



200 SANDY SPRINGS PLACE

FOR SALE OR LEASE



900 CIRCLE 75 PKWY | SUITE 720 | ATLANTA, GA 30339

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200 SANDY SPRINGS PLACE

ADDRESS

200 Sandy Springs Pl NE | Atlanta, GA 30328

SQUARE FOOTAGE

17,114 SF

TAX ASSESSOR'S PARCEL

17 008900081024

ACERAGE

0.59 AC

ZONING

C-1C

YEAR BUILT

1987

CONSTRUCTION TYPE

Masonry

FREEWAY ACCESS

I-285 & GA-400

CONSTRUCTION TYPE

Masonry

NUMBER OF STORIES

3

PARKING

Up to 61 Shared Spaces

SALE PRICE

\$2,863,000 (\$167.00/SF)

LEASE PRICE

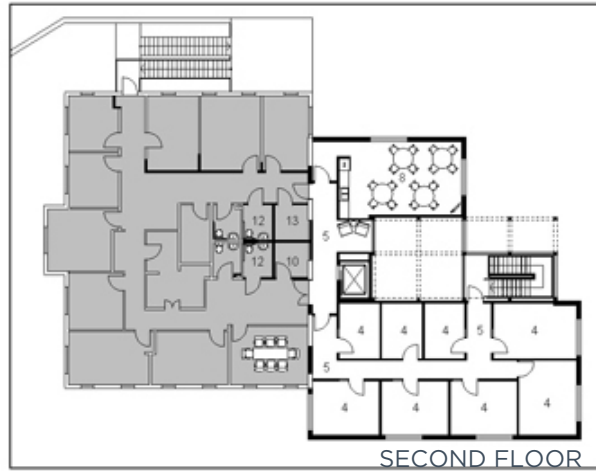
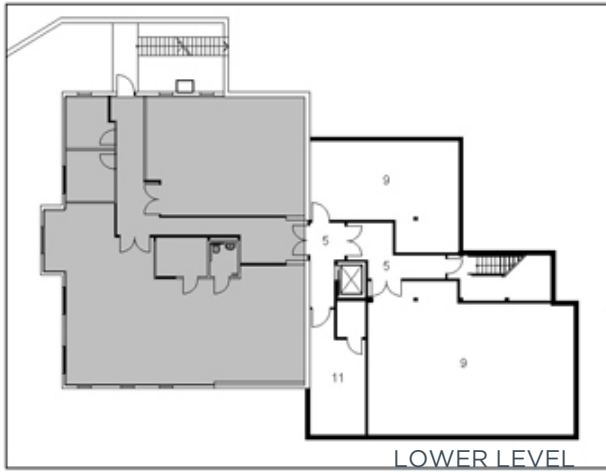
Inquire

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- Rare ownership opportunity in the heart of Sandy Springs
- Walking distance to your favorite restaurants
- Short walk to the new Sandy Springs City Center
- Short term sale-leaseback
- Perfect for a professional service firm, technology business, or medical practice
- Elevator access on all three (3) levels
- Monument signage available
- After-hours parking income opportunity
- Major renovation completed in 2010
- Data center located on lower level with supplemental HVAC. Backed up by a 750 KVA Caterpillar diesel generator



