

FOR SALE OR LEASE

1570 NORTHSIDE DRIVE

Atlanta, GA 30318

HEADQUARTERS LOCATION/ NORTHSIDE DRIVE

REDUCED
\$9,900,000
with income in-place
\$6,500,000



SALE DETAILS:

REDUCED PRICE \$9,900,000-\$6,500,000

- Income in-place
- Sale includes Building 100 and 200
 - Building 100 has 53,100 SF available office space
 - Building 200 is a fully leased 15,588 SF building to a single tenant through 1/31/2012
- 3.792 Acres
- Built in 1987
- Excellent in-town Atlanta location
- Assumable financing in-place

LOCATION MAP:

LEASE DETAILS FOR BLDG 100:

- 68,688 s.f. in total with 53,100 SF of Office Space Available in Building 100
- Upscale build out
- Easy Access via I-75, on MARTA line
- Free Surface Parking
- Building Signage on Northside Drive (10,040 c.p.d - 2008)
- 17'6" Ceiling in Warehouse (building is 68% office finish)
- Warehouse is heated and cooled - could be converted to office space
- Dock high door in rear



FOR MORE INFORMATION, PLEASE CONTACT:

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COLLIERS
SPECTRUM CAUBLE

BUILDING 100 FOR LEASE

1570 Northside Dr.

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COLLIERS SPECTRUM CAUBLE

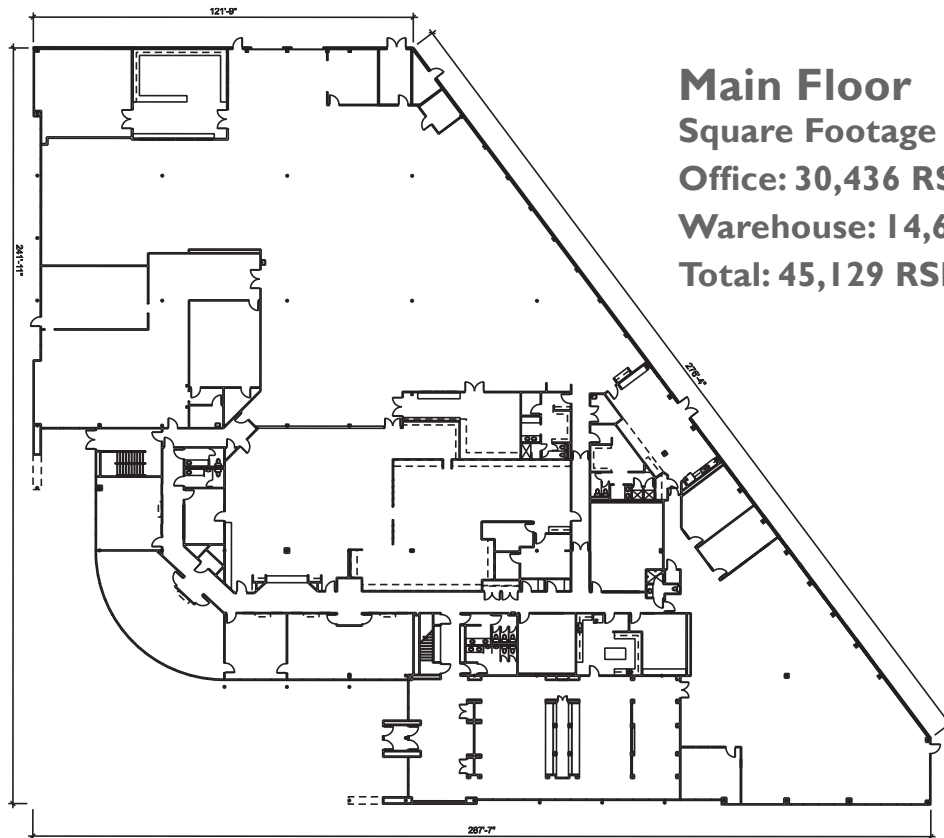
Two Midtown Plaza, Suite 1100 / 1349 West Peachtree Street, NE / Atlanta, GA 30309-2956 / 404.888.9000 (phone) / 404.870.2845 (fax) / www.collierspectrumcauble.com

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BUILDING 100 FOR LEASE

1570 Northside Dr.

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Main Floor

Square Footage

Office: 30,436 RSF

Warehouse: 14,693 RSF

Total: 45,129 RSF

Mezzanine Level

Office Area (Including Restrooms):

5,316 RSF

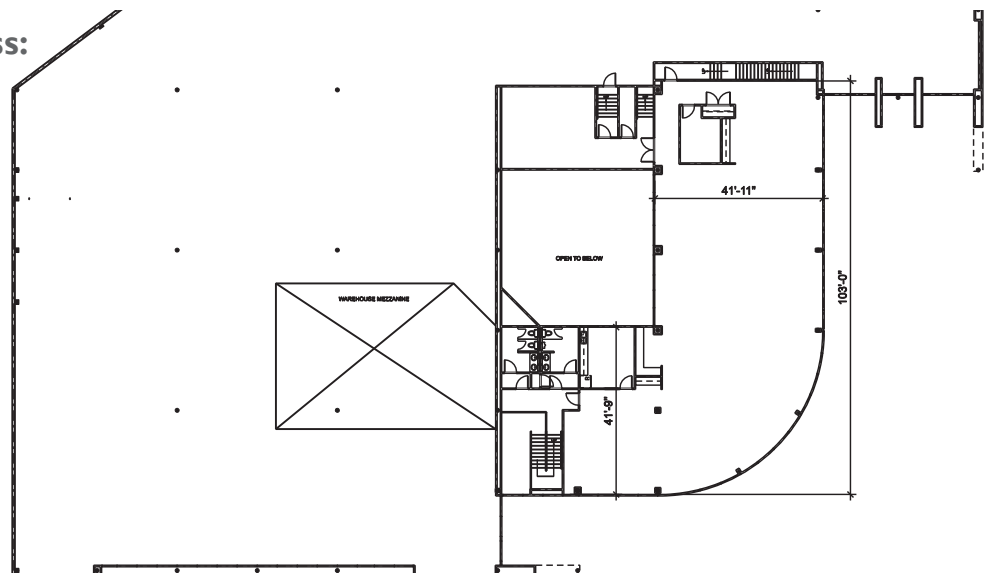
Equipment Room & Roof Access:

717 RSF

Warehouse Mezzanine:

1,938 RSF

Total: 7,971 RSF



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