

For Sale:
Professional
Office Building
Beautiful
Morningside Area

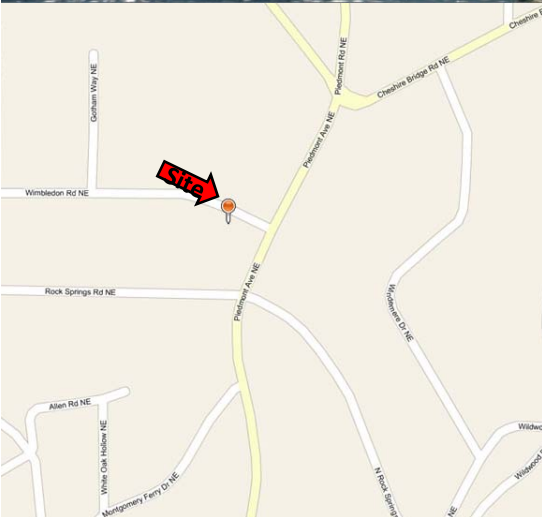
595 Wimbledon Road

Atlanta, GA 30324



Property Highlights:

- RARE 3,100 SF PROFESSIONAL OFFICE BUILDING WITH RECEPTION AREA, 10 OFFICES, BREAK ROOM & RESTROOMS ON .26 ACRES ACCOMMODATING 13 PARKING SPACES.
- WELL-MAINTAINED ATTRACTIVE BUILDING WITH RECENT UPDATES.
- SOUND Baffle IN EACH OFFICE OFFERING ENHANCED ACOUSTIC INSULATION.
- ROOFTOP SIGNAGE PROVIDES EXCELLENT EXPOSURE TO 30,530 CARS-PER-DAY TRAFFIC COUNT ON PIEDMONT AVENUE.
- LOW COST OF OWNERSHIP WITH STABLE RENT ROLL AVAILABLE FOR ANY UNUTILIZED SPACE (ALSO CAN BE DELIVERED VACANT AT CLOSING).
- C-1 ZONING.
- SALES PRICE REFLECTS RECENT 2008 COMPS NEARBY.
- SELLER-FINANCING AVAILABLE.



Area Highlights:

- 1/3 MILE FROM I-85, 1/2 MILE TO PIEDMONT PARK, 3/4 MILE TO ANSLEY GOLF CLUB
- CHESHIRE BRIDGE ROAD STREETSCAPE IMPROVEMENTS COMPLETE (PHASE I)
- SURROUNDING AFFLUENT NEIGHBORHOODS INCLUDE MORNINGSIDE, LENOX PARK, VA-HIGHLAND, PIEDMONT HEIGHTS & ANSLEY PARK. AVG. HOUSEHOLD INCOME FOR 1-MILE RADIUS IN 2008 EQUALS \$108,157.
- GROWTH IN NO. OF HOUSEHOLDS FOR 1-MILE RADIUS FROM 2000-2008 EQUALS 30%.
- PIEDMONT PARK –NORTH WOODS EXPANSION OF 53 ACRES (40% INCREASE) TO BE COMPLETE IN 2010.
- LAND-CONSTRAINED SUBMARKET WITH BARRIERS TO ENTRY.

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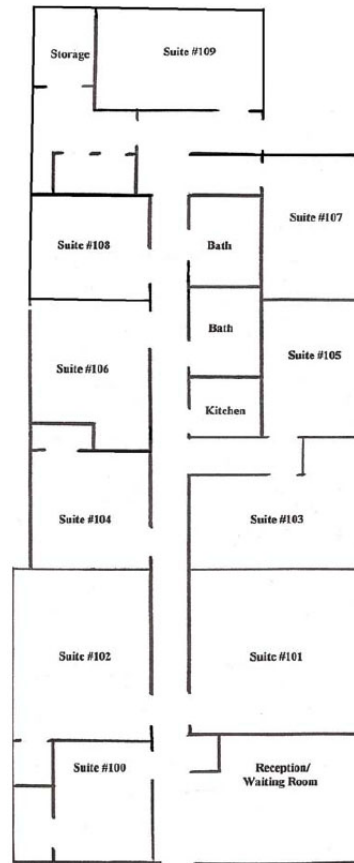
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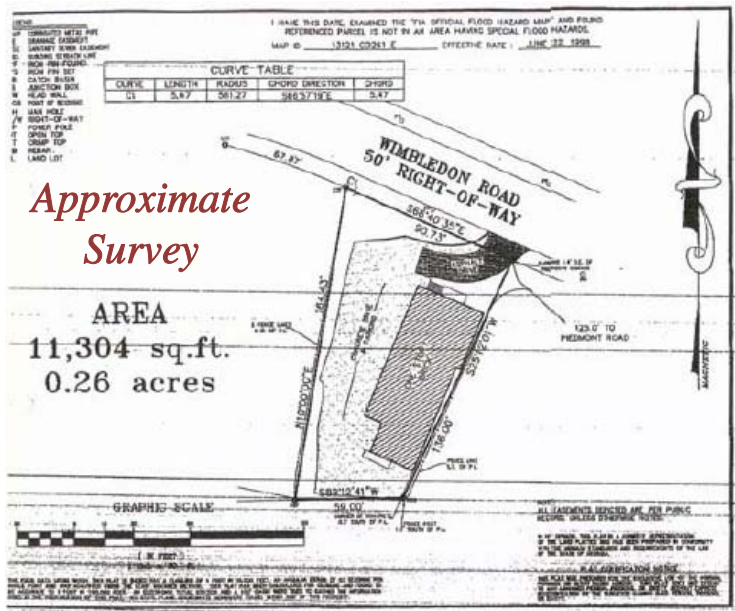
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*Approximate
 Floor Plan
 Not to scale*



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