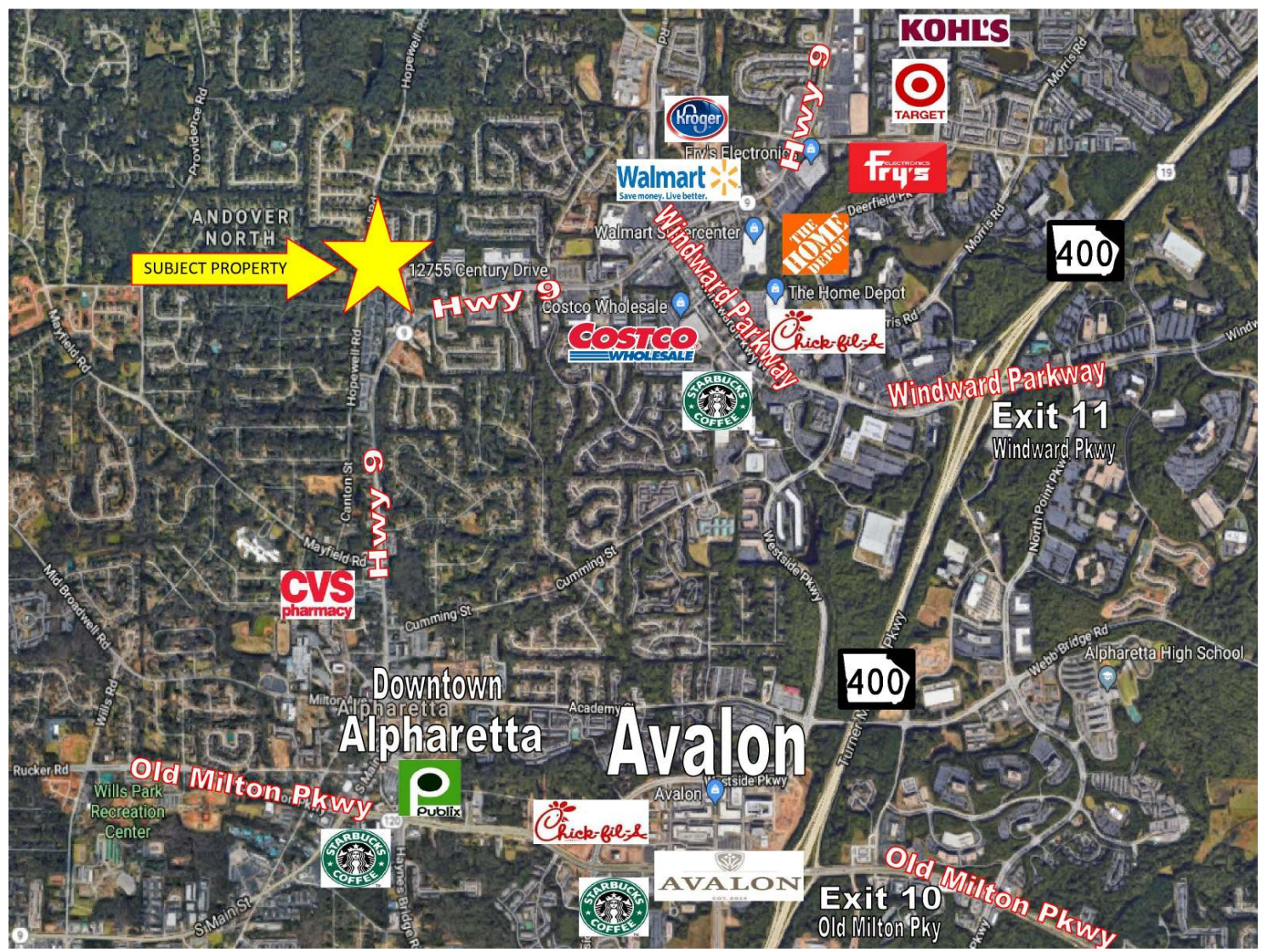
SUITE "A"
FIRST FLOOR EXISTING
SCALE: NONE

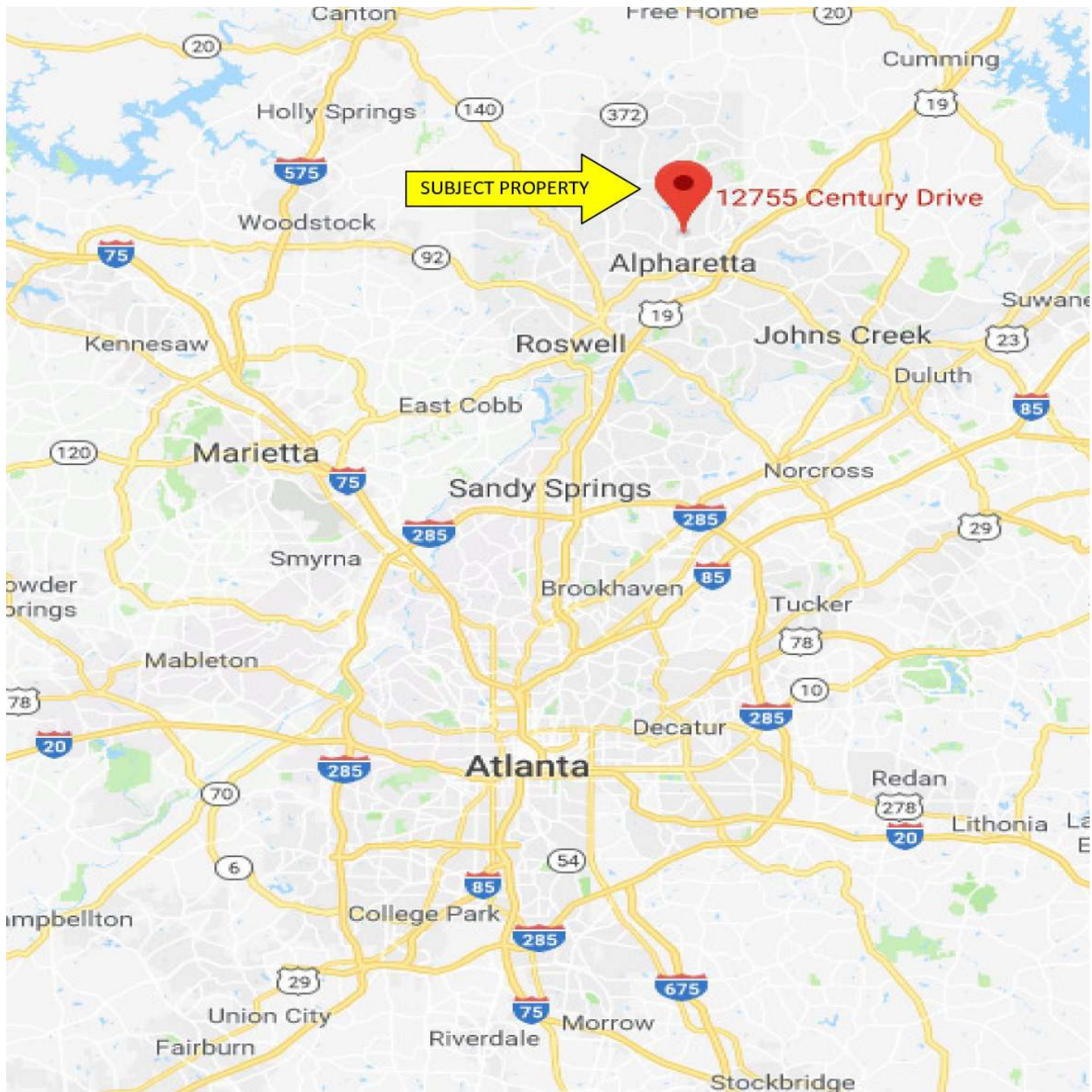
FIRST FLOOR

SUITE "B"

The floor plan is subject to errors and/or omissions and may not be drawn to scale. No warranty or representation, expressed or implied, is made as to the accuracy of information contained herein.

