



Exclusive Listing

FOR SALE – BUCKHEAD OFFICE BUILDING
OWNER / USER OPPORTUNITY – 5,491 SF

3025 PIEDMONT ROAD
PIEDMONT COMMONS

Atlanta, GA 30305

Exclusively Presented By:

JOEL & GRANOT REAL ESTATE

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ATLANTA, GA 30305

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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.

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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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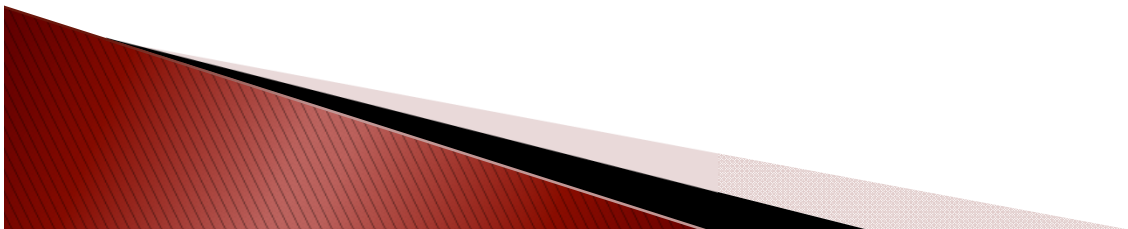
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▶ EXECUTIVE SUMMARY

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 high profile and highly visible signalized intersection of Pharr Rd. and Piedmont Rd. in the heart of Buckhead.

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 peaceful tree lined residential street on the north property line provides a quiet retreat-like setting in the heart of the bustling city.

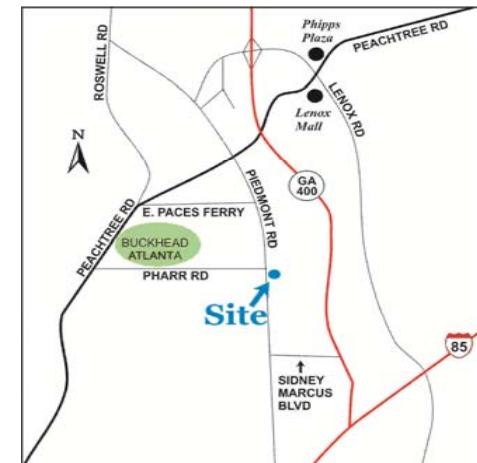
The interior is a recently renovated crisp modern office buildout with smart fixtures and finishings which offer a move-in ready office for the owner/user complete with multiple conference rooms, offices, cubicle space, a spiral staircase and a comfortable reception area.

