

83 WALTON STREET

(DOWNTOWN ATLANTA SUBMARKET)

Atlanta, GA 30303

FOR SALE
Owner/User Opportunity
21,756 Loft Office Building



JOEL & GRANOT

COMMERCIAL REAL ESTATE

Exclusively Presented By:

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83 Walton Street
Atlanta, GA 30303

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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.

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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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▶ EXECUTIVE SUMMARY

83 Walton is a unique fully renovated owner with income in place option for companies looking to own their own real estate in the rejuvenated Downtown Atlanta submarket.

This 6 story building (LL +5 floors) is currently occupied by two tenants (4th and 5th floor) with the remaining floors (1, 2 and 3 as well as the LL) available for immediate occupancy.

The ground level space has street front exposure and a more open plan with very high wood beam ceilings. There is an elevator and internal stairwell that allows access to all floors for easy mobility within the building.

This property is surrounded by all of the amenities that Downtown Atlanta has to offer. Walk to over 50 restaurants (Broad Street, CNN Center, Peachtree Street), Your out of town guests have access to thousands of hotel rooms or they can stay directly next door at the Home 2 Suite by Hilton as well as all of the major downtown attractions.

With the proximity of Georgia State and Georgia Tech your company has direct access to all of the young top talent that these top tier universities are producing.

This is a unique purchase opportunity for any growing company who needs room to grow.

Asking Price - \$3,599,740 or (\$165 SF)

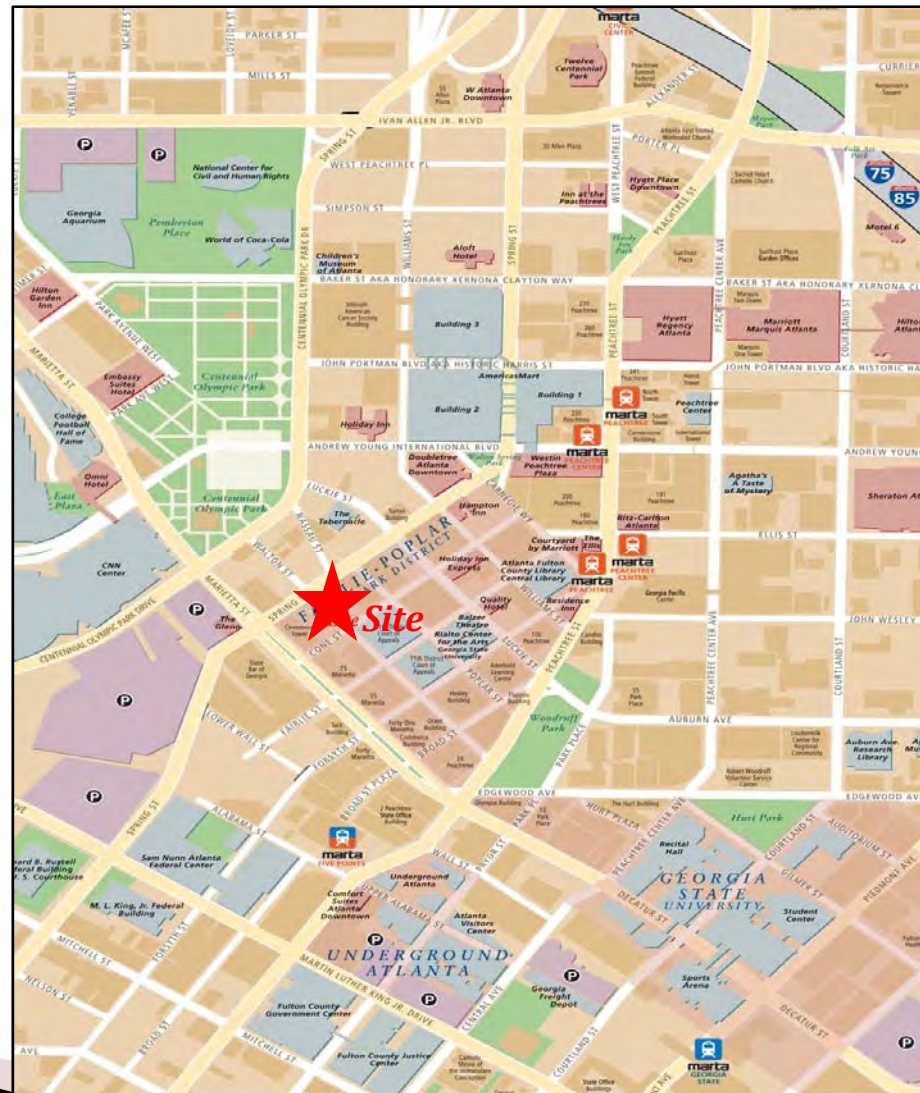
Thank You and we look forward to a tour with you.