MAPS & AERIALS





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DEMOGRAPHICS

Population	1-mi.	3-mi.	5-mi.
Total Population (US Census 2010)	7,101	44,366	132,915
Total Population (Current Year)	8,243	51,450	152,915
Total Population (Five Year Projection)	9,943	59,185	169,390
Adult Population (US Census 2010)	5,187	32,530	94,780
Adult Population (Current Year)	6,057	38,031	110,994
Adult Population (Five Year Projection)	7,434	44,212	125,317
% Female Population (US Census 2010)	51.52%	51.58%	50.95%
% Male Population (US Census 2010)	48.48%	48.42%	49.05%
% Female Population (Current Year)	51.87%	51.84%	51.22%
% Male Population (Current Year)	48.13%	48.16%	48.78%
% Female Population (Five Year Projection)	51.83%	51.71%	51.1%
% Male Population (Five Year Projection)	48.17%	48.29%	48.9%
Total Daytime Population	9,895	78,224	214,310
Population aged 16 and under (Children)	2,364	15,536	34,102
Daytime population (Age 16+)	7,531	62,688	180,208
Civilian 16+, at Workplace	5,562	51,051	148,121
Retired population (Age 65+)	682	3,718	11,325
Homemakers (Age 16+)	952	5,618	16,019
Population Mosaic (Current Year)	1-mi.	3-mi.	5-mi.
% Power Elite	22.26%	25.81%	36.47%
% Flourishing Families	36.1%	15.68%	17.84%
% Booming with Confidence	0%	10.66%	11.37%
% Suburban Style	0%	0%	0%
% Thriving Boomers	0%	0%	0%
% Promising Families	0%	4.4%	4.99%
% Young City Solos	41.65%	43.44%	21%
% Middle-class Melting Pot	0%	0%	0%
% Family Union	0%	0%	1.5%
% Autumn Years	0%	0%	0%
% Significant Singles	0%	0%	0%
% Blue Sky Boomers	0%	0%	0%
% Families in Motion	0%	0%	0%
% Pastoral Pride	0%	0%	0%
% Singles and Starters	0%	0%	1.93%
% Cultural Connections	0%	0%	2.23%
% Golden Year Guardians	0%	0%	2.68%
% Aspirational Fusion	0%	0%	0%
% Economic Challenges	0%	0%	0%
% Unclassified	0%	0%	0%

DEMOGRAPHICS

Age	1-mi.	3-mi.	5-mi.
Median Age, Total	37.59	36.14	36.95
% Age 18+	73.48%	73.92%	72.59%
% Age 55+	21.6%	19.34%	20.35%
% Age 65+	10.61%	9.26%	9.43%
Ethnicity	1-mi.	3-mi.	5-mi.
% White (2010 US Census, Not Hispanic/Latino)	72.81%	68.76%	73.19%
% Black/African American (2010 US Census, Not Hispanic/Latino)	11.2%	13.61%	11.89%
% American Indian & Alaska Native (2010 US Census, Not Hispanic/Latino)	0.18%	0.18%	0.19%
% Asian (2010 US Census, Not Hispanic/Latino)	13.04%	14.39%	12.01%
% Native Hawaiian / Other Pacific Islander (2010 US Census, Not Hispanic/Latino)	0.05%	0.06%	0.05%
% Some other race (2010 US Census, Not Hispanic/Latino)	0.45%	0.63%	0.49%
% Two or more races (2010 US Census, Not Hispanic/Latino)	2.26%	2.37%	2.19%
% White (2010 US Census, Hispanic/Latino)	66.5%	57.86%	57.05%
% Black/African American (2010 US Census, Hispanic/Latino)	4.6%	3.35%	2.25%
% American Indian & Alaska Native (2010 US Census, Hispanic/Latino)	0.3%	0.6%	0.91%
% Asian (2010 US Census, Hispanic/Latino)	0.13%	0.28%	0.26%
% Native Hawaiian / Other Pacific Islander (2010 US Census, Hispanic/Latino)	0%	0.02%	0.05%
% Some other race (2010 US Census, Hispanic/Latino)	22.58%	32.01%	34.19%
% Two or more races (2010 US Census, Hispanic/Latino)	5.89%	5.89%	5.29%
% White (Current Year, Not Hispanic/Latino)	70.07%	65.46%	70%
% Black/African American (Current Year, Not Hispanic/Latino)	10.49%	13.16%	11.78%
% American Indian & Alaska Native (Current Year, Not Hispanic/Latino)	0.15%	0.16%	0.19%
% Asian (Current Year, Not Hispanic/Latino)	16.04%	17.68%	14.91%
% Native Hawaiian / Other Pacific Islander (Current Year, Not Hispanic/Latino)	0.03%	0.04%	0.03%
% Some other race (Current Year, Not Hispanic/Latino)	0.48%	0.67%	0.53%
% Two or more races (Current Year, Not Hispanic/Latino)	2.74%	2.82%	2.55%
% White (Current Year), Hispanic/Latino	65.6%	56.67%	56.72%
% Black/African American (Current Year, Hispanic/Latino)	4.79%	3.69%	2.59%
% American Indian & Alaska Native (Current Year, Hispanic/Latino)	0.18%	0.49%	0.76%
% Asian (Current Year, Hispanic/Latino)	0.12%	0.23%	0.23%
% Native Hawaiian / Other Pacific Islander (Current Year, Hispanic/Latino)	0%	0.02%	0.05%
% Some other race (Current Year, Hispanic/Latino)	22.96%	32.57%	33.95%
% Two or more races (Current Year, Hispanic/Latino)	6.34%	6.34%	5.69%
% White (Five Year Projection, Not Hispanic/Latino)	67.03%	63.54%	68.4%
% Black/African American (Five Year Projection, Not Hispanic/Latino)	11.02%	13.16%	11.77%
% American Indian & Alaska Native (Five Year Projection, Not Hispanic/Latino)	0.16%	0.17%	0.2%
% Asian (Five Year Projection, Not Hispanic/Latino)	18.01%	19.15%	16.12%
% Native Hawaiian / Other Pacific Islander (Five Year Projection, Not Hispanic/Latino)	0.02%	0.03%	0.03%
% Some other race (Five Year Projection, Not Hispanic/Latino)	0.51%	0.7%	0.55%
% Two or more races (Five Year Projection, Not Hispanic/Latino)	3.25%	3.25%	2.94%

