

OWNER-USER OR INVESTMENT OPPORTUNITY



97,979 SF | CLASS A OFFICE

SALE OFFERING

6655 Peachtree Dunwoody Road, Atlanta, GA 30328



**CUSHMAN &
WAKEFIELD**

OWNER-USER OR INVESTMENT OPPORTUNITY



Cushman & Wakefield has been engaged on an exclusive basis to present the opportunity to acquire 6655 Peachtree Dunwoody Road. This offering consists of a 97,979 SF, Class A office building with an adjacent structured parking deck (355 spaces) situated on approximately 3.91 acres. The building was originally built in 2000 but underwent extensive renovations in 2016. Building features include covered parking, on-site café, outdoor patio area, rare rooftop garden patio, and upgraded finishes throughout including internal convenience stairways.

The property is well-located within the Central Perimeter submarket. Access to I-285 and GA-400 is 0.5 mile away, the property is walking distance to the Sandy Springs MARTA station, and there are numerous amenities, restaurants and retail within a 1-mile radius of the property.

6655 PEACHTREE DUNWOODY ROAD | ATLANTA, GA 30328

BUILDING AT A GLANCE

Submarket	Central Perimeter
Property Description	5-Story, Class A Office
Rentable Building Area	97,979 SF
Year Built	2000
Lot Size	3.91 AC



INVESTMENT HIGHLIGHTS

- Upgraded boutique office and/or HQ building opportunity
- Structured dedicated parking
- Exquisitely maintained, extensive upgrades to base building components
- Attractive features including internal convenience stairways as well as outdoor and rooftop

**6655 PEACHTREE DUNWOODY ROAD
ATLANTA, GA 30328**

CENTRAL PERIMETER

PROPERTY SPECIFICATIONS

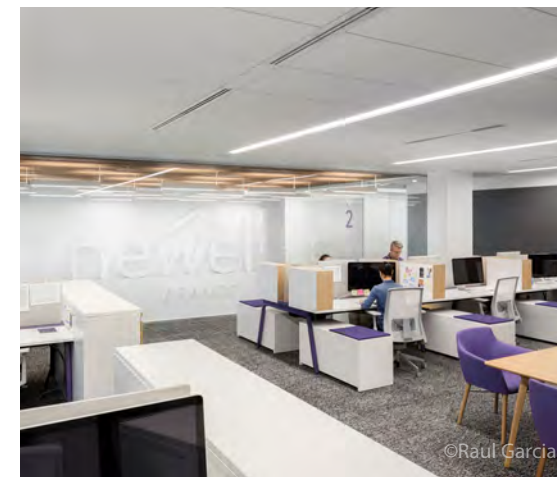
Floors	Five (5) floors; rooftop patio
RBA	97,979
Year Built	2000
Occupancy	Currently 100% owner occupied

SITE DESCRIPTION

Parking Ratio	3.6/1,000 SF (355 total)
Parking Type	Structured/covered
Land Area	3.91 acres total
Zoning	OIC
Parcel Numbers	17-0020-LL-072-0 17-0020-LL-016-7
Landscaping	Well-maintained, mature landscaping
Highway Access	GA-400 and I-285

