

**FOR SALE**  
**100% Leased**  
**Income**  
**Property**

**20,000 Sq.Ft. Office Building 100% Leased**  
**Located at 40 Pryor Street**  
**City of Atlanta, Georgia, 30303**

Exclusively Marketed by:

**THE  
LAND  
AND  
INVESTMENT  
GROUP**



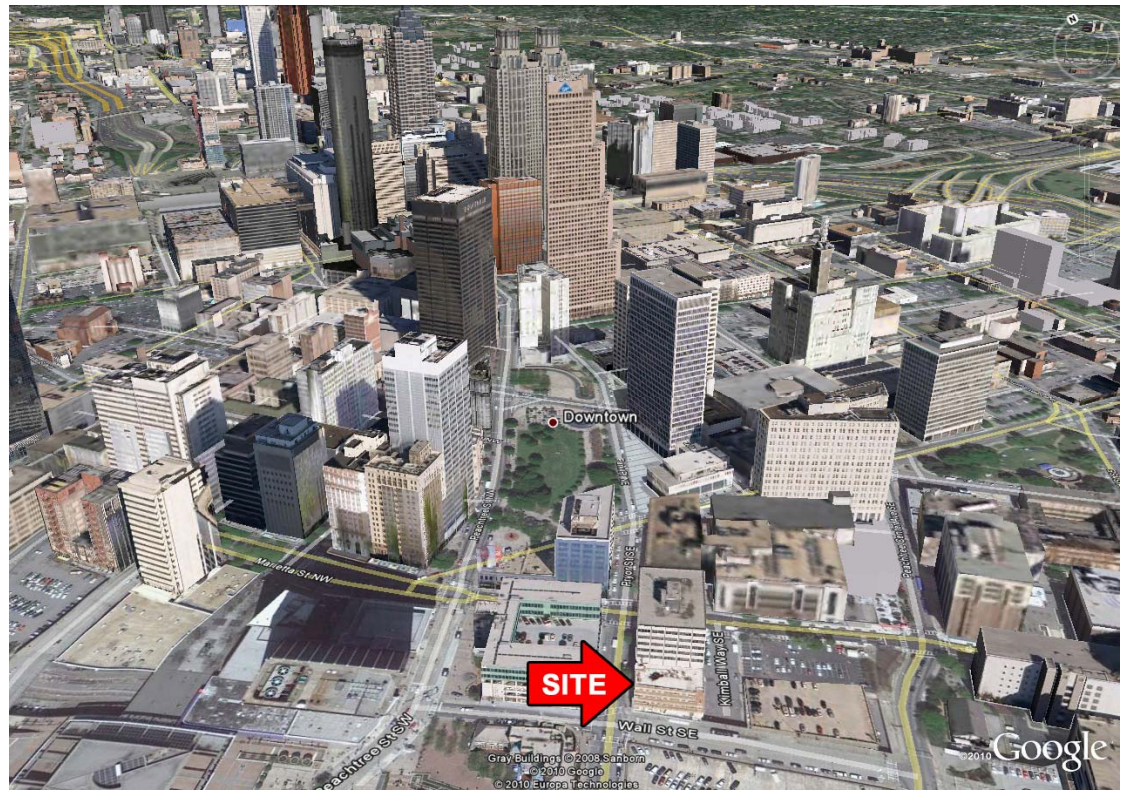
**William R. Johnson, CCIM**  
Senior Vice President  
Associate Broker  
T: 404.816.1600  
bjohnson@richardbowers.com

**Anthony T. Lois**  
Vice President  
T: 404.816.1600  
alois@richardbowers.com

**Mary Sorrells Carter**  
Licensed Assistant  
T: 404.816.1600  
msorrells@richardbowers.com

**Richard Bowers & Company**

260 Peachtree Street  
Suite 2400  
Atlanta, GA 30303  
T: 404.816.1600  
www.richardbowers.com



### PROPERTY HIGHLIGHTS

- Location:** The property is located at 40 Pryor Street in Downtown Atlanta.
- Parking:** Key pad security to parking.
- Building Size:** The building has 4 floors of office space totaling 20,000 Sq. Ft. and 2 floors of parking and storage totaling 10,000 Sq.Ft.
- Size:** .1148 Acres (5,000 Square Feet)
- Location:** Land Lot 77, Parcel 12 of the 17<sup>th</sup> District of Atlanta, Fulton County, Georgia.
- Price:** \$ 2,300,000 -- (\$115.00/ Sq.Ft.)
- Zoning:** The zoning is SPI – Special Interest Purpose.
- Utilities:** All utilities are available
- Taxes:** Atlanta City (2010) - \$11,959.54  
Fulton County (2010) - \$3,259.98
- Occupancy:** 100%
- Gross Income:** \$222,307

