

OWNER OCCUPIER OR INVESTMENT OPPORTUNITY

**FOR SALE  
OR LEASE**

**15,940 RSF**

**3-STORY OFFICE IN  
THE HEART OF VININGS**

2802 PACES FERRY ROAD, ATLANTA, GA



CONTACT INFORMATION

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2802 PACES FERRY ROAD

# FOR SALE OR LEASE

## SALE PRICE

\$5,050,000 (\$316.81)

## LEASE RATE

**\$26.00/RSF, Modified Gross**

(excludes janitorial and utilities, separately metered)

## 3-Story, Free Standing Office



### **SUITE 100**

Flex warehouse space with loading capacity via garage bay

### **SUITES 200 & 300**

100% office space



# PROPERTY HIGHLIGHTS



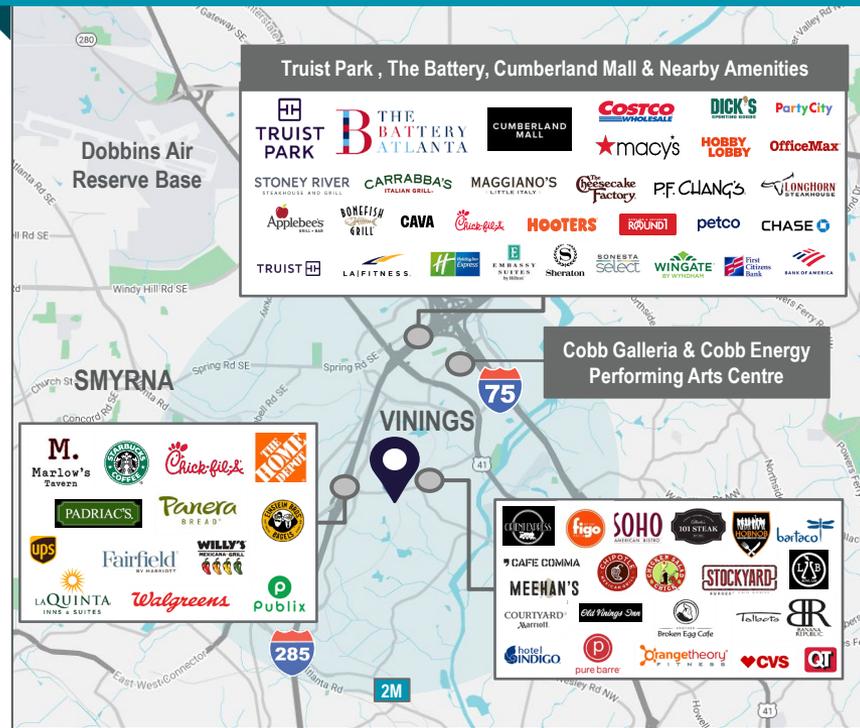
2802 Paces Ferry Road in Atlanta, GA, presents an exceptional owner occupier opportunity in the desirable Vinings submarket.

This 15,940 RSF, three-story office building, constructed in 2000, boasts a modern interior and a lower level suitable for loading and storage or office use, enhancing its functionality for a variety of businesses.

Its prime location centrally located within Vinings and near Cumberland Galleria and The Battery offers tenant's convenient access to numerous dining, shopping, and entertainment options, while also benefiting from excellent connectivity to major highways, including I-285 and I-75.

With a convenient drive-up surface parking (ratio of 1.25 spaces per 1,000 RSF), the property provides easy access enhancing usability.

## EXCELLENT VININGS LOCATION



## BUILDING OVERVIEW

<b>ADDRESS</b>	2802 Paces Ferry Rd., Atlanta, GA 30339
<b>BUILDING SIZE</b>	15,940 RSF
<b>STORIES</b>	Three (3) - two floors finished office; Flexible lower level with 2 garage doors / drive-in loading
<b>YEAR BUILT</b>	2000
<b>TENANCY</b>	HQ Single or Multi-Tenant
<b>PARKING</b>	22 surface parking spaces
<b>POWER</b>	Natural gas-powered generator available for redundancy power. Existing high-speed fiberoptic cable available
<b>CEILING HEIGHT</b>	Minimum 9.5 foot clear with vaulted ceilings up to 18 feet
<b>INTERIOR FINISHES</b>	Hardwood floors and curved mahogany walls suitable for showrooms, studios and office
<b>SIGNAGE</b>	Available exterior building signage opportunity