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

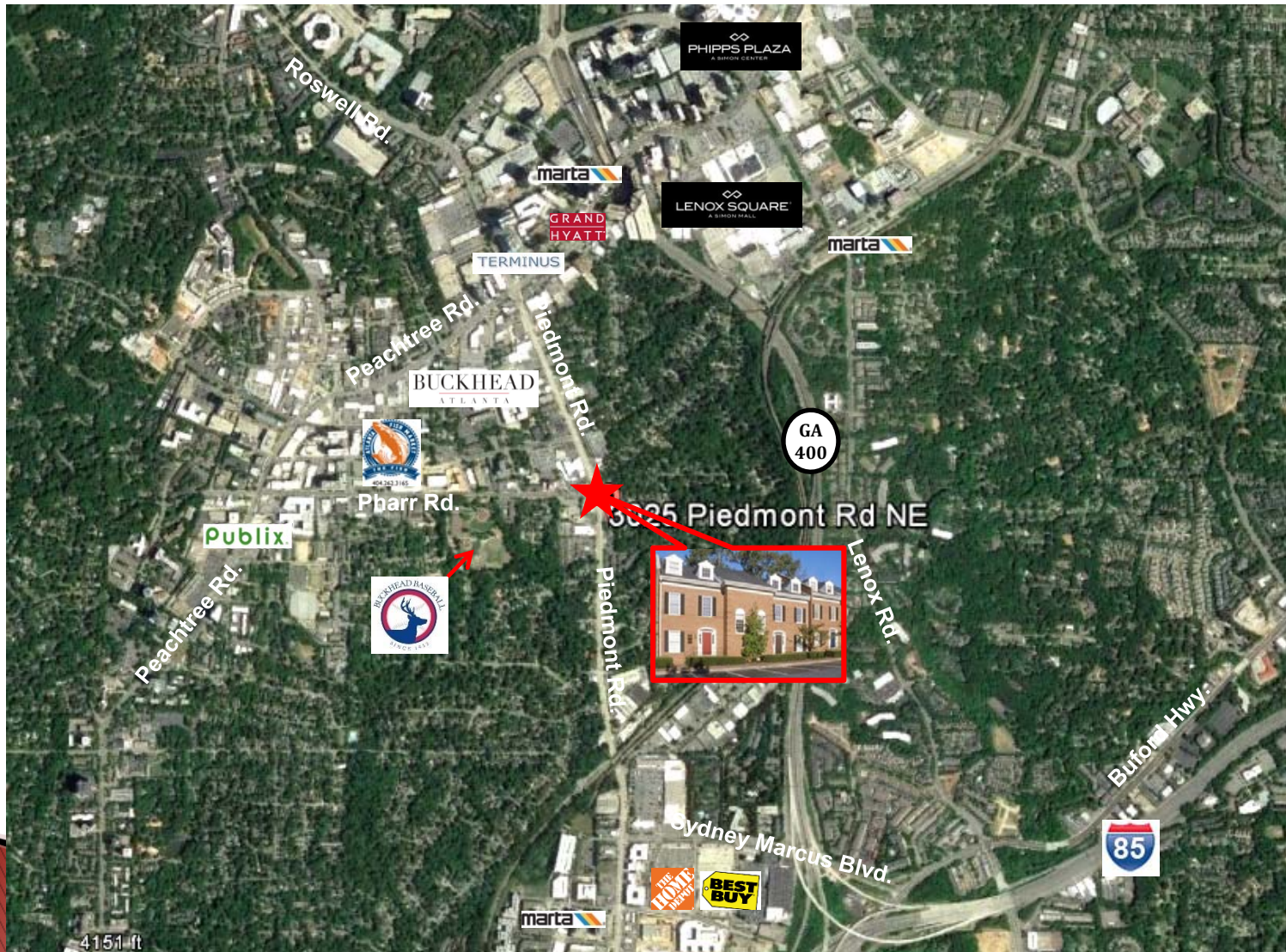
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PROPERTY HIGHLIGHTS

- High Profile Location in heart of Buckhead
- Easy access at signal intersection of Piedmont & Pharr Rd.
- High Walkability to adjacent restaurants, shopping, other offices, and park
- 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 Lindburg MARTA Station)
- Sophisticated modern interior buildout