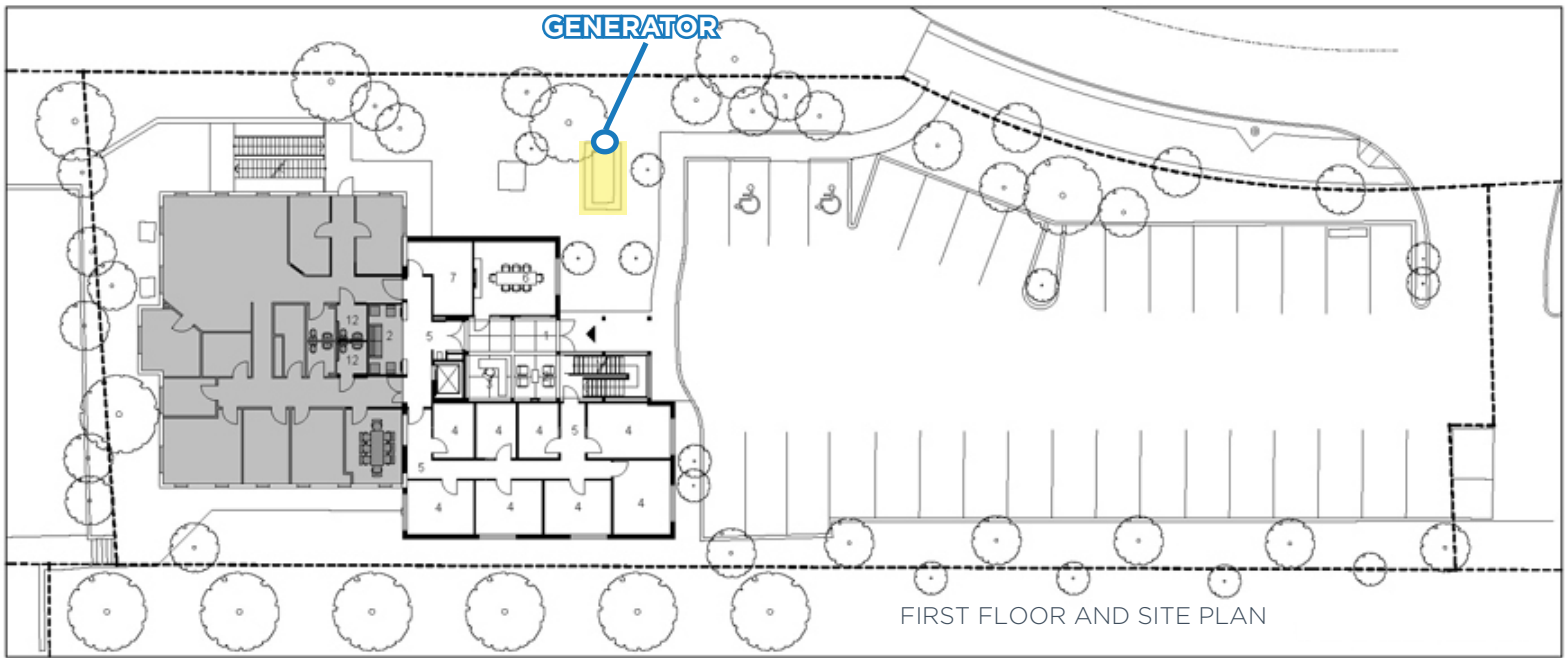
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