2802 Paces Ferry Road, Atlanta, GA

# INTERIOR PHOTOS

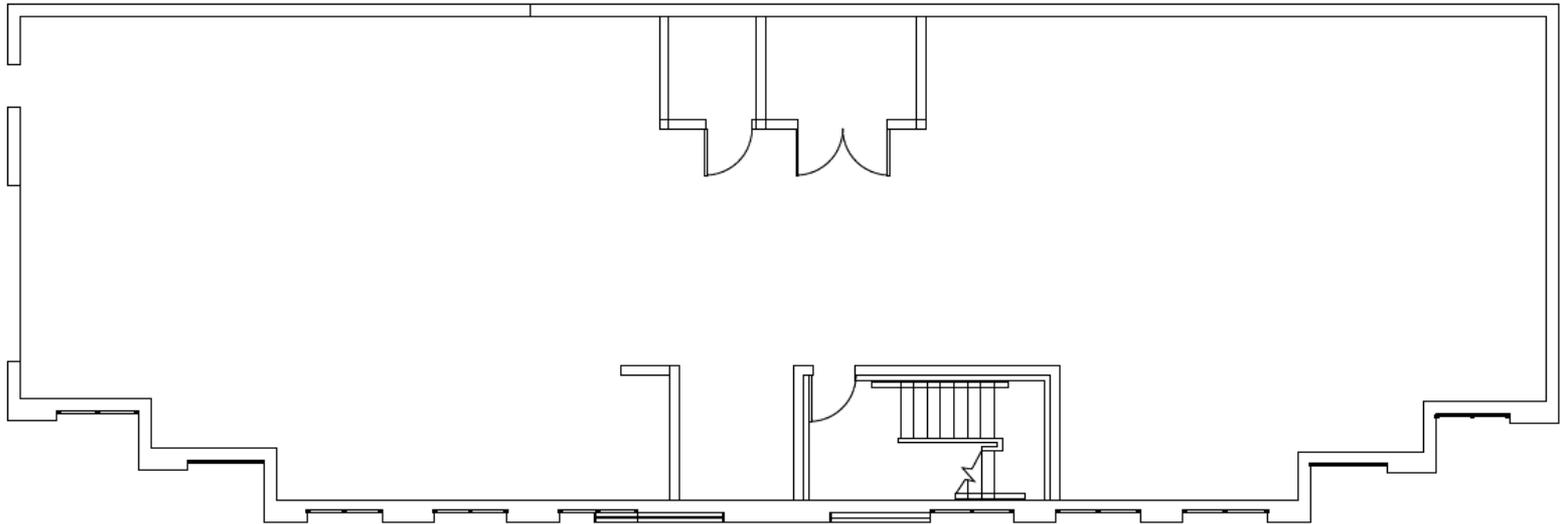


2802 Paces Ferry Road, Atlanta, GA

# FLOOR PLAN



## FIRST FLOOR (LOWER LEVEL)

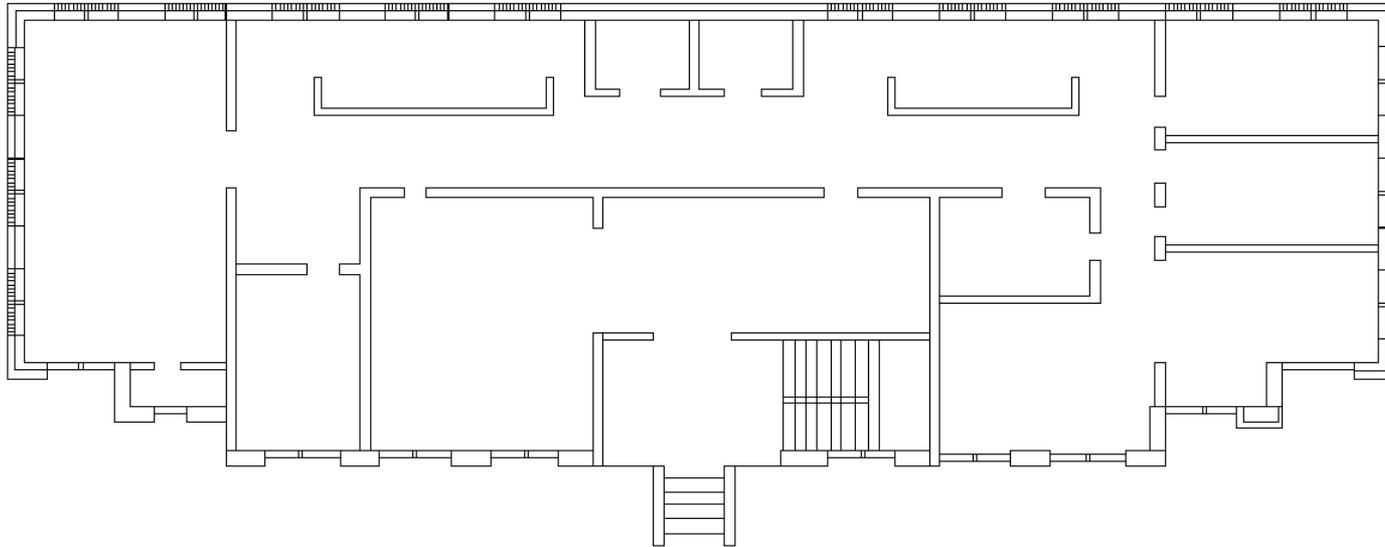


2802 Paces Ferry Road, Atlanta, GA

# FLOOR PLAN



## SECOND FLOOR (ENTRANCE FLOOR)







# LOCATION OVERVIEW

## EXCEPTIONAL LOCATION OFFERING QUICK ACCESS TO I-285 & I-75, RETAIL, DINING & AMENITIES

Abundant retail and amenities within a two (2) mile radius, including:



