

# FOR SALE

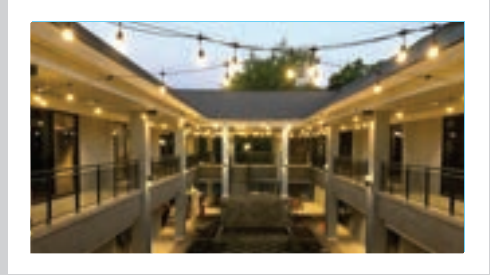
Central Perimeter  
Office Building

# 6255 Barfield Road

Atlanta, GA 30328

- Address:** 6255 Barfield Road, Atlanta, GA 30328
- Size:** 53,258 RSF (Free Standing)
- Year Built:** 1983
- Occupancy:** Owner-User, Headquarters, Professional Firm
- Available Space:** Entire 26,986 RSF available for occupancy on 2nd floor. Vacancy on first floor available to generate rental income or for expansion
- Site:** Approximately 4 Acres
- Parking:** 4/per 1,000 SF
- Zoning:** OX-3
- Municipality:** Sandy Springs (City), Fulton Co.
- Number of Floors:** Two (Elevator Served)
- Building Signage:** Available with Sandy Springs Approval

**COMPANY SIGNAGE FRONTING GA 400**  
**200K +/- cars per day.**



### PROPERTY HIGHLIGHTS:

- ➔ Great Location
- ➔ Convenient to Roswell Road, Hammond Drive, & Abernathy Road
- ➔ Quick Access to GA-400, I-285 (East & West)
- ➔ Environmentally attractive outdoor courtyard
- ➔ Convenient to Marta rail stations

### OWNER-USER OPPORTUNITY:

- ➔ Control over office occupancy and overall environment
- ➔ Building equity and appreciation
- ➔ Capitalizing on tax savings available through ownership
- ➔ Hedging against long term inflation with fixed interest rates

Green Commercial Properties, Inc. & Richard Bowers & Company are pleased to present the unique opportunity to acquire 6255 Barfield Rd., Atlanta, GA 30328, a high-exposure Sandy Springs office property perfectly positioned for owner-users seeking to occupy up to 53,258 RSF.

The information containing herein has been received from sources considered reliable, but no liability is assumed by Green Commercial Properties, Inc. and Richard Bowers & Co for errors and omissions.

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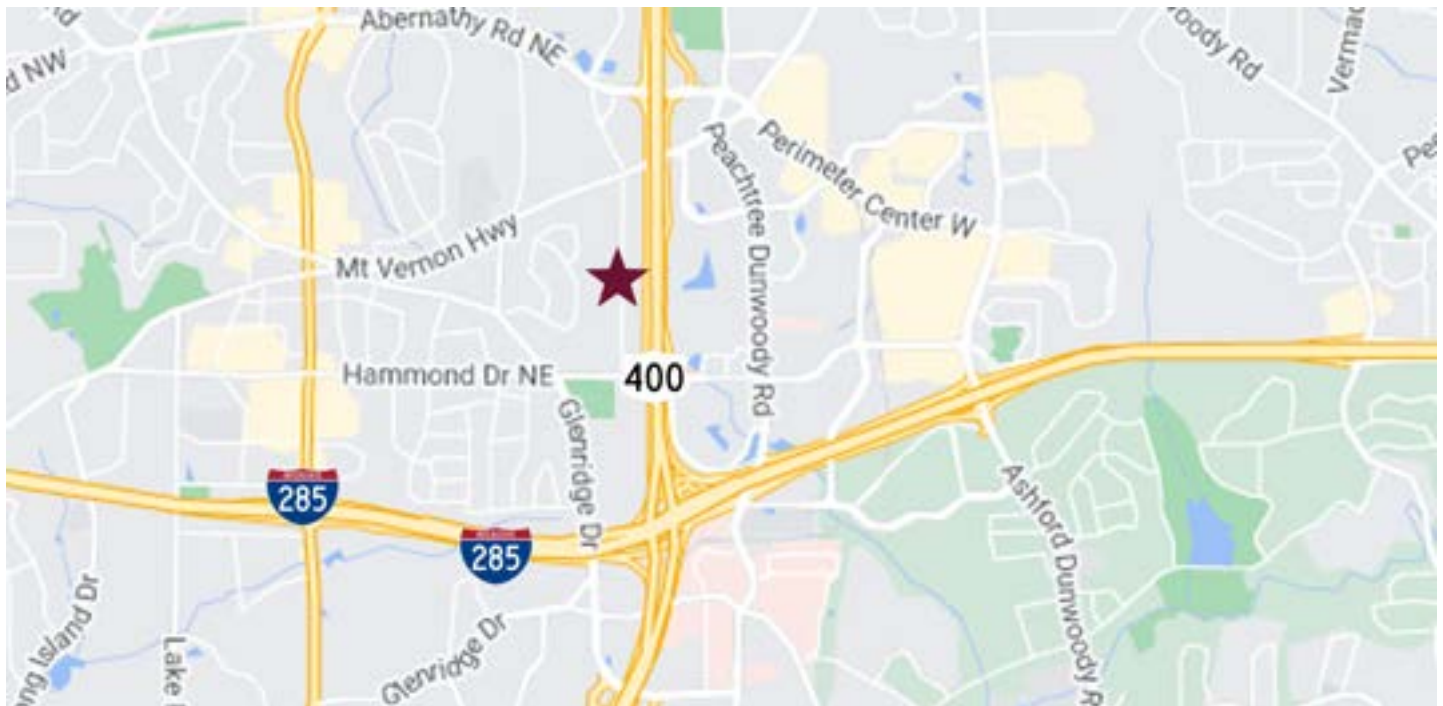
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## PROPERTY DETAILS

- Building Exterior Renovations scheduled completed in 2022
- New elevator, Schindler 3100 model completed in 2022
- TPO roof installed in 2012. Rain Chain gutter system installed in 2022 along with High Profile aluminum shingles by Classic Metal Roofing Systems.
- Installed new landscaping and sprinkler system in 2023.
- HVAC: Four Trane rooftop units installed in 2016 with online monitoring.
- Life Safety Notifier FW100 Cellular Monitoring horns, strobes, and pull stations.



## EXCLUSIVE AGENTS



### Ward Green

Green Commercial Properties, Inc.  
404-290-1002  
ward@greenco.net



### Paul Mendel

Richard Bowers & Co.  
404-787-7967  
pmendel@rbmanagement.com

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