

FOR SALE

HANNOVER OFFICE PARK
A 58,747 Square Foot Office Park on 4.872 Acres
located at
100 Hannover Road in Sandy Springs, GA

Exclusively Marketed by:

**THE
LAND
AND
INVESTMENT
GROUP**



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PROPERTY DETAILS

PRICE: \$4,500,000; (\$76.60 per square foot.)

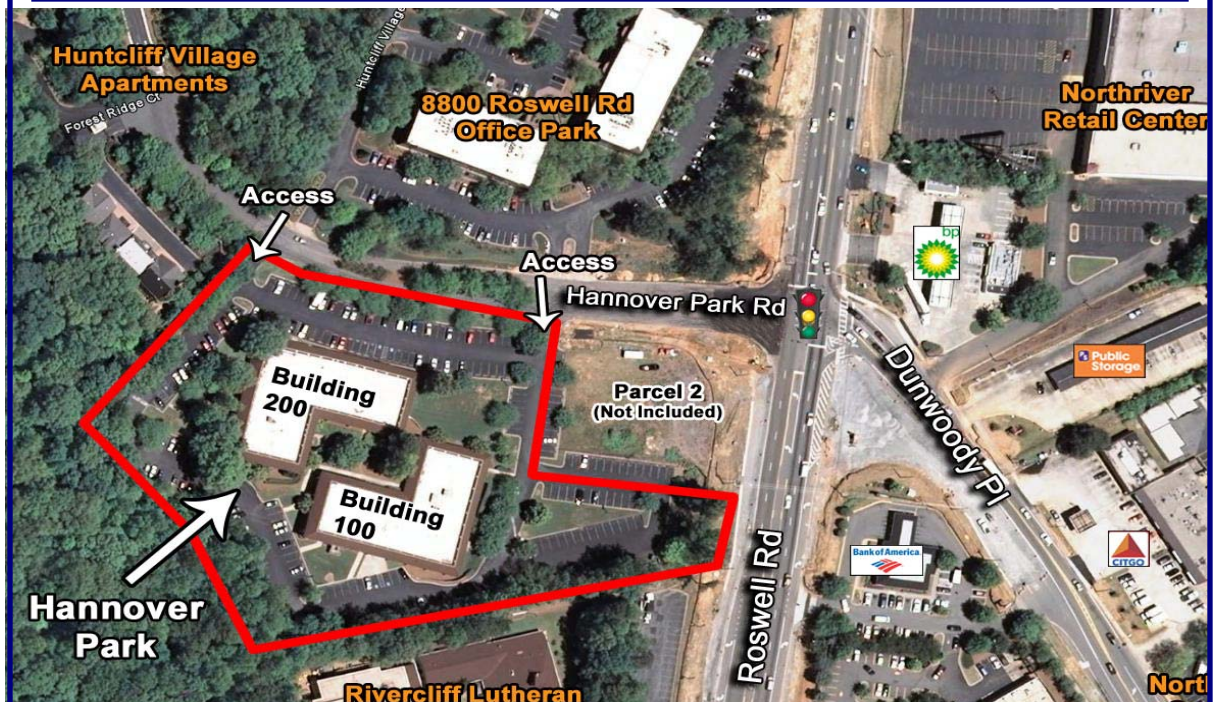
FINANCING: It is an assumable loan for 1% of outstanding balance of \$3,845,516.

SITE: Approximately 4.872 acres.

OCCUPANCY: 51%

AMENITIES:

- A signalized entrance at Hannover Park Road provides easy access to the property from either direction on Roswell Road as well as from and to Dunwoody Place which feeds directly to GA 400.
- Free surface parking.
- Convenient to the Roswell Road and the Perimeter restaurant and entertainment district.
- Convenient to Perimeter Mall and related hotels, restaurants and banks.
- Convenient to the North Springs MARTA Station.
- Easy access to GA 400 and I-285 allowing tenants and their customers to conveniently travel to and from anywhere in the city.



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