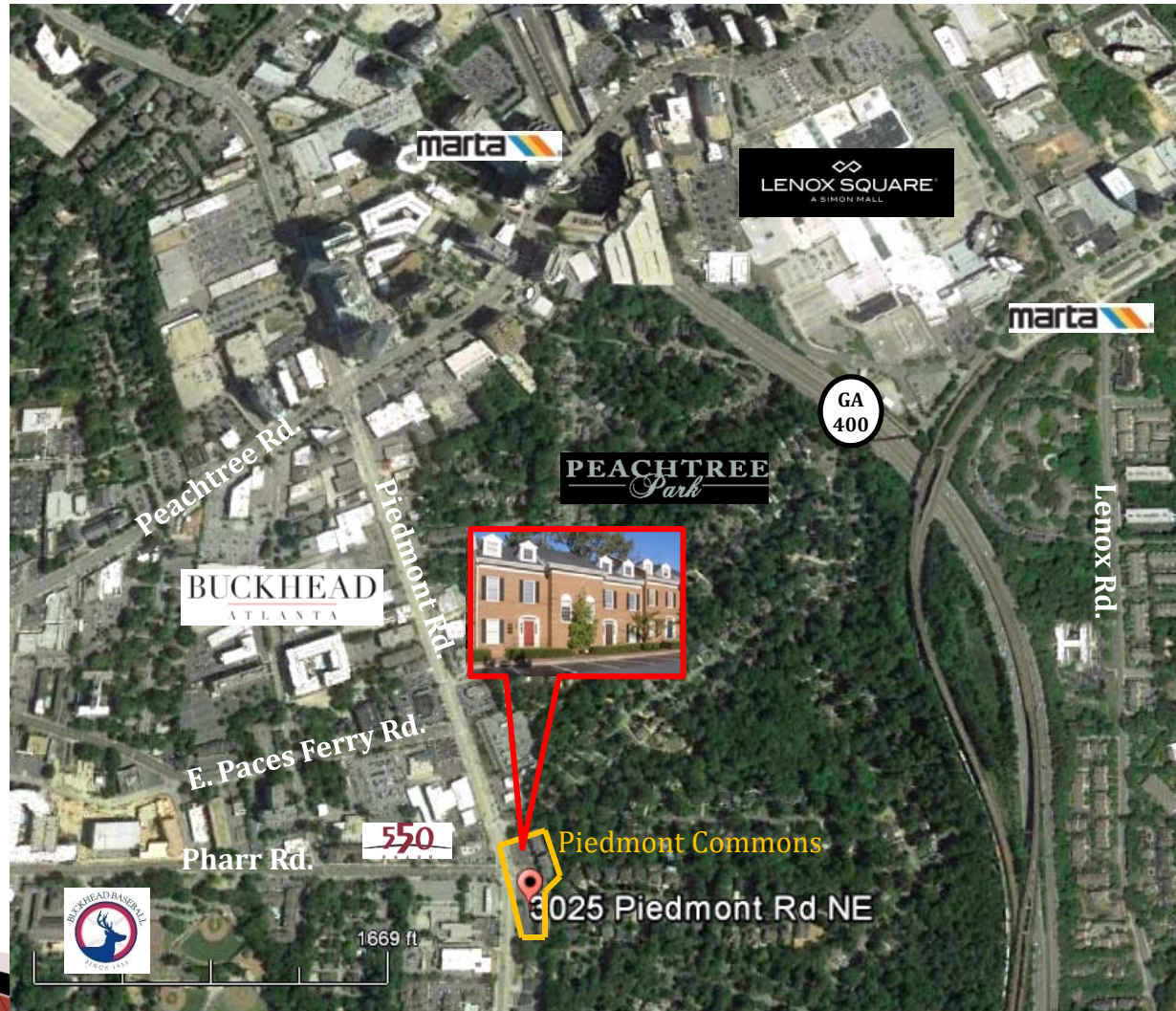


▶ NEIGHBORHOOD MAP:



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▶ LOCATION MAP





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▶ **OPERATING EXPENSES**

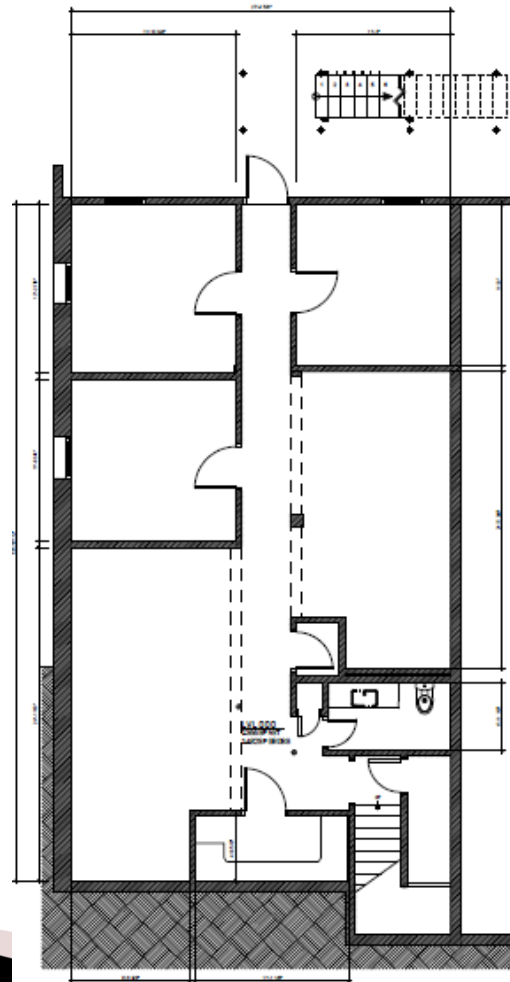
	2015	Per Square Foot
TAXES		
	\$8,247.00	\$1.50
INSURANCE*		
	\$650.00	\$0.12
ASSOCIATION FEES		
	\$6,645.00	\$1.21
ELECTRICITY		
	\$9,747.00	\$1.78
WATER		
	\$3,686.00	\$0.67
GAS		
	\$1,270.00	\$0.23
SOLID WASTE		
	<u>\$690.00</u>	<u>\$0.13</u>
TOTAL EXPENSES	\$30,935.00	\$5.63