Truist Park & The Battery



Cumberland Mall & 7+ Shopping Centers



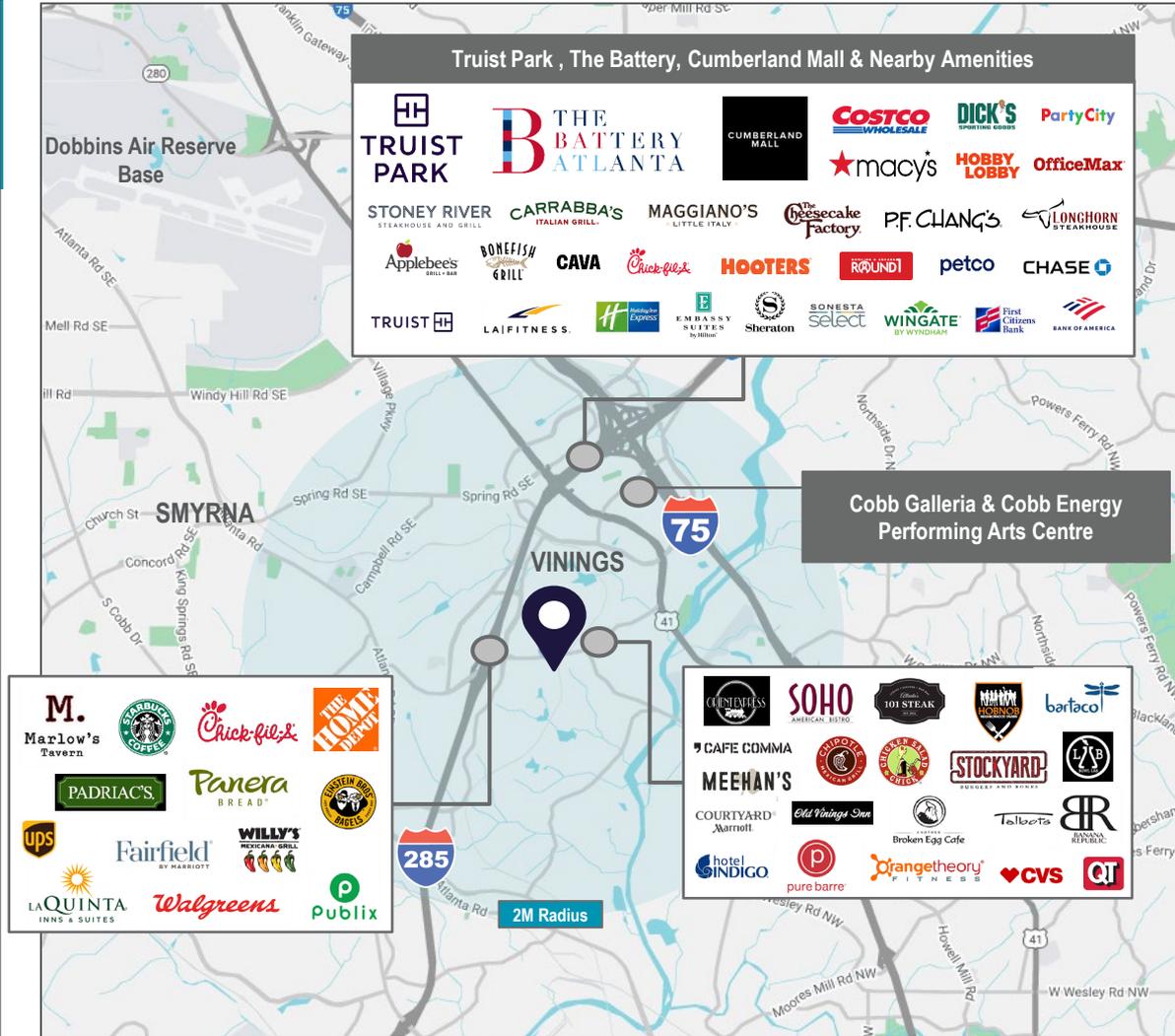
10 Hotel Accommodations



30+ Restaurants & Dining Options



Cobb Energy Performing Arts Centre





# 2802 Paces Ferry Road, Atlanta, GA

# DEMOGRAPHICS



## DEMOGRAPHIC SUMMARY REPORT

	1 mile	3 mile	5 mile
2024 Population	14,483	90,162	208,697
Population 2029 Projection	14,922	92,060	213,592