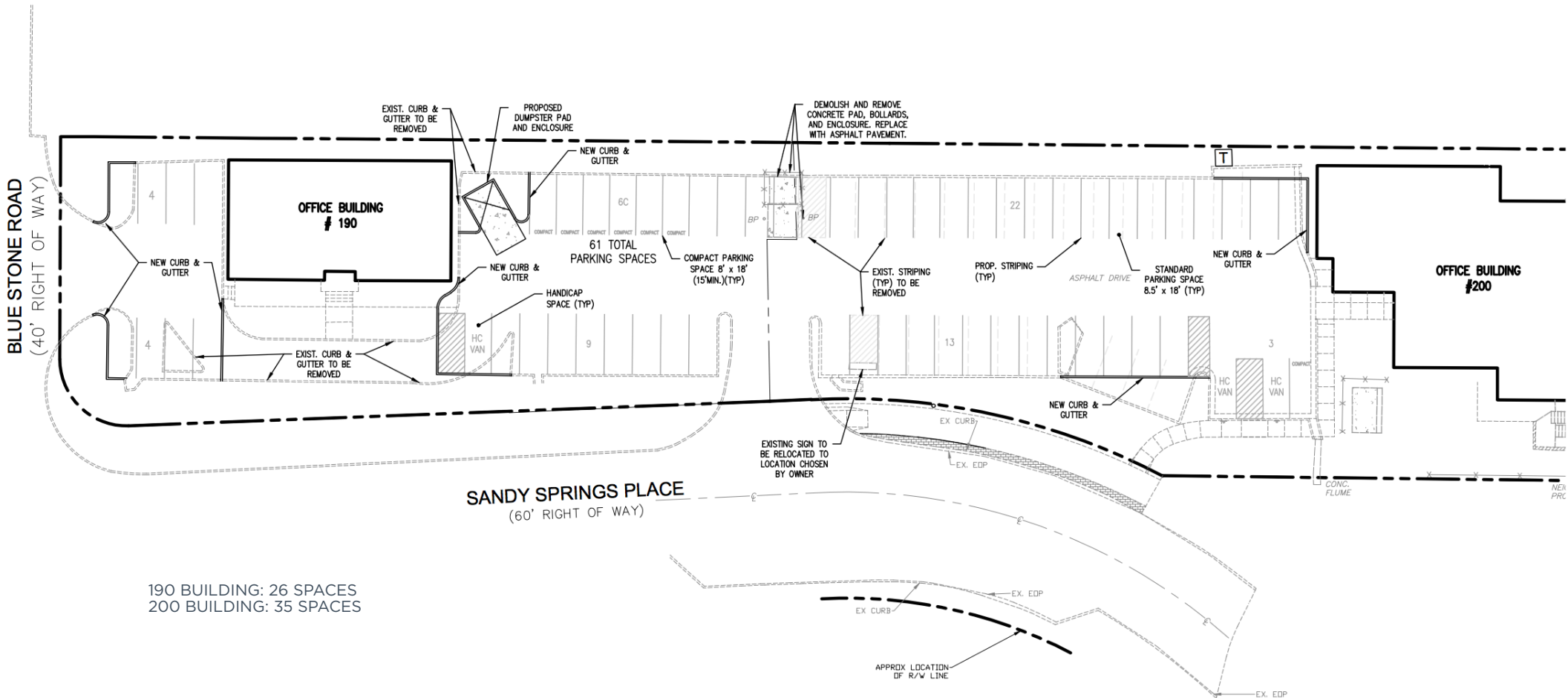
LEGEND:

