



Exclusive Listing

FOR SALE

INVESTMENT OPPORTUNITY – 10,800 SF OFFICE BUILDING

10,800 SF OFFICE FULLY LEASED TO CREDIT TENANT

3000 BUSINESS PARK DR.

NORCROSS / PEACHTREE CORNERS

Nocross, GA 30071





3000 BUSINESS PARK DR.
NORCROSS, GA 30071

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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.

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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.

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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.



**3000 BUSINESS PARK DR.
NORCROSS, GA 30071**

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Exclusively Presented By:

JOEL & GRANOT REAL ESTATE

Bill Ward

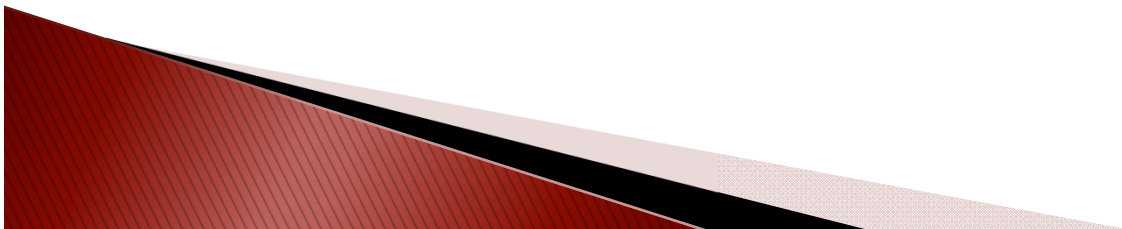
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3000 BUSINESS PARK DR. NORCROSS, GA 30071

▶ EXECUTIVE SUMMARY

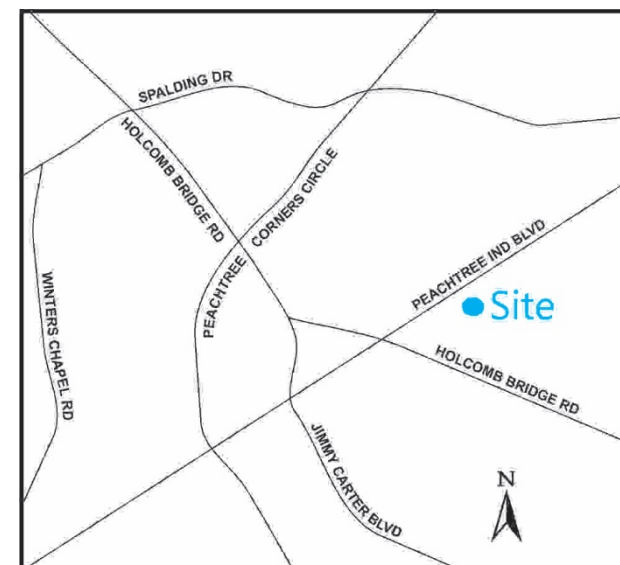
Joel & Granot Real Estate is pleased to present an exciting investment opportunity in Peachtree Corners/Norcross. This freestanding building is one of eight buildings within the Peachtree Corners Flex Center located conveniently off Peachtree Industrial Boulevard.

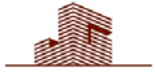
The center offers ample parking of approximately 3.2:1,000 and visibility and signage opportunities to traffic on North Peachtree Rd. and Reps Miller Rd.

Its strong credit tenancy with 10+ years of lease term, visibility, convenient location, ample parking, and solid well maintained brick construction, make 3000 Business Park an exciting opportunity for the an investor looking for a long term hold.