Households 2024	8,115	45,722	95,001
Household Growth 2024-2029	0.6%	0.4%	0.5%
2024 Avg. Household Size	1.8	1.9	2.2
2024 Med. Household Income	\$96,194	\$91,780	\$93,165

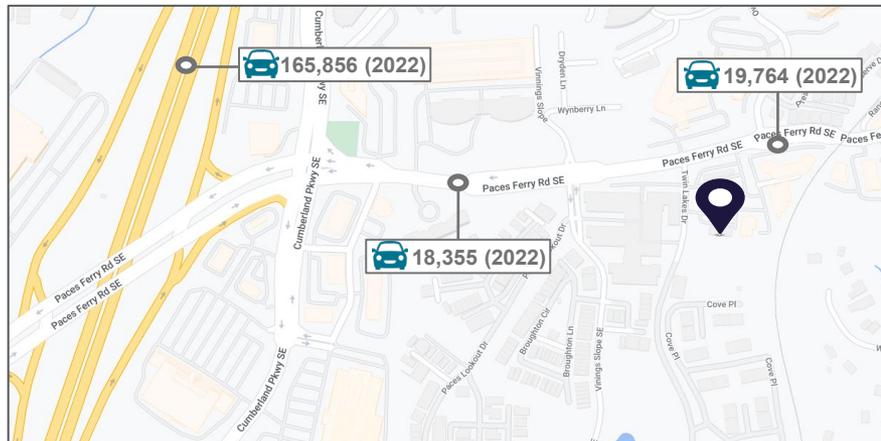
## DAYTIME EMPLOYMENT REPORT

	# of Business (1 mile)	# of Employees (1 mile)
Total Businesses	1,565	26,604
Service-Producing Industries	1,447	25,461
Goods-Producing Industries	118	1,143