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DEMOGRAPHICS

Housing and Household's	1-mi.	3-mi.	5-mi.
Land Area (Estimated Square Miles)	4.3	24.84	79.59
Total Housing Units (Current Year)	3,185	21,580	58,205
Total Households (Current Year)	3,113	20,949	56,462
Total Households (Five Year Projection)	3,795	24,118	62,951
Owner-Occupied: Owned with a mortgage or loan	1,618	9,839	30,515
Owner-Occupied: Owned free and clear	430	2,127	6,620
Renter-Occupied	1,064	8,983	19,327
Housing Value (Current Year)	1-mi.	3-mi.	5-mi.
Housing Value < \$10,000	4	20	115
Housing Value \$10,000-\$14,999	0	16	71
Housing Value \$15,000-\$19,999	5	21	49
Housing Value \$20,000-\$24,999	26	52	84
Housing Value \$25,000-\$29,999	3	8	13
Housing Value \$30,000-\$34,999	0	2	5
Housing Value \$35,000-\$39,999	0	8	21
Housing Value \$40,000-\$49,999	0	2	14
Housing Value \$50,000-\$59,999	3	18	37
Housing Value \$60,000-\$69,999	3	7	17
Housing Value \$70,000-\$79,999	0	10	66
Housing Value \$80,000-\$89,999	3	12	108
Housing Value \$90,000-\$99,999	27	119	283
Housing Value \$100,000-\$124,999	62	369	810
Housing Value \$125,000-\$149,999	82	596	1,269
Housing Value \$150,000-\$174,999	124	813	1,952
Housing Value \$175,000-\$199,999	149	900	2,261
Housing Value \$200,000-\$249,999	281	1,357	3,575
Housing Value \$250,000-\$299,999	363	1,786	4,827
Housing Value \$300,000-\$399,999	264	1,978	6,851
Housing Value \$400,000-\$499,999	170	1,501	5,722
Housing Value \$500,000-\$749,999	300	1,553	5,806
Housing Value \$750,000-\$999,999	123	529	2,031
Housing Value \$1,000,000 or more	58	291	1,150
Total Owner-occupied housing units (OOHU)	2,049	11,966	37,135
Income	1-mi.	3-mi.	5-mi.
Per Capita Income (2010 US Census, based on Total Population)	\$43,058	\$45,296	\$46,301
Per Capita Income (Current Year, based on Total Population)	\$47,425	\$47,836	\$48,995
Per Capita Income (Five Year Projection, based on Total Population)	\$56,077	\$57,357	\$58,552
Average (Mean) Household Income (Current Year)	\$125,575	\$117,440	\$132,624
Median Household Income (Current Year)	\$89,710	\$83,142	\$92,334