- 1 LOBBY
- 2 WAITING AREA
- 3 RECEPTION
- 4 OFFICE
- 5 CORRIDOR
- 6 CONFERENCE ROOM
- 7 TV / MEDIA ROOM
- 8 BREAKROOM
- 9 FUTURE DATA CENTER
- 10 MECHANICAL ROOM
- 11 ELECTRICAL ROOM
- 12 TOILET
- 13 STORAGE

BUILDING MAIN ENTRY
 EXISTING BUILDING

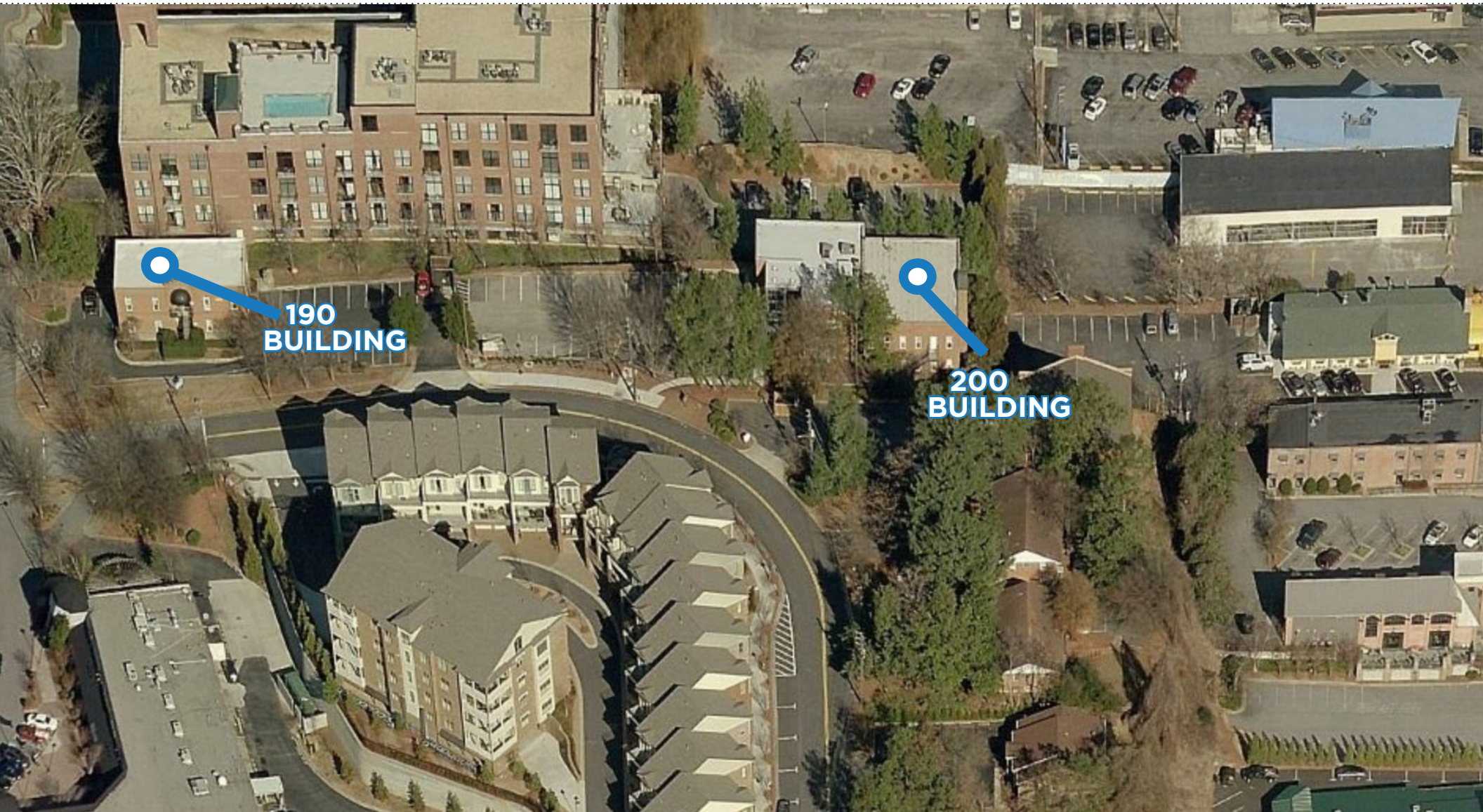


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190 BUILDING: 26 SPACES
200 BUILDING: 35 SPACES