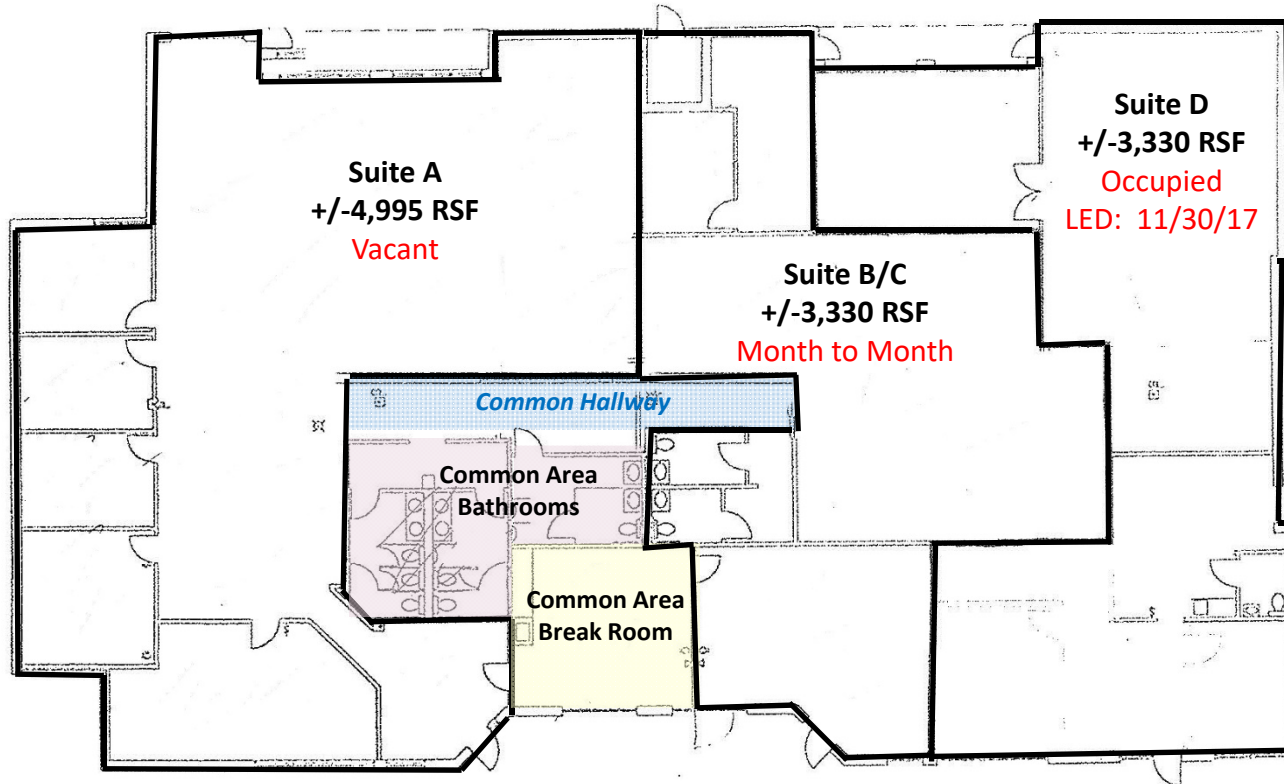
PROPERTY HIGHLIGHTS

- Sales Price: \$1,500,000
- 10,880 RSF Freestanding Building on 1.21 Acres
- Strong Credit Tenant with 10+ Lease Term
- High visibility to North Peachtree Rd. and Reps Miller Rd.
- 3.2:1,000 ample parking
- Signage Available (subject to city codes)