BUILDING CONSTRUCTION

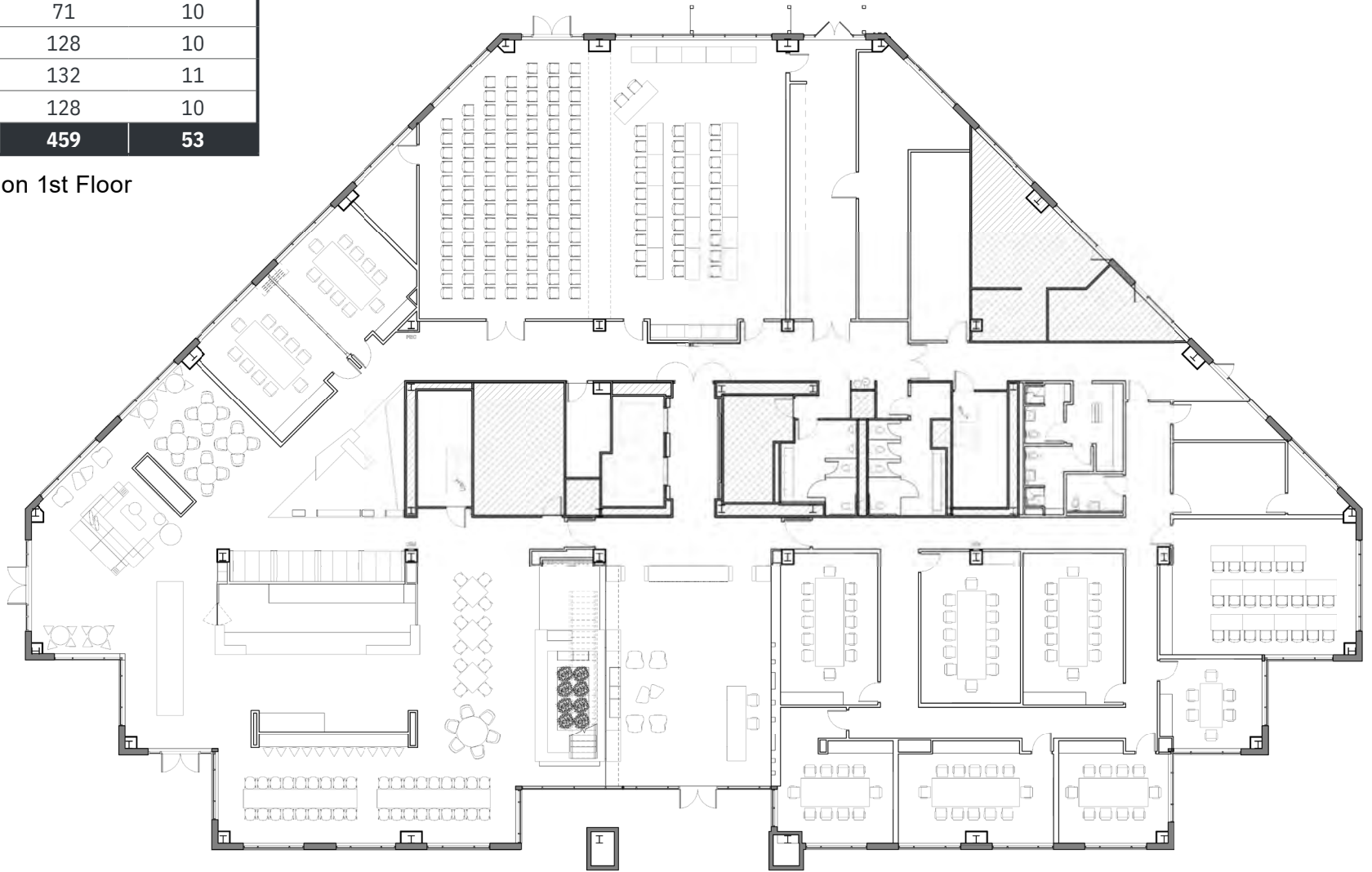
Interior Finishes	High-end renovations including internal stairs, tenant cafe and kitchen and upgraded finishes throughout
Roof	Replaced in 2016; 25-year warranty
HVAC	Replaced in 2016
Elevators	Upgraded 2016