* Fire/Hazard included with Association Fees.

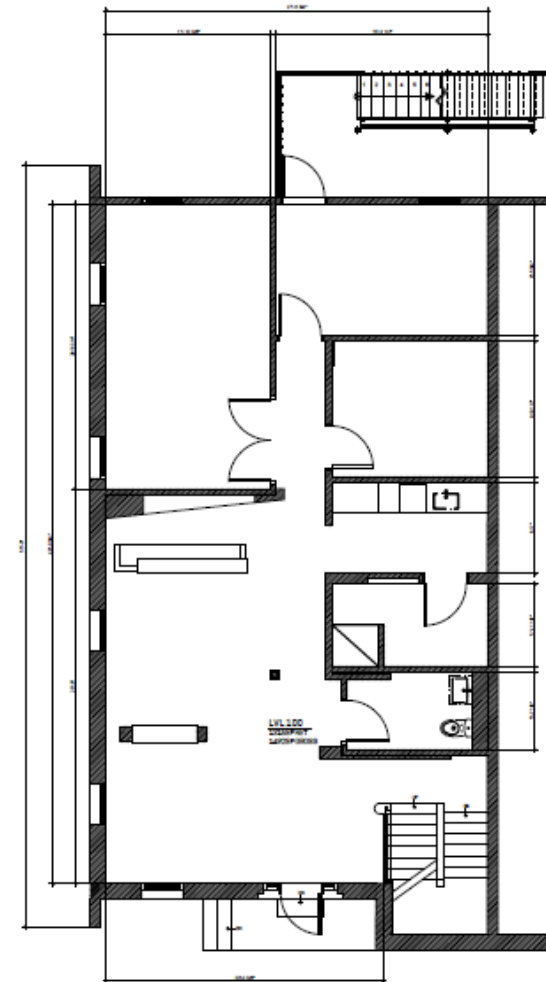
► **FLOOR PLAN**

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



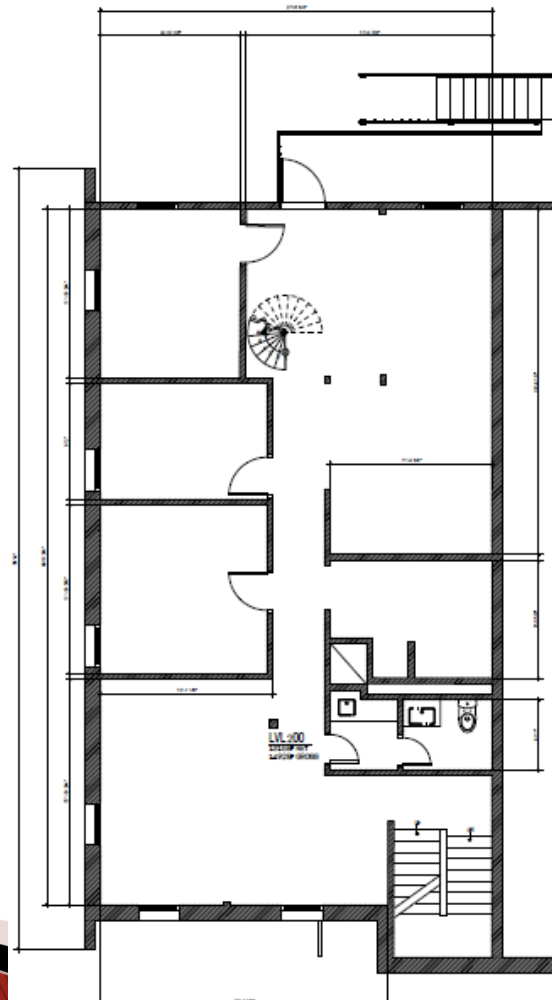
Lobby Level



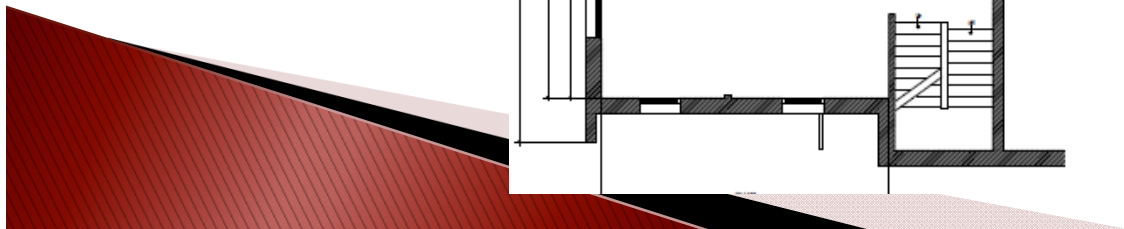