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DEMOGRAPHICS

% Households by Income (Current Year)	1-mi.	3-mi.	5-mi.
% Household Income < \$10,000	2.54%	2.95%	2.68%
% Household Income \$10,000-\$14,999	1.1%	1.62%	1.68%
% Household Income \$15,000-\$19,999	2.72%	2.54%	2.41%
% Household Income \$20,000-\$24,999	2.75%	2.81%	2.85%
% Household Income \$25,000-\$29,999	1.79%	2.81%	2.75%
% Household Income \$30,000-\$34,999	3.14%	3.82%	3.55%
% Household Income \$35,000-\$39,999	2.95%	3.45%	3.16%
% Household Income \$40,000-\$44,999	4.97%	4.16%	3.65%
% Household Income \$45,000-\$49,999	2.21%	3.19%	2.85%
% Household Income \$50,000-\$59,999	7.28%	7.6%	6.66%
% Household Income \$60,000-\$74,999	9.15%	10.04%	8.64%
% Household Income \$75,000-\$99,999	15.69%	14.59%	12.95%
% Household Income \$100,000-\$124,999	12.76%	12.17%	11.9%
% Household Income \$125,000-\$149,999	7.74%	7.36%	8.11%
% Household Income \$150,000-\$199,999	10.54%	9.46%	10.88%
% Household Income \$200,000-\$249,999	5.25%	4.79%	6.27%
% Household Income \$250,000-\$499,999	4.39%	4.1%	5.56%
% Household Income \$500,000+	3.04%	2.56%	3.45%

Education (Current Year)	1-mi.	3-mi.	5-mi.
Education	1-mi.	3-mi.	5-mi.
College undergraduate	406	1,642	5,683
Graduate or prof school	45	720	2,195
Educational Attainment	1-mi.	3-mi.	5-mi.
No schooling completed	25	164	741
Nursery to 4th grade	0	16	296
5th and 6th grade	5	146	1,108
7th and 8th grade	23	217	848
9th grade	5	50	534
10th grade	17	96	396
11th grade	18	137	517
12th grade, no diploma	43	316	774
High school graduate, GED	764	5,017	14,217
Some college, <1 year	145	982	3,111
Some college, 1+ years	843	4,791	12,316
Associate's degree	376	2,184	6,206
Bachelor's degree	2,245	13,415	37,704
Master's degree	786	5,537	16,567
Professional school degree	105	755	2,543
Doctorate degree	80	457	1,649

DEMOGRAPHICS

Employment and Occupation	1-mi.	3-mi.	5-mi.
Total Civilian employed population aged 16+ (2010 US Census)	3,778	23,618	67,685
Total Civilian employed population aged 16+ (Current Year)	4,126	26,151	74,941
Total Civilian employed population aged 16+ (Five Year Projection)	4,996	30,010	83,702
% Employment by Industry (2010 US Census)	1-mi.	3-mi.	5-mi.
% Armed Forces (2010 US Census)	0%	0%	0%
% Civilian, Employed (2010 US Census)	93.13%	93.23%	93.43%
% Civilian, Unemployed (2010 US Census)	6.87%	6.77%	6.57%
% Not in Labor Force (2010 US Census)	24.9%	24.94%	26.68%
% Armed Forces (Current Year)	0%	0%	0%
% Civilian, Employed (Current Year)	95.9%	95.96%	96.12%
% Civilian, Unemployed (Current Year)	4.1%	4.04%	3.88%
% Not in Labor Force (Current Year)	31.92%	31.07%	32.79%
% Armed Forces (Five Year Projection)	0%	0%	0%
% Civilian, Employed (Five Year Projection)	96.06%	96.2%	96.37%
% Civilian, Unemployed (Five Year Projection)	3.94%	3.8%	3.63%
% Not in Labor Force (Five Year Projection)	32.86%	32.05%	33.62%
Transportation to Work (Current Year)	1-mi.	3-mi.	5-mi.
Total Workers 16+	4,126	26,151	74,941
Car, truck, or van	3,640	22,386	63,428
Public transport (not taxi)	27	247	914
Worked at home	378	2,789	8,207
Travel Time to Work (Current Year)	1-mi.	3-mi.	5-mi.
< 5 minutes	96	555	1,318
5-9 minutes	292	2,231	5,404
10-14 minutes	678	3,756	9,297
15-19 minutes	647	4,174	11,141
20-24 minutes	418	2,713	7,914
25-29 minutes	205	1,179	4,158
30-34 minutes	291	2,371	8,555
35-39 minutes	140	746	2,230
40-44 minutes	214	1,033	2,895
45-59 minutes	400	2,476	7,352
60-89 minutes	270	1,619	5,030
90+ minutes	98	511	1,440