1st Floor - 16,423 SF

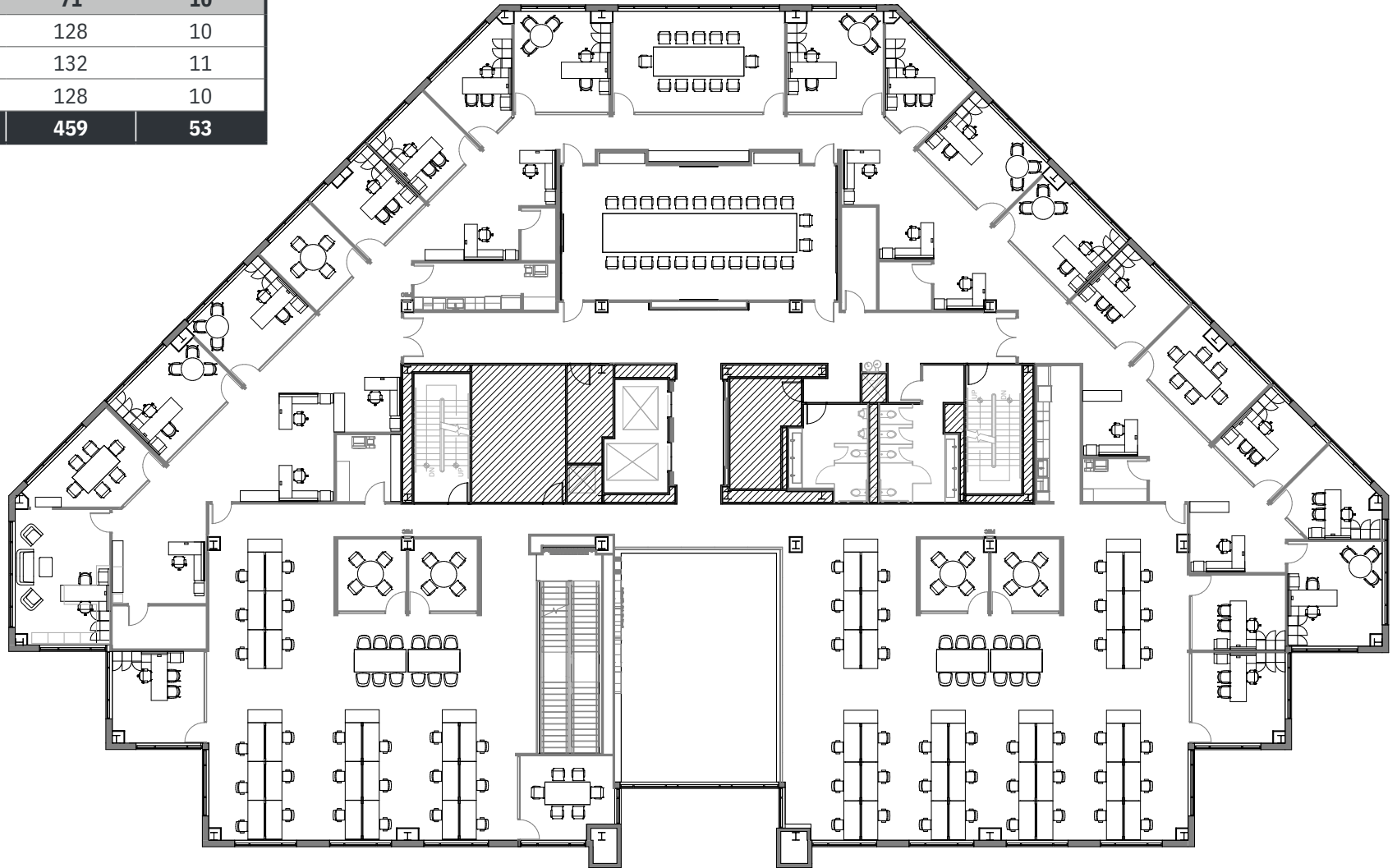
Floor	Office	Workstation	Conference
1	0	0	12
2	18	71	10
3	1	128	10
4	2	132	11
5	2	128	10
Total	23	459	53

* Cafeteria located on 1st Floor



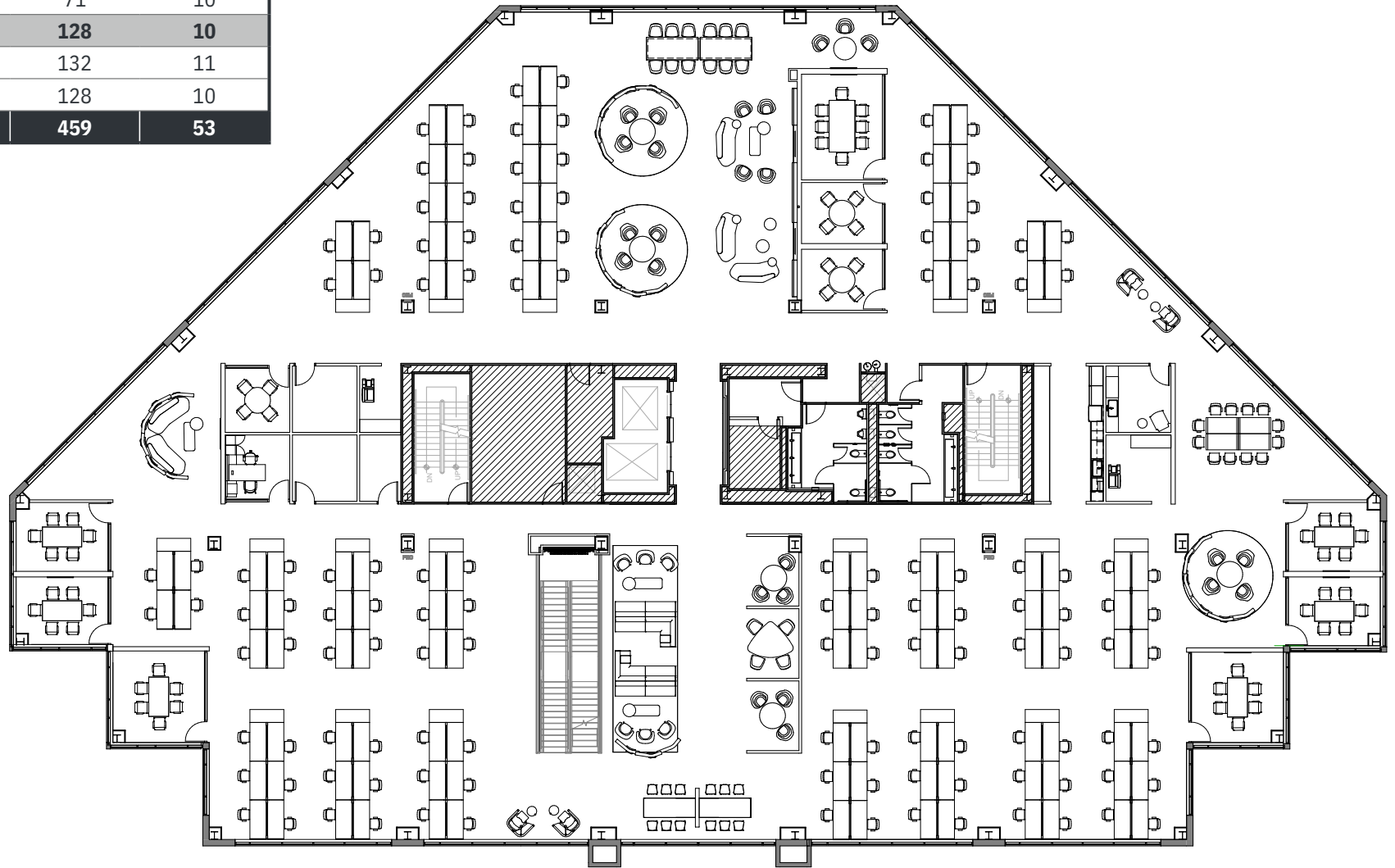
2nd Floor - 19,288 SF

Floor	Office	Workstation	Conference
1	1	0	12
2	18	71	10
3	1	128	10
4	2	132	11
5	2	128	10
Total	23	459	53



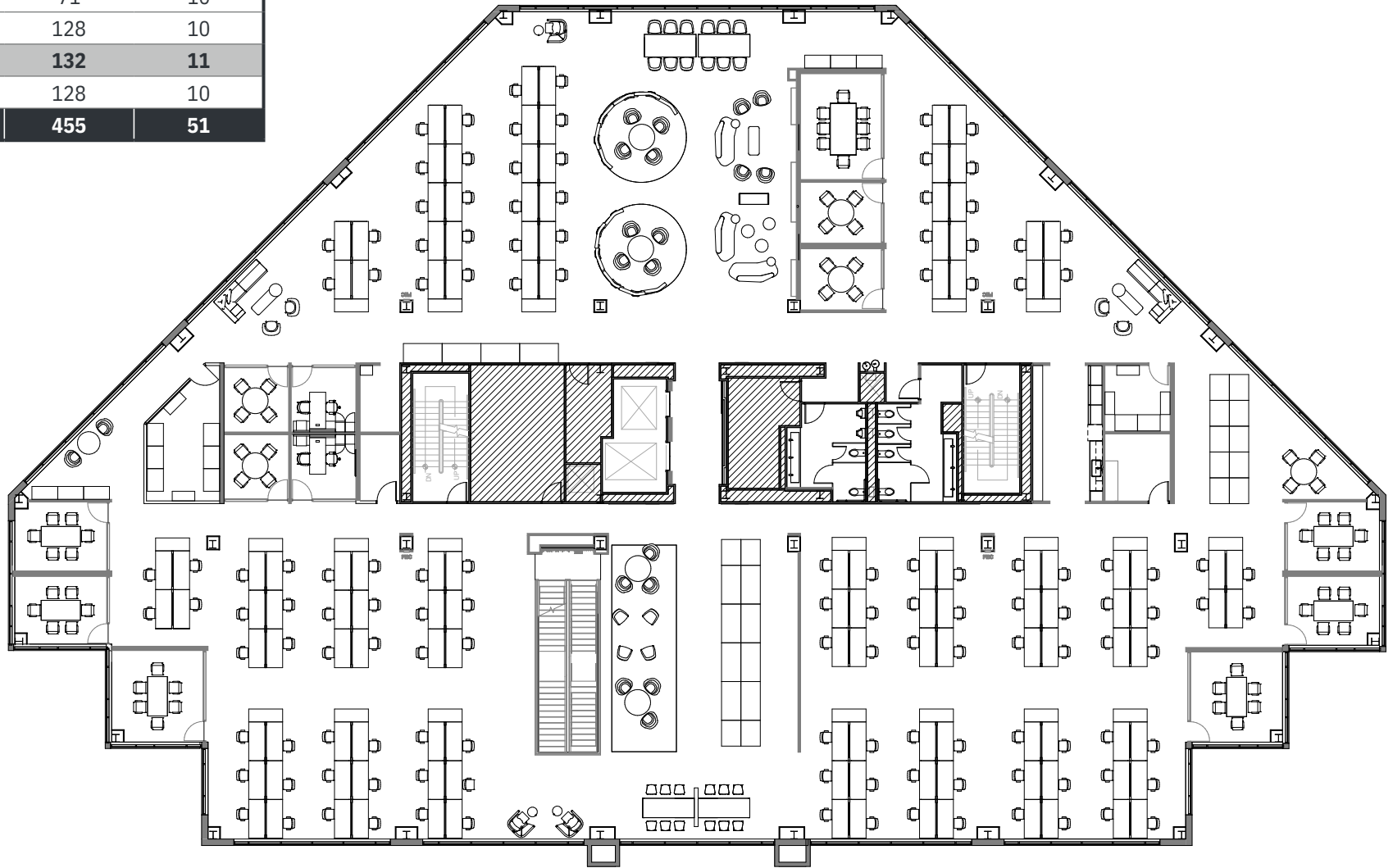
3rd Floor - 20,756 SF

Floor	Office	Workstation	Conference
1	0	0	12
2	18	71	10
3	1	128	10
4	2	132	11
5	2	128	10
Total	23	459	53