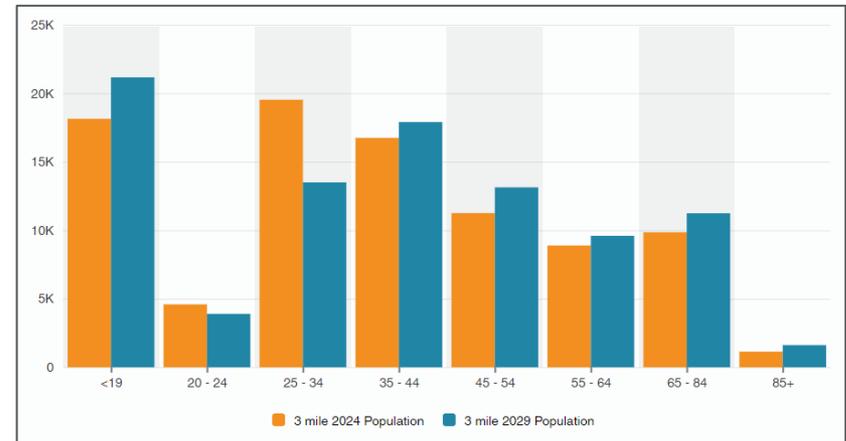
## CONSUMER SPENDING REPORT

	1 mile	3 mile	5 mile
Total Consumer Spending	\$259M	\$1.4B	\$3.2B

## TRAFFIC COUNTS



## POPULATION BY AGE



# NORTHWEST ATLANTA MARKET OVERVIEW



## VININGS: *One of the most desired neighborhoods in Cobb County*

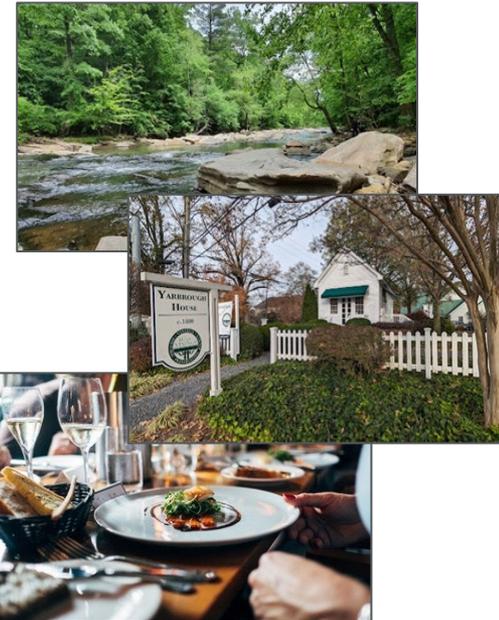
Vinings is an unincorporated community and census-designated area in Cobb County, Georgia. Situated along the Chattahoochee riverbank beside the West Paces Ferry affluent section of Buckhead, the area offers much to be desired, proximity to top private schools, beautiful housing, natural landscape and excellent access to notable nearby areas and amenities.

Vinings spans about 3.5 square miles with approximately 12,500 residents and is home to Home Depot's HQ office. This upscale small-town community with its southern charm atmosphere affords residents and visitors walkable options to top dining and boutique retail while also situated among rich historical landmarks, maintained by The Vinings Historic Preservation Society who hosts a variety of community events annually.

Surrounded by a lush green natural landscape, nature-lovers enjoy trails and recreation areas including the 61.5-mile Silver Comet Trail, West Palisades Trail, Path 400 - running directly through Vinings, and the Chattahoochee River National Recreation Area along the river.

In addition, Vinings offers a convenient ITP ("inside the perimeter") address with superior access to significant areas like Buckhead, Midtown, and Downtown via I-285 and I-75, and is only 20 miles north of Hartsfield-Jackson Atlanta International Airport.

Vinings' retreat-like natural landscape, small town community vibe, proximity and access to elegant housing, top schools, interstates and notable dining, retail and amenities makes this area one of the most desired neighborhoods - a prime location for businesses and residents alike.



## THE "NEW" NORTHWEST TRANSFORMATION - Truist Park / The Battery

# TRUIST PARK

# THE BATTERY ATLANTA

- \$18.9M FISCAL IMPACT\*
- 450,000 SF NEW RETAIL
- 5 NEW HOTELS
- 1,700 NEW MULTI-FAMILY UNITS
- 60+ RESTAURANTS in walking distance
- \$900M INFRASTRUCTURE IMPROVEMENTS