PROPERTY HIGHLIGHTS

- Newly Renovated Loft Office
- Located within Walking Distance of (3) MARTA Stations and Numerous Downtown Amenities & Restaurants
- Each Floor Has Private Restrooms
- Office and Open Configuration
- Exposed Wood Ceiling
- Available Immediately



▶ NEIGHBORHOOD MAP



▶ RENT ROLL SUMMARY

Floor	Square Feet	Monthly Income	LED
4 th Floor	2,859	\$3,642	12/31/17
5 th Floor	2,859	1/1/17 to 3/31/17: \$3,575.75 4/1/17 - 12/31/17: \$3,692.88	3/31/2020

- * Detail rent roll available upon completion of registration and signing of confidentiality agreement
- ** Current Occupancy as of January, 2017: 28.00% leased which leaves 3 full floors for a user to occupy or the ability to lease additional unoccupied space
- *** 4th floor has an option to renew with notice due by June 30, 2017

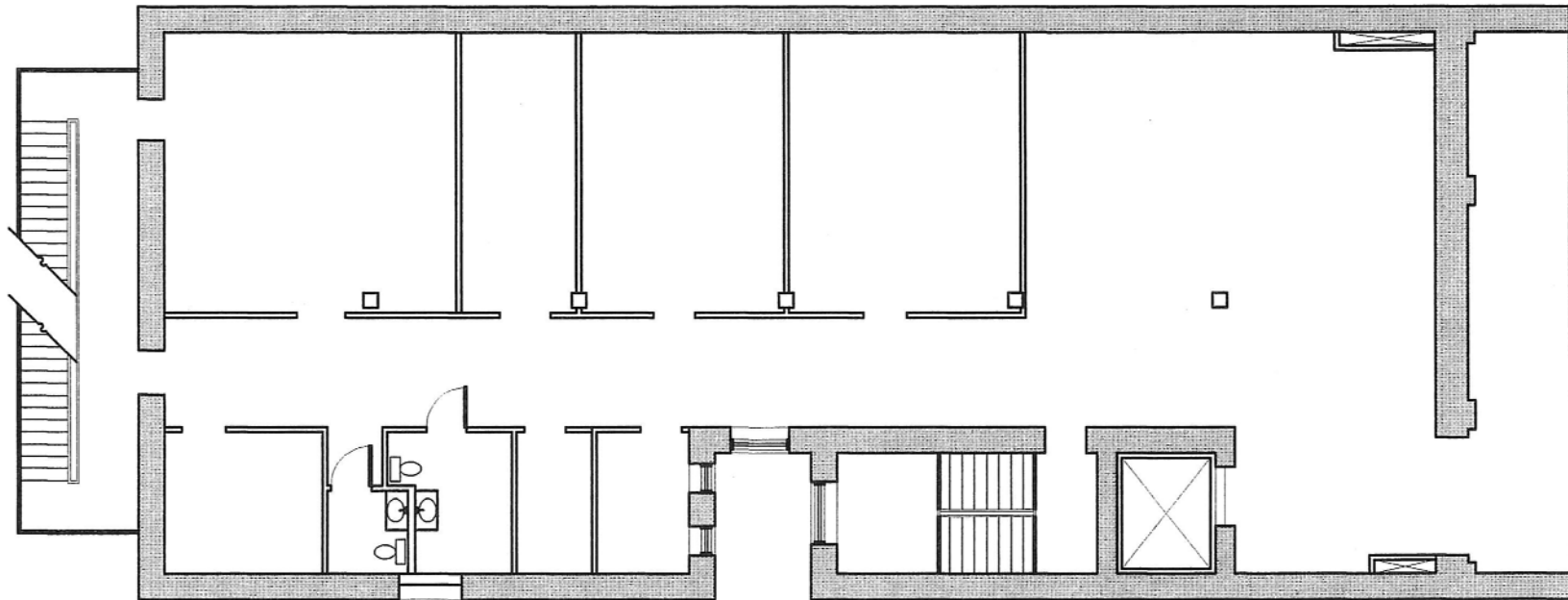


▶ OPERATING EXPENSES

	2016	PSF
TAXES		
	\$28,572.83	\$1.32
INSURANCE		
	\$ 3,627.00	\$0.17
REPAIRS & MAINTENANCE		
	\$11,956.10	\$0.54
UTILITIES		
	\$28,175.45	\$1.30
LANDSCAPING		
	\$ 720.00	\$0.03
TELEPHONE		
	\$13,305.44	\$0.61
SECURITY		
	\$ 3,146.08	\$0.14
JANITORIAL		
	<u>\$13,217.70</u>	<u>\$0.61</u>
TOTAL EXPENSES	\$102,720.60	\$4.72/SF

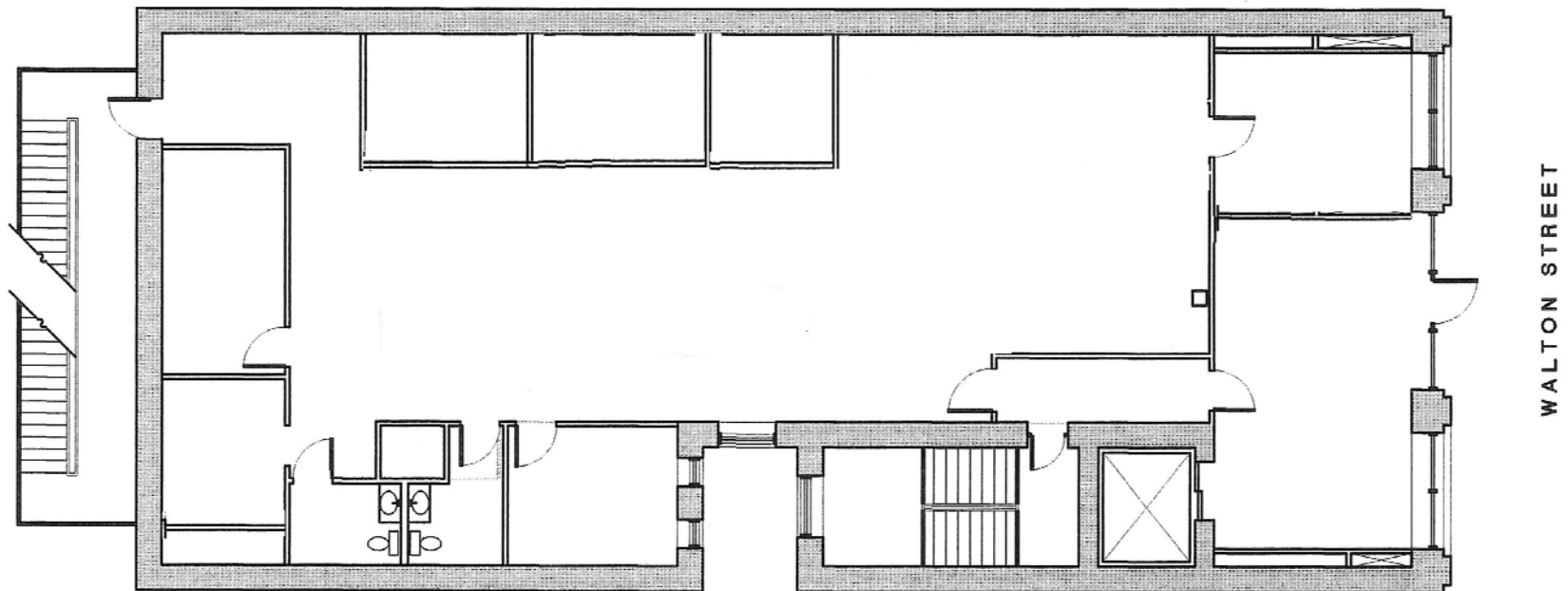
▶ FLOOR PLAN

Lower Level
(full restroom with showers)



