

**FOR SALE**

**LENDER  
OWNED**

**PINNACLE BUSINESS CENTER**  
**A 308,249 Square Foot Office Park on 39.5 Acres**  
**located in Norcross, GA**

Exclusively Marketed by:

**THE  
LAND  
AND  
INVESTMENT  
GROUP**



**William R. Johnson, CCIM**  
Senior Vice President  
Associate Broker  
T: 404.816.1600  
[bjohnson@richardbowers.com](mailto:bjohnson@richardbowers.com)

**Anthony T. Lois**  
Land and Investment Specialist  
T: 404.816.1600  
[alois@richardbowers.com](mailto:alois@richardbowers.com)

**Mary Sorrells**  
Licensed Assistant  
T: 404.816.1600  
[msorrells@richardbowers.com](mailto:msorrells@richardbowers.com)

**Richard Bowers & Company**

260 Peachtree Street  
Suite 2400  
Atlanta, GA 30303  
T: 404.816.1600  
[www.richardbowers.com](http://www.richardbowers.com)

**LOCATION:** Approximately one half mile from the full interchange of Indian Trail/Beaver Ruin and I-85 in the southwest quadrant of Beaver Ruin and Brook Hollow Parkway.

**PRICE:** \$12,300,000; (\$39.90 per square foot average.) Buildings can be purchased individually (Inquire for Pricing).

**SITE:** Approximately 39.5 acres.

**LAND PRICE:** \$311,392 per acre (7.15 per sq. ft.)

**ZONING:** M-1 Light Industrial.

**IMPROVEMENTS:** Six single story office buildings.

- Building 100 – 57,112 SF
- Building 200 – 40,835 SF
- Building 300 – 54,768 SF
- Building 400 – 46,316 SF
- Building 500 – 43,433 SF
- Building 600 – 65,783 SF

All buildings have column free space with floor to ceiling glass.

**OCCUPANCY:** 11.7%

This park provides an excellent opportunity to (1) reposition all six buildings in the market; (2) sell off one or more buildings individually or (3) redevelop one of the last sites this size in the close Northeast corridor when the market returns.