*\*annual average total net fiscal impact on Cobb County*



Q4 2024 - NORTHWEST ATLANTA  
**MARKET OVERVIEW**



**OFFICE MARKET AT-A-GLANCE**



**TOTAL INVENTORY**  
**24.6 MSF**



**OVERALL AVG. RENT CLASS A**  
**\$30.24 PSF**



**OVERALL VACANCY**  
**17.8%**



**2024 YTD NET ABSORPTION**  
**50,791 SF**



**2024 YTD LEASING ACTIVITY**  
**939,340 SF**

SUBMARKET	INVENTORY (SF)	DIRECT VACANT (SF)	SUBLET VACANT (SF)	OVERALL VACANCY RATE	CURRENT QTR OVERALL NET ABSORPTION (SF)	YTD OVERALL NET ABSORPTION (SF)	YTD LEASING ACTIVITY (SF)	UNDER CNSTR (SF)	OVERALL AVG ASKING RENT (ALL CLASSES)*	OVERALL AVG ASKING RENT (CLASS A)*
Downtown	16,756,362	4,846,360	152,688	29.8%	-26,234	-961,202	383,299	0	\$28.56	\$29.13
Midtown	25,698,269	7,965,156	590,513	33.3%	-5,375	-333,241	1,260,487	200,000	\$45.64	\$50.83
Buckhead	18,235,862	5,191,940	169,051	29.4%	-46,103	-128,095	979,585	0	\$38.75	\$39.51
Central Perimeter	25,093,368	5,962,710	1,543,485	29.9%	97,753	19,193	1,262,906	0	\$29.38	\$30.82
Georgia 400 Corridor	19,732,213	4,302,902	450,527	24.1%	21,194	-101,753	764,590	0	\$27.20	\$27.96
<b>Northwest Atlanta</b>	<b>24,650,182</b>	<b>3,723,106</b>	<b>659,481</b>	<b>17.8%</b>	<b>2,844</b>	<b>50,791</b>	<b>939,340</b>	<b>250,000</b>	<b>\$27.52</b>	<b>\$30.24</b>
Northlake/Decatur	4,580,401	1,259,590	10,928	27.7%	1,160	-10,207	116,719	0	\$23.44	\$26.18
Northeast Atlanta	19,894,637	2,594,668	83,541	13.5%	56,940	107,933	668,669	0	\$21.34	\$23.95
Airport/South Atlanta	4,244,942	493,521	0	11.6%	13,627	334	61,951	0	\$21.97	\$22.34
<b>ATLANTA TOTALS</b>	<b>158,886,236</b>	<b>36,339,953</b>	<b>3,660,214</b>	<b>25.2%</b>	<b>115,806</b>	<b>-1,356,247</b>	<b>6,437,546</b>	<b>450,000</b>	<b>\$32.53</b>	<b>\$35.27</b>

\*Rental rates reflect full service asking



Atlanta Braves Development Company and Truist Securities partnered to develop the only new construction project in Cumberland/Galleria. This 250,000 SF office building is expected to deliver early 2025. Truist Securities is expected to take half of the new building making it home to approximately 1,000 employees with a state-of-the-art trading floor located directly behind Truist Park, approximately 300' from the home plate.

# METRO ATLANTA MARKET OVERVIEW



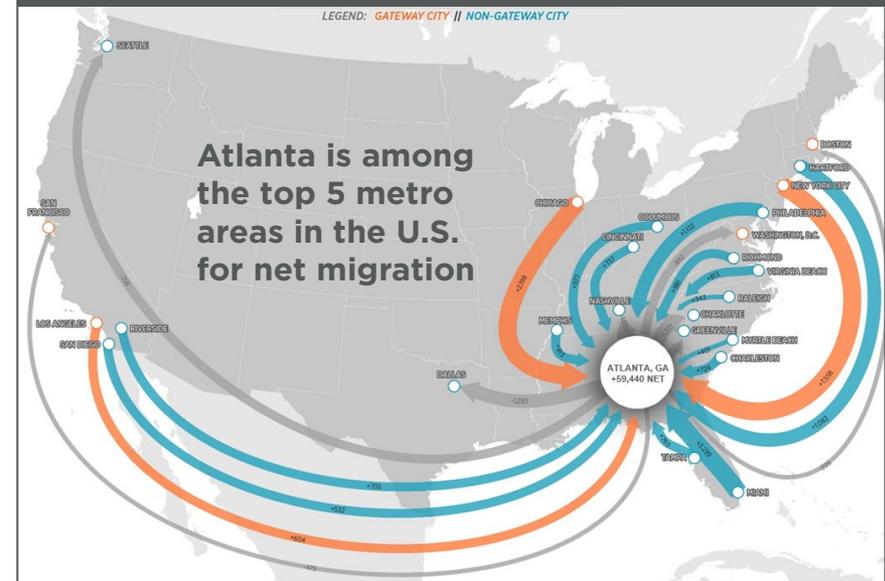
## ATLANTA

### The Economic and Social Engine of the Southeast

- #1 State for Doing Business for 10 consecutive years
- #1 State Workforce Development Programs for 8 consecutive years
- #1 Best Place to Live in the U.S.
- #1 Airport (busiest and most efficient) in the World since 1998
- #10 Largest Economy with GDP of \$436.8B
- 3.1M residents in workforce
- 1.6M millennial residents
- 17.0% projected average household income growth in the next 5 years (to \$131,897)
- 39.2% of population has annual household income of \$100k+
- 6.5M: Expected population growth by 2027; 25% increase from 2020
- 31 Fortune 500/1000 companies, #3 highest concentration in the U.S.
- 57 Colleges and Universities in the region
- 41.9% of the population has earned a bachelor's degree or higher (U.S.: 35.1%)



### Annual Average Net Migration to Atlanta





## CONTACT INFORMATION



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