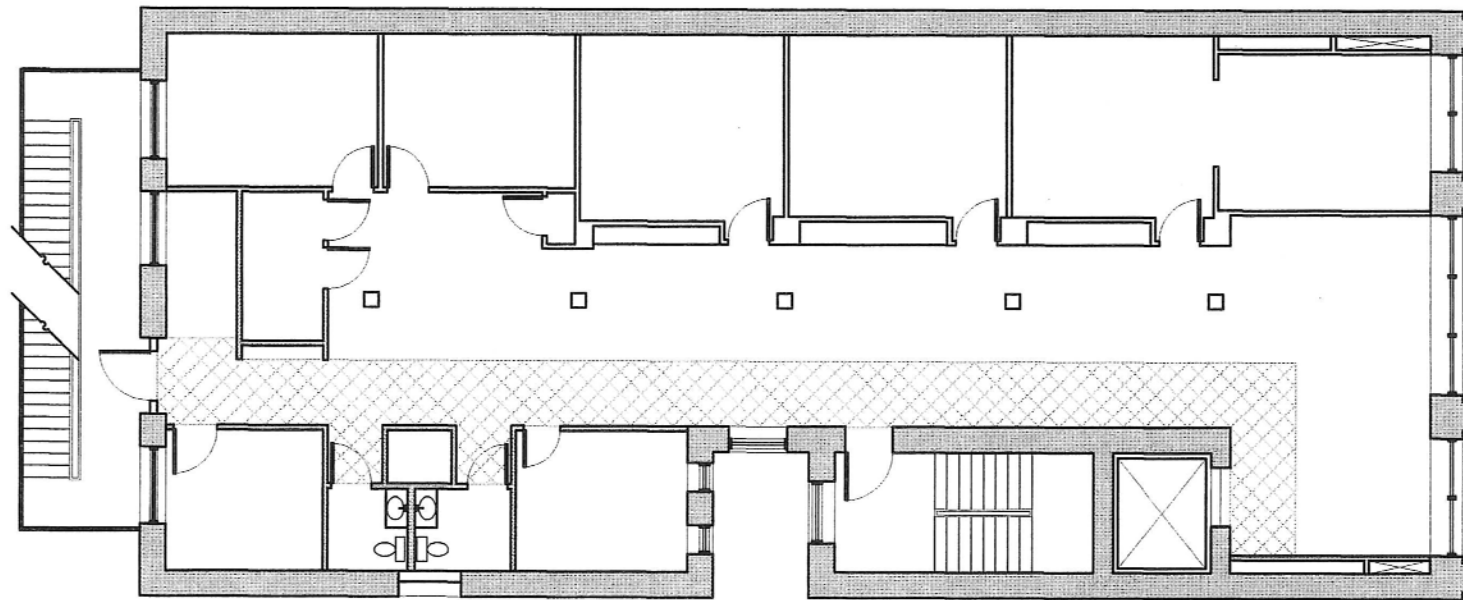
▶ FLOOR PLAN

1st Floor



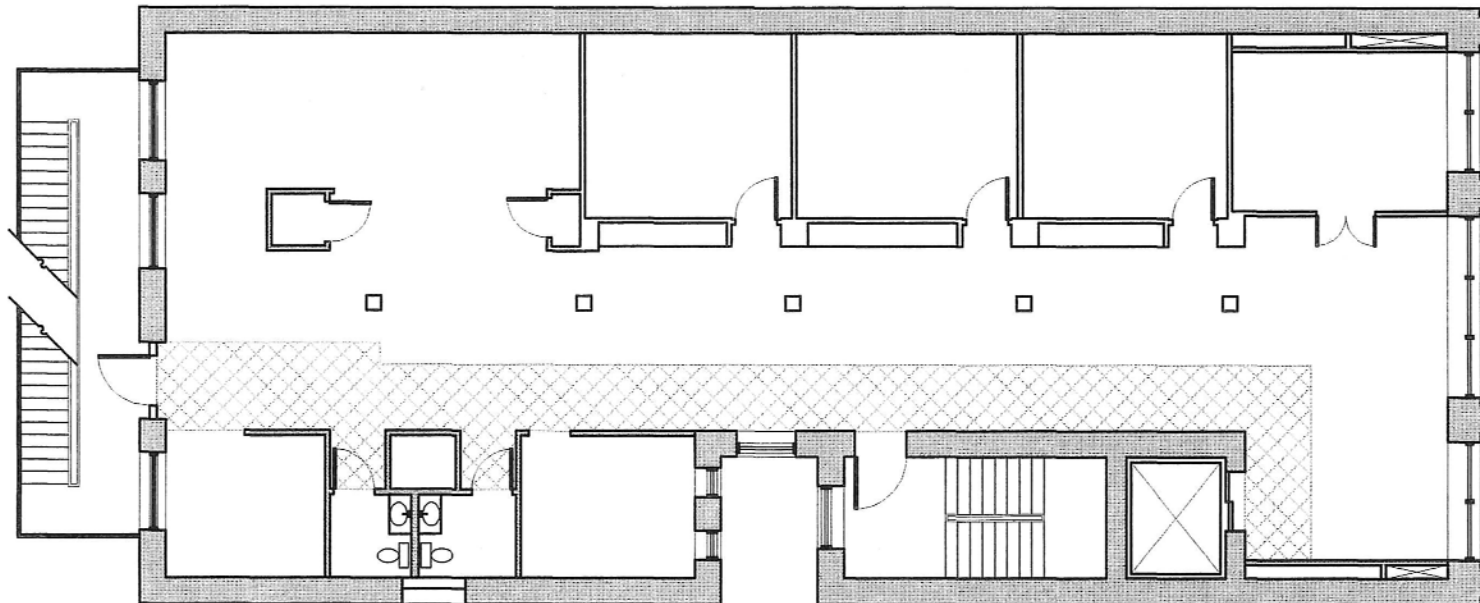