DEMOGRAPHICS

Consumer Expenditures	1-mi.	3-mi.	5-mi.
Total Alcoholic beverages	\$2,284,163	\$15,014,174	\$39,481,604
Total Apparel and services	\$6,572,384	\$46,423,105	\$119,212,289
Total Cash contributions	\$8,583,719	\$53,744,779	\$152,630,496
Total Education	\$8,154,244	\$50,472,291	\$148,579,243
Total Entertainment	\$10,270,168	\$64,035,681	\$181,806,853
Total Food	\$25,041,411	\$163,313,154	\$444,872,464
Total Gifts	\$5,895,872	\$35,471,800	\$107,186,367
Total Healthcare	\$19,905,061	\$125,605,224	\$350,603,788
Total Housing	\$70,335,340	\$454,182,773	\$1,259,566,258
Total Miscellaneous	\$2,458,867	\$14,902,553	\$42,401,149
Total Personal care products and services	\$2,218,048	\$14,171,569	\$39,287,447
Total Personal insurance and pensions	\$34,954,868	\$218,539,970	\$630,211,265
Total Tobacco products and smoking supplies	\$1,306,134	\$8,705,372	\$23,347,417
Total Transportation	\$44,787,380	\$289,382,703	\$797,626,284
Retail Demand by Store Type	1-mi.	3-mi.	5-mi.
Total Retail Demand	\$174,162,178	\$1,126,388,675	\$3,093,809,061
Building Material & Garden Equipment & Supply Dealers	\$10,364,740	\$64,009,797	\$183,440,667
Clothing & Clothing Accessories Stores	\$7,718,626	\$54,036,227	\$139,767,923
Electronics and Appliance Stores	\$3,178,100	\$20,175,287	\$55,872,044
Food & Beverage Stores	\$20,316,321	\$132,481,400	\$363,398,075
Food Services & Drinking Places	\$19,696,228	\$128,073,270	\$344,076,268
Furniture & Home Furnishings Stores	\$3,990,212	\$25,207,036	\$70,552,676
Gasoline stations	\$13,369,041	\$87,288,170	\$239,443,538
General Merchandise Stores	\$19,724,570	\$129,152,132	\$352,132,796
General Merchandise, Apparel and Accessories, Furniture and Other Sales	\$38,160,801	\$251,412,095	\$681,418,088
Health & Personal Care Stores	\$9,664,640	\$60,827,772	\$169,201,108
Miscellaneous Store Retailers	\$3,694,587	\$23,225,504	\$65,430,574
Motor Vehicle & Parts Dealers	\$43,397,656	\$279,103,261	\$772,518,428
Nonstore retailers	\$16,463,059	\$106,100,418	\$291,907,440
Sporting Goods, Hobby, Musical Instrument, and Book Stores	\$2,584,398	\$16,708,402	\$46,067,523
Business Summary by SIC	1-mi.	3-mi.	5-mi.
Agriculture, Forestry, & Fishing (01-09)	5	53	192
Construction (15-17)	20	156	534
Finance, Insurance, & Real Estate (60-69)	46	436	1,150
Manufacturing (20-39)	12	151	465
Mining (10-14)	1	4	17
Public Administration (90-98)	0	13	31
Retail Trade (52-59)	77	640	1,612
Services (70-89)	247	2,154	5,633

Demographics provided by Experian through Alteryx

All information contained herein has been obtained from sources deemed reliable. However, no warranty or guarantee is made as to the accuracy of the information.

CONTACT INFORMATION

For more information, please contact:

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