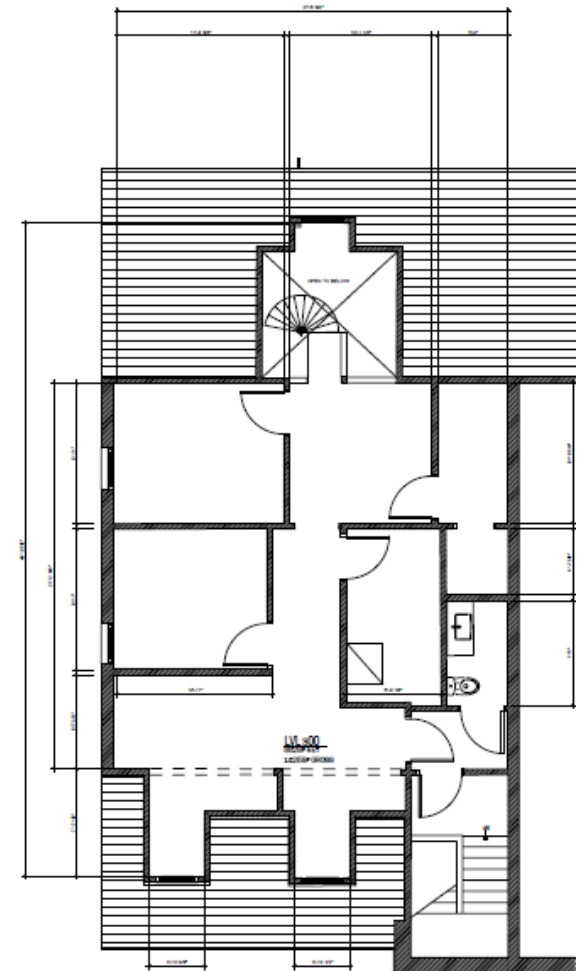
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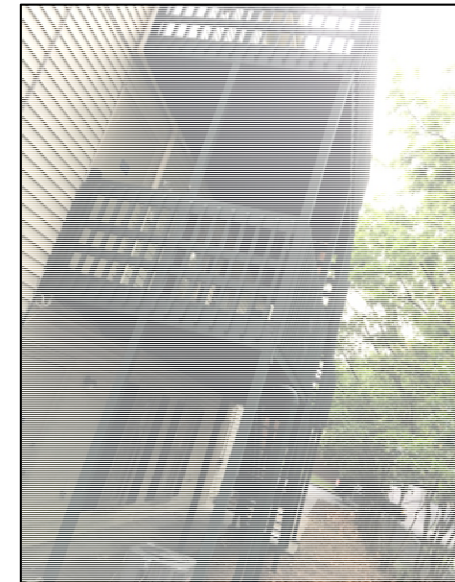
3rd Floor



4th Floor



▶ PHOTOS



► PHOTOS



Main Reception



Conference Room 1



1st Floor Work Space



2nd Floor Work Space