► FLOOR PLAN

2nd Floor



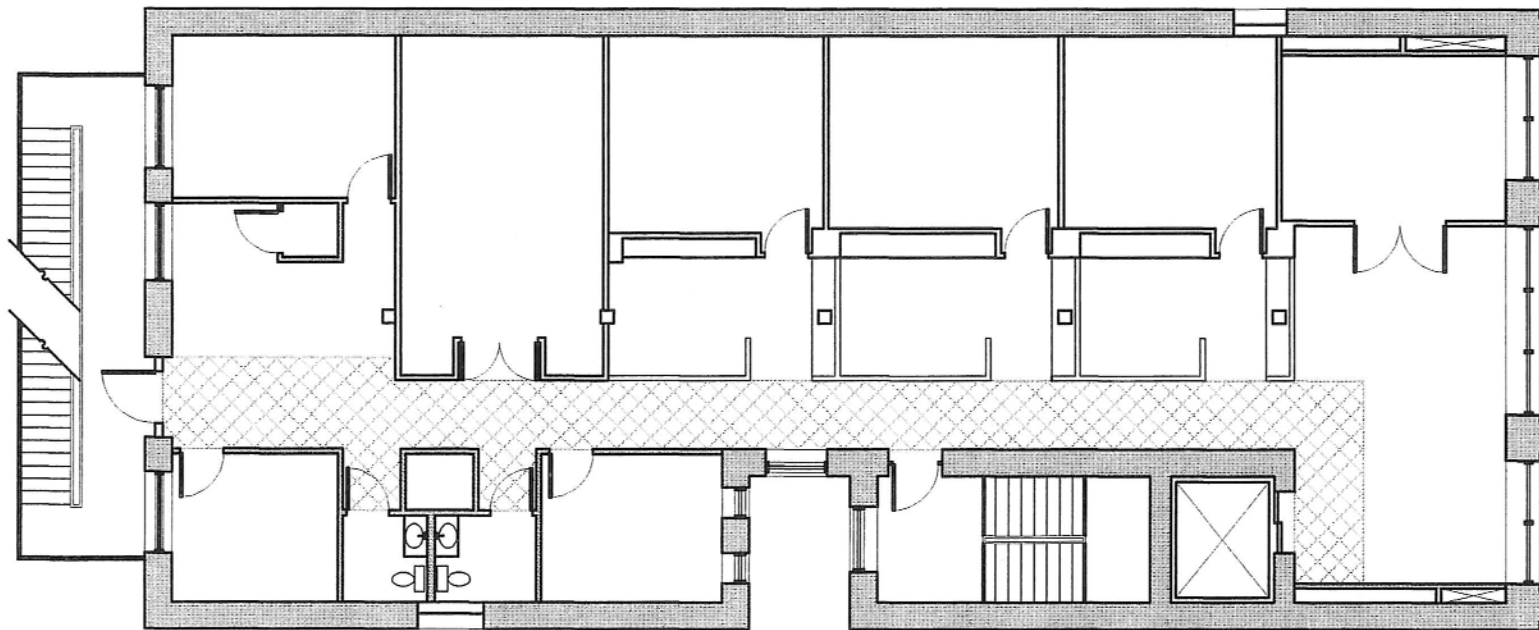
► FLOOR PLAN

3rd Floor