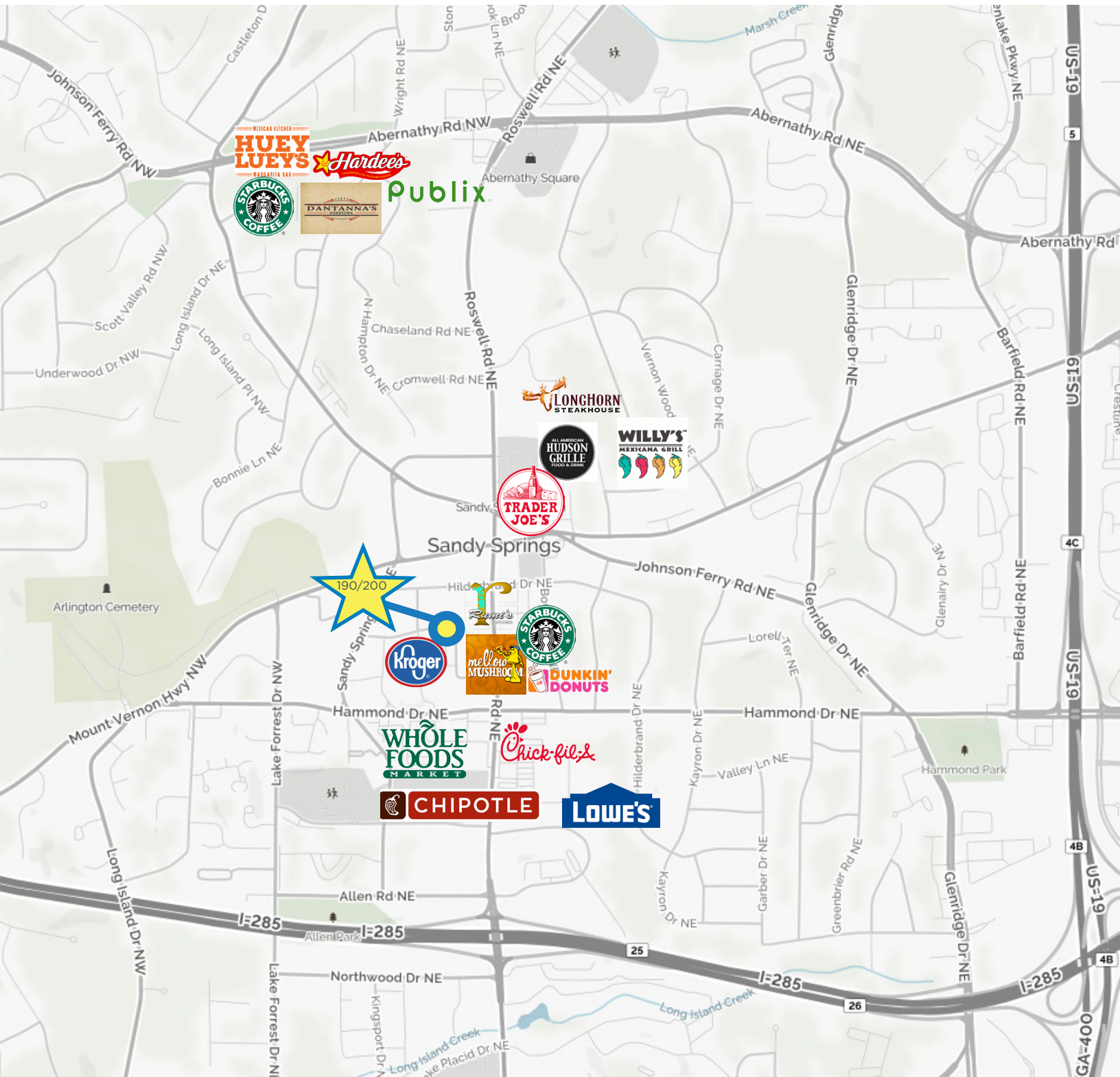
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The Sandy Springs market is located directly north of the city of Atlanta. Sandy Springs is part of the Metro-Atlanta area. Highway access can be obtained via I-285 and GA-400.

“In 2012, the City Council adopted a Master Plan to create the City’s downtown area. The Community Vision: promote community interaction - creating a safe and welcoming area for all residents.

- Create a unique, vibrant, walkable city-center rich in amenities
- Catalyze significant market-driven private investment in a walkable, mixed-use development that introduces dining and entertainment options
- Create a comprehensive infrastructure to support the city center
- Create an appropriate setting for a new civic/cultural center that functions as a place of community activity and identity
- Introduce a green space network that accommodates a variety of activities

September 2014, the Sandy Springs City Council approved the Site Development Plan which includes government offices, a performing arts center and studio theatre/meeting space, an on-site park, & residential and retail components.”

AREA DEMOGRAPHICS

1 MILE

Population: 11,856

Household Income: \$55,181

Number of Households: 5,065

3 MILES

Population: 85,397

Household Income: \$79,105

Number of Households: 38,559

5 MILES

Population: 215,528

Household Income: \$80,451

Number of Households: 97,640

