

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
Site:	Approximately 4 Acres
Parking:	4/per 1,000 SF
Zoning:	OX
Municipality:	Sandy Springs (City), Fulton County
Number of Floors:	Two (Elevator Served)
Building Signage:	Available with Sandy Springs Approval

**COMPANY
SIGNAGE
AVAILABLE**



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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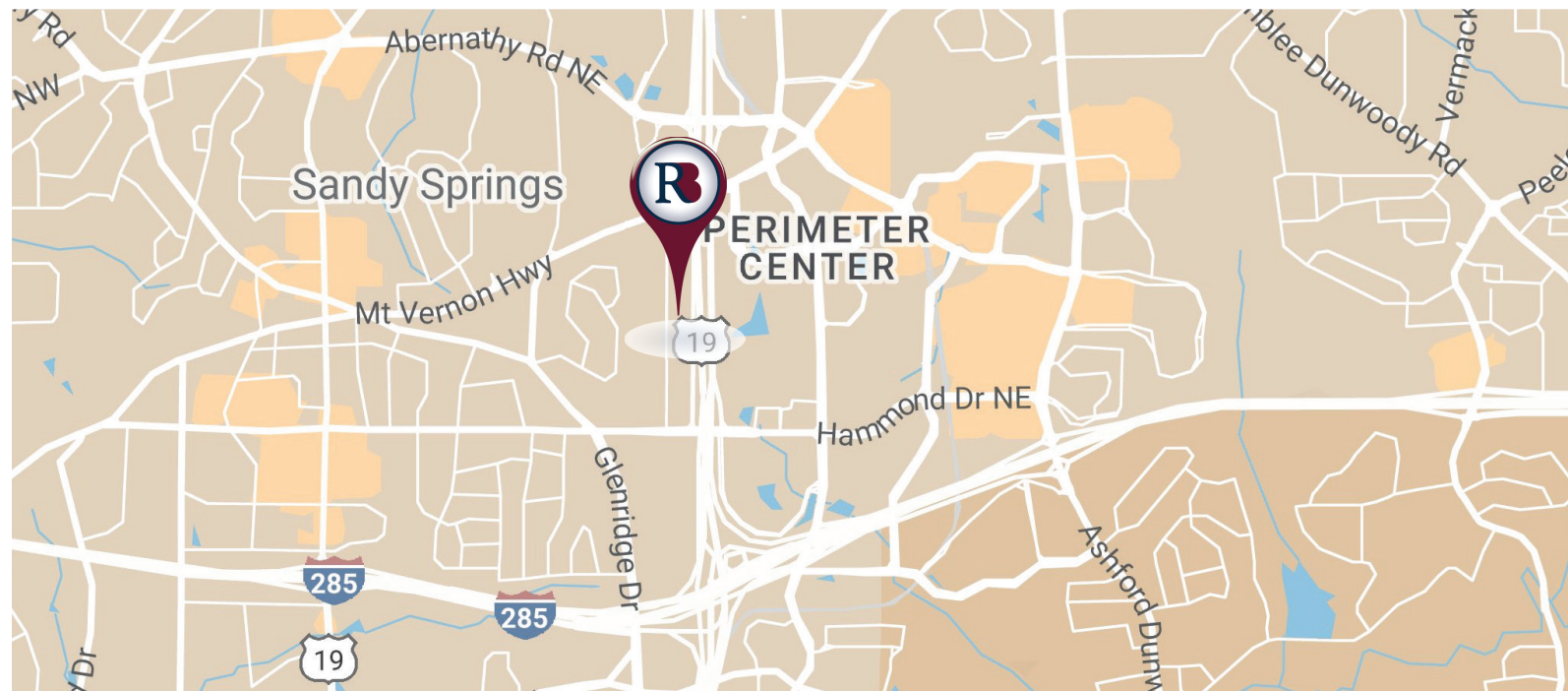
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PROPERTY DETAILS

- Building Exterior Renovations scheduled completion May 2022
- New elevator, Schindler 3100 model scheduled completion May 2022
- TPO roof installed in 2012. Rain Chain gutter system scheduled to be installed May 2022 along with High Profile aluminum shingles by Classic Metal Roofing Systems.
- 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

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