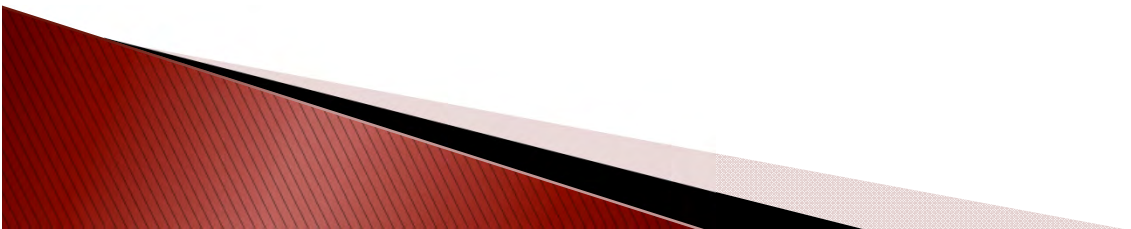
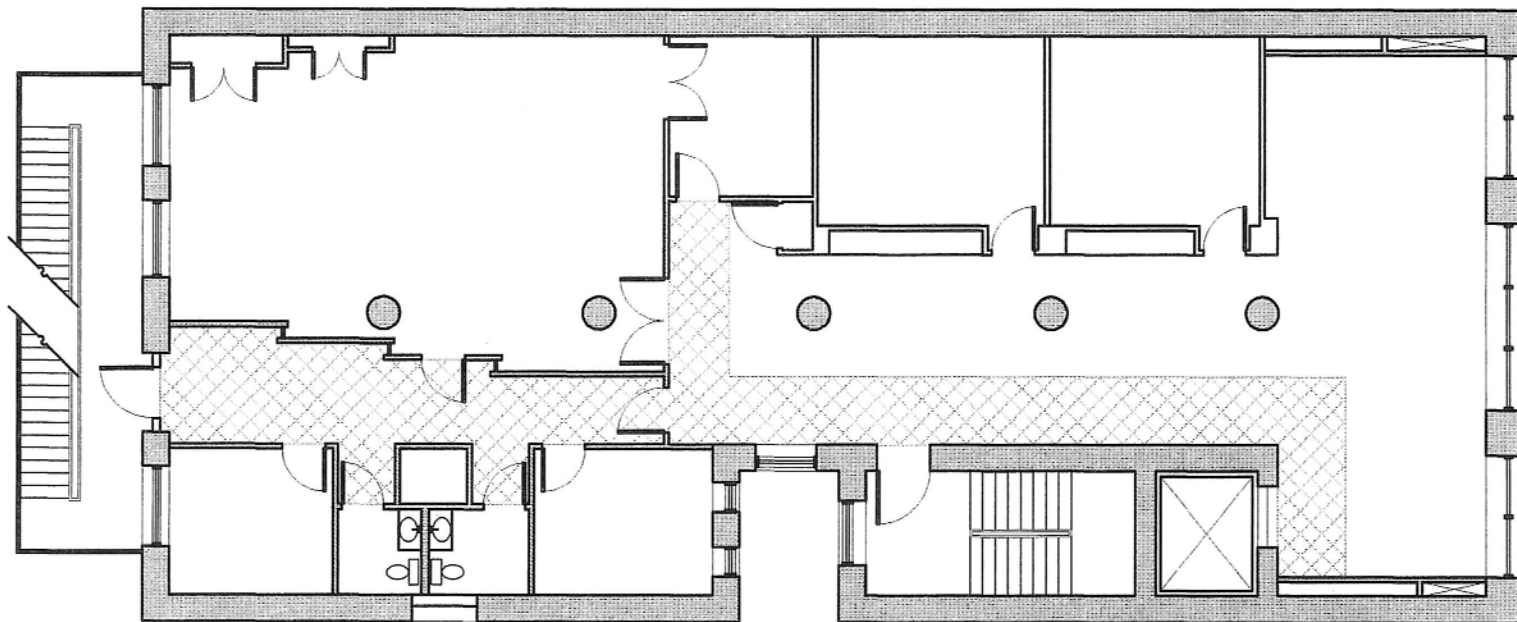
▶ FLOOR PLAN

4th Floor
(Occupied)

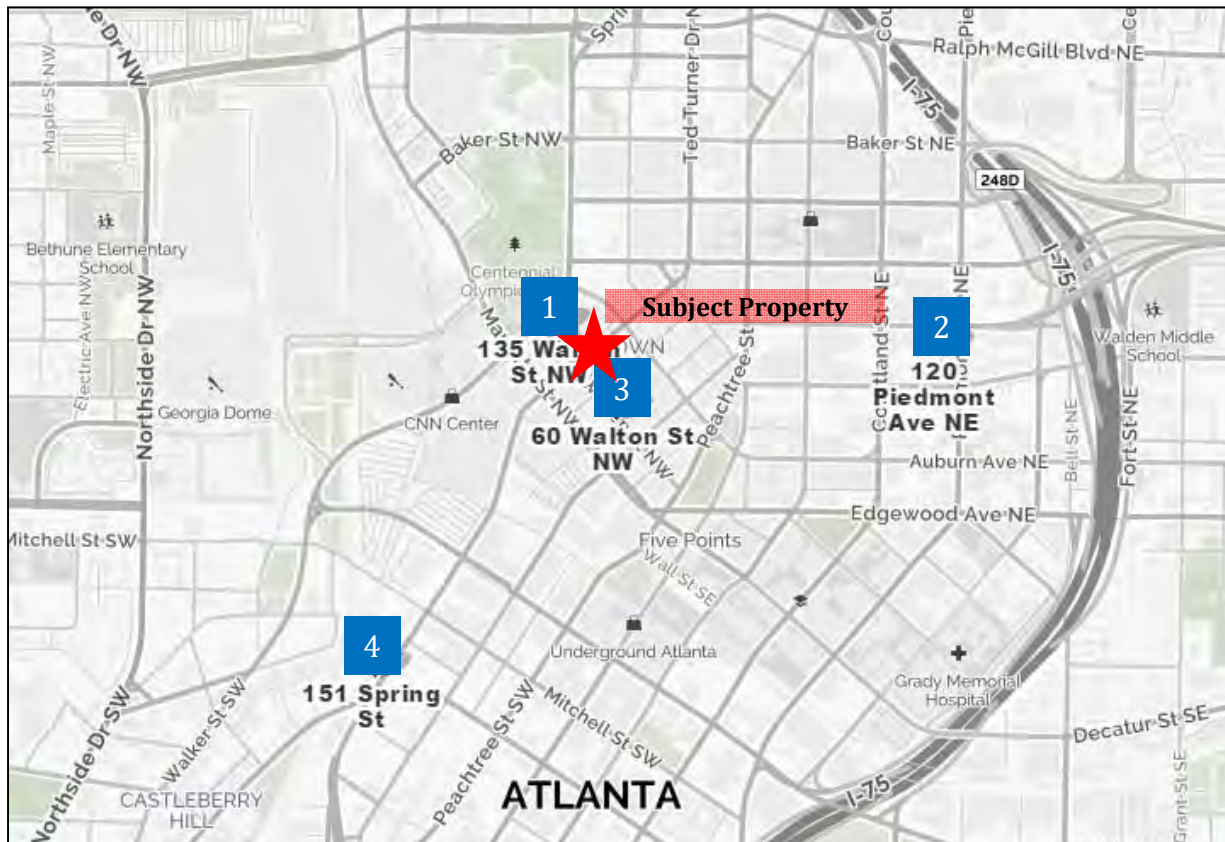


► FLOOR PLAN

5th Floor
(Occupied)







▶ **COMPARABLE PROPERTIES SOLD MAP**



BASIC CRITERIA:

Type of Property:	Office
Property Size:	10000 -25,000 SF
Date of Sale:	From 4/1/2015 to Present
Sale Status:	Sold