▶ **FLOOR PLAN**

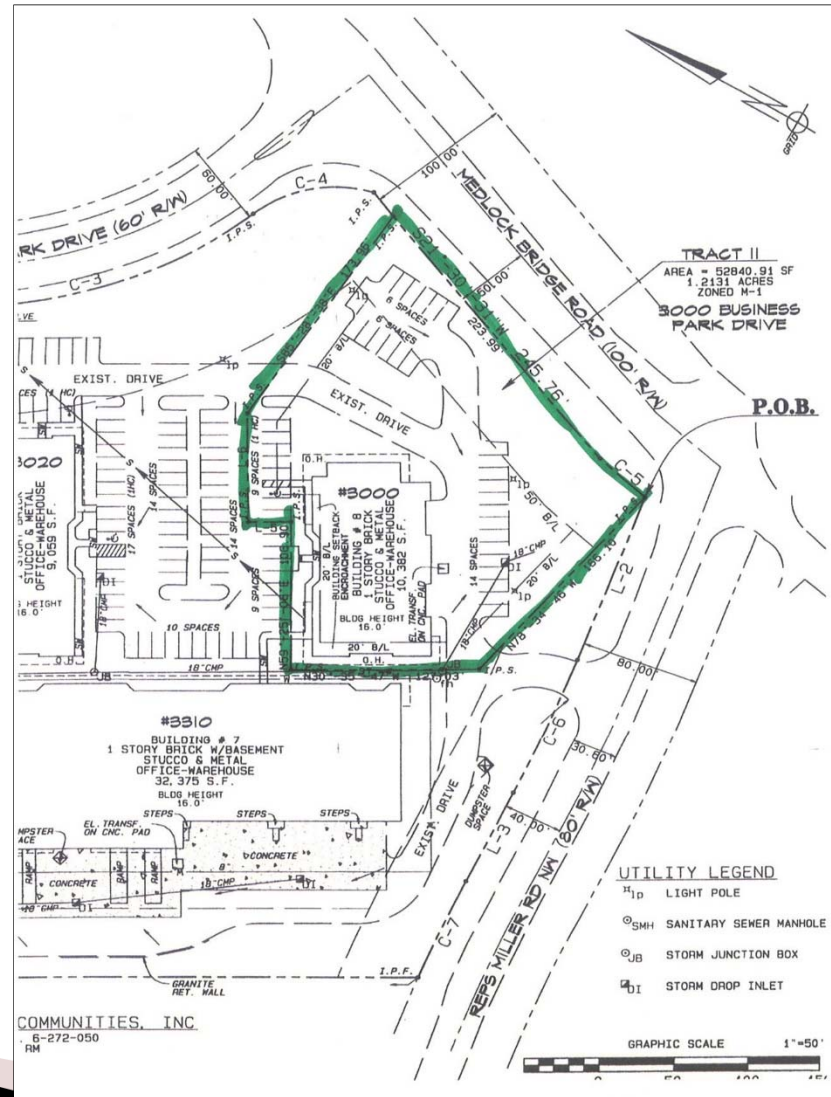




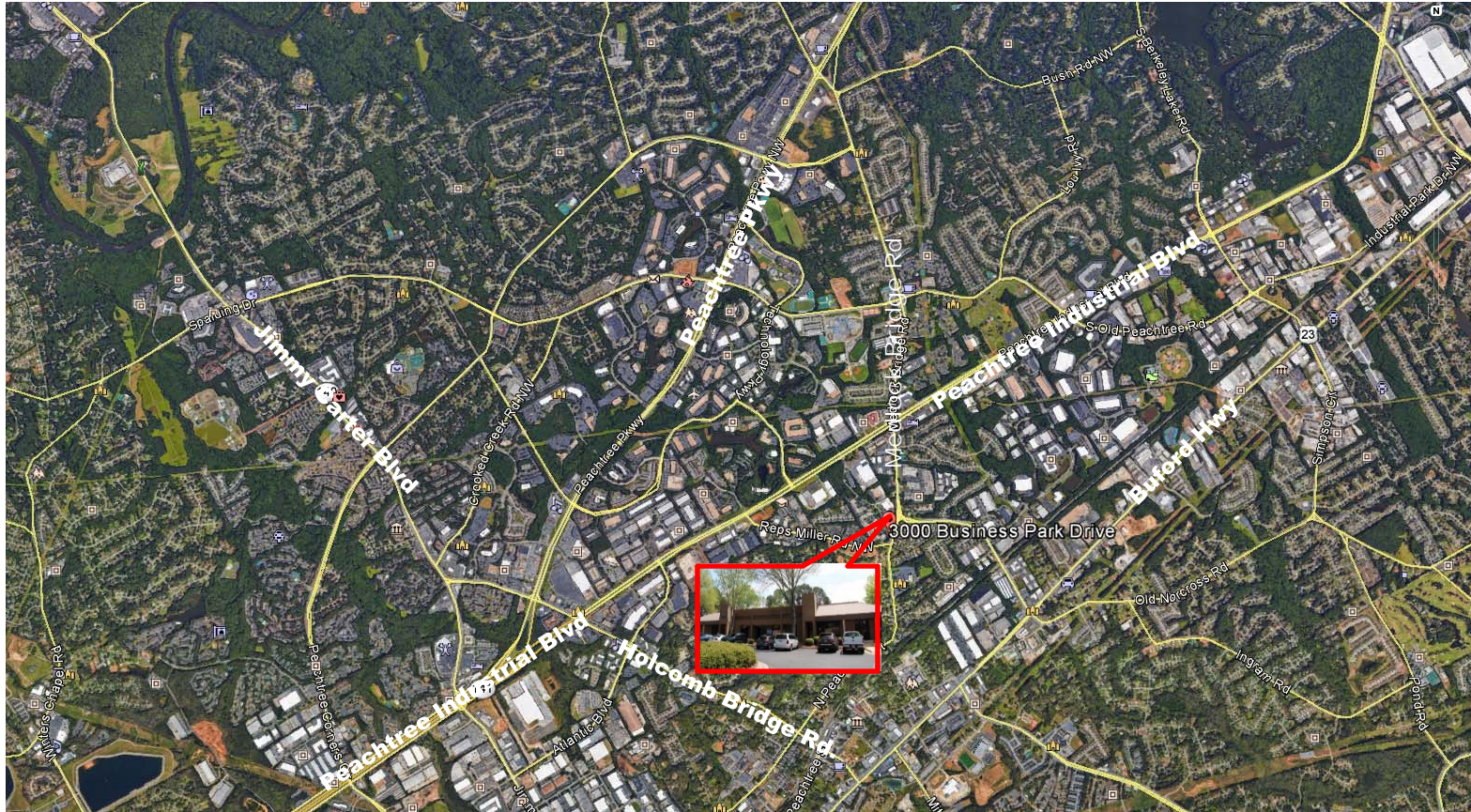
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► **SITE PLAN**



▶ NEIGHBORHOOD MAP:





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▶ **OPERATING EXPENSES**

	2016	PSF
TAXES		
	\$ 10,870	\$ 1.01
INSURANCE		
	\$ 2,567	\$ 0.24
MAINTENANCE		
	\$ 5,000	\$ 0.46
ASSOC FEES AND CAM		
	\$ 8,340	\$ 0.77
TOTAL EXPENSES	\$ 26,777	\$ 2.48