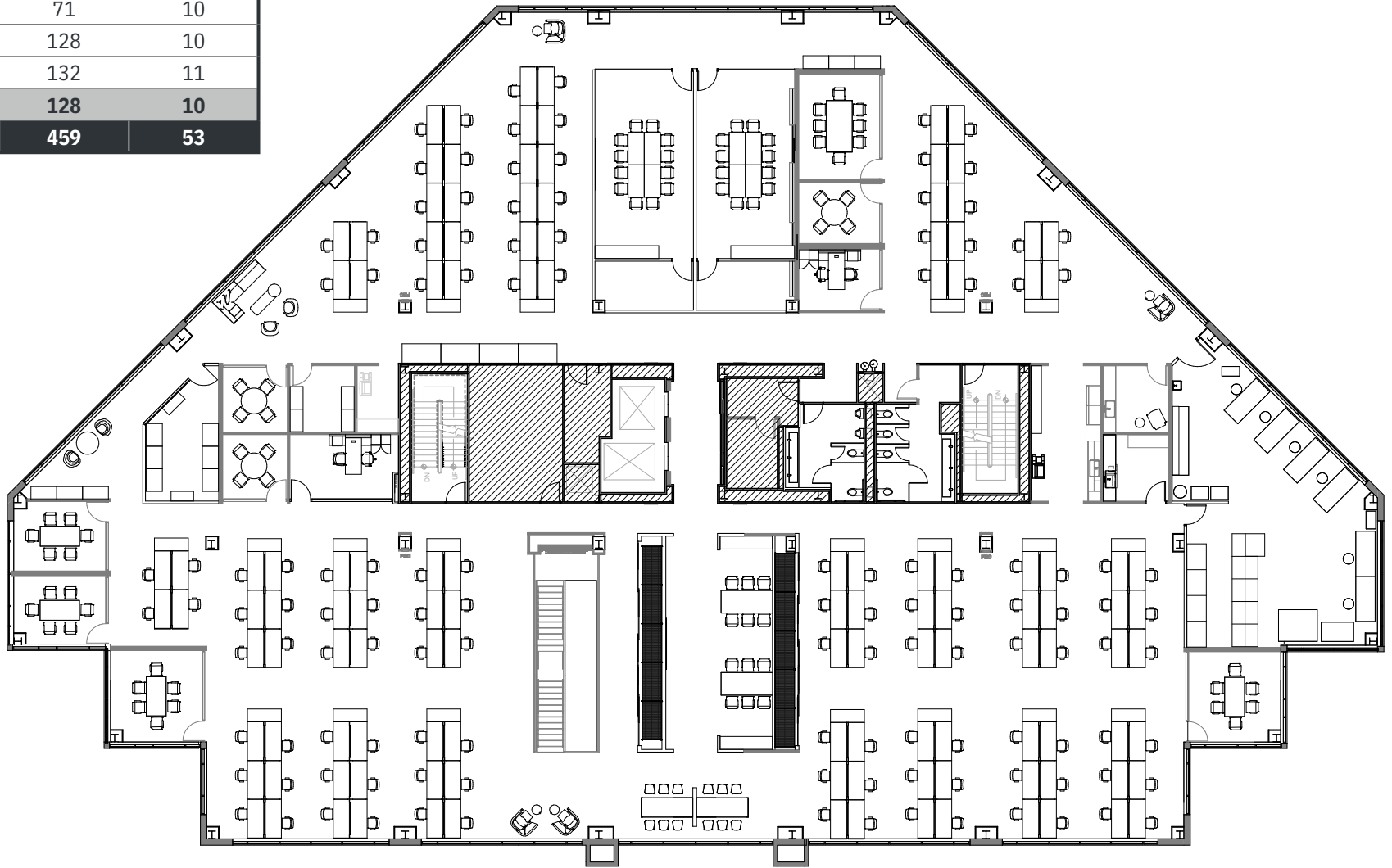
4th Floor - 20,756 SF

Floor	Office	Workstation	Conference
1	0	0	12
2	18	71	10
3	1	128	10
4	2	132	11
5	2	128	10
Total	23	455	51



5th Floor - 20,756 SF

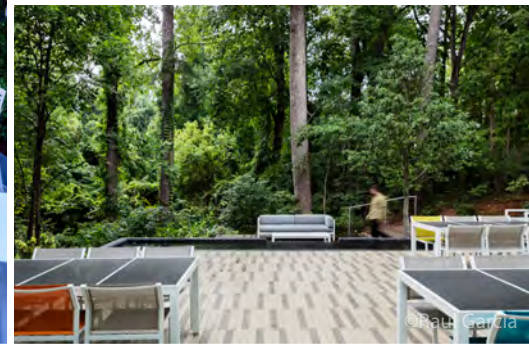
Floor	Office	Workstation	Conference
1	0	0	12
2	18	71	10
3	1	128	10
4	2	132	11
5	2	128	10
Total	23	459	53



INTERIOR PHOTOS



EXTERIOR PHOTOS



ROOFTOP PATIO





97,979 SF / 5-STORY OFFICE

**6655 PEACHTREE DUNWOODY ROAD
ATLANTA, GA 30328**

EXCELLENT ACCESS & AMENITIES

DINING

1. Chick-fil-A
2. Joey D's Oak Room
3. Chipotle, Fleming's, HOBNOB, Superica, Taco Mac, Tin Drum
4. Tin Lizzy's
5. Chuy's
6. The Capital Grill, Seasons 52
7. Lazy Dog Restaurant
8. Cheesecake Factory, Maggiano's, 26 Thai Kitchen, Shake Shack
9. Red Pepper Taqueria
10. Fogo de Chao, The Duke
11. Olive Garde, Another Broken Egg Cafe, J. Alexander's
12. Panda Express, First Watch, Chicken Salad Chick
13. Cafe Intermezzo, Sage Woodfire Tavern, The Brass Tap, Eclipse di Luna, McKendrick's
14. Starbucks
15. Starbucks
16. Newk' Eatery
17. Chick-fil-A, Iron Hill Brewery, Buffalo Wild Wings
18. Local Expedition Wood Fired Grill, Hobdoddy Burger Bar, Einstein Bros Bagels
19. Honey Baked Ham Co., La Madeleine, Tiff's Treats
20. Zambawango

FITNESS

1. LA Fitness
2. Crunch Fitness
3. CycleBar
4. OneLife
5. HotWorx

LODGING/ACCOMMODATIONS

1. Embassy Suites
2. Sonesta ES Suites
3. AC Hotel by Marriot
4. Le Meridien Atlanta
5. Hampton Inn Suites
6. Residence Inn by Marriott
7. Hyatt Place Atlanta