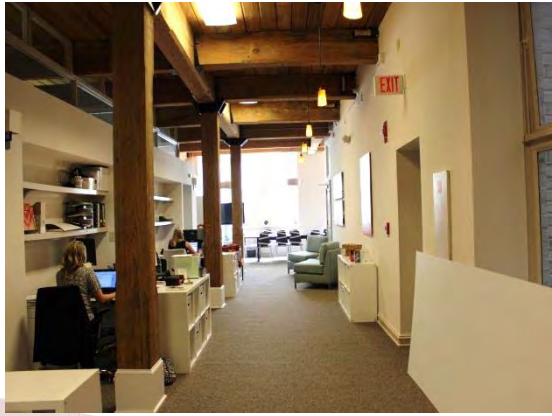
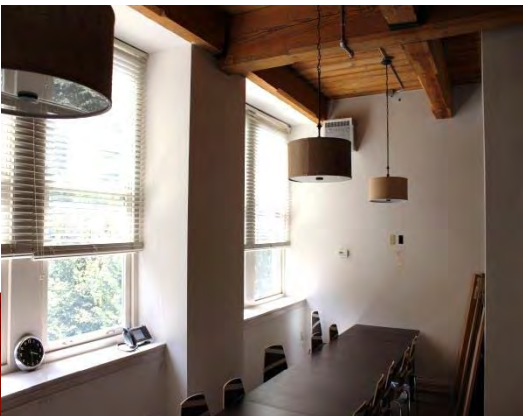
▶ **COMPARABLE SOLD PROPERTIES**

Photo	Address	Sales Date	Square Feet	Per Square Foot Price
1 	135 & 141 Walton St. Atlanta, GA	March 2016	13,769	\$164.00
2 	120 Piedmont Rd. Atlanta, GA	June 2015	13,512	\$163.00
3 	60 Walton Street Atlanta, GA	May 2015	19,300	\$54.00/SF \$78.00/SF in renovations (\$132.00)
4 	151 Spring Street Atlanta, GA	April 2015	19,000	\$49.00/SF \$90.00/SF in renovations (\$134.00)

▶ **PARKING LOCATIONS**

Company	Parking Location(s)	Contact Number	Price	Notes
PCA Star www.PCA-Star.com	<ul style="list-style-type: none"> Luckie & Centennial Spring & Walton Spring & Williams 	404.584.7057	Luckie - \$60.00/Month Walton – Daily Only Williams - \$70.00/Month	Luckie/Centennial and Spring/Williams are both on waiting lists. Told to check back at the first of the year
National Parking www.national-parking.com	<ul style="list-style-type: none"> Luckie & Cone Nassau & Centennial 	678.365.4030 Brad Sharp	N/A	They don't provide monthly parking – said it would be too expensive (\$200/month)
SP Plus (Central Parking) www.spplus.com	<ul style="list-style-type: none"> 123 Marietta 127 International 	Shimelis sdinegie@spplus.com	Marietta - \$70.00/Month Peachtree - \$60/Month	Has covered parking
Parking Management Services	<ul style="list-style-type: none"> Walton & Lane 98 Cone 	678.523.0966 Scheed (SHAW-HEED)	Cone - \$75.00/Month	Covered and surface parking
Laz www.lazparking.com	<ul style="list-style-type: none"> 100 Luckie 102 Cone Phillips & CNN deck Marietta & Centennial Olympic Park Dr. 	Lloyd Millage 404.273.9578 lmillage@lazparking.com	Luckie - \$50.00/Month Cone - \$85.00/Month CNN – Employees Only Centennial - \$85/month	100 Luckie is a block away and is covered parking. They just lost a big tenant so there are a lot of spaces.
Lanier www.lankierparking.com	<ul style="list-style-type: none"> 55 Marietta 	404.352.4131 (Christopher Friday)	N/A	55 Marietta is at capacity
AAA Parking www.aaaparking.com	<ul style="list-style-type: none"> Cone & Marietta 	404.525.5959 (Corey)	\$80.00/month per space	Can provide up to 80 spaces in the garage
717 Parking Enterprises	<ul style="list-style-type: none"> 150 Carnegie Way 	404.523.1816	\$65.00/Month	Covered garage parking

► PHOTOS



▶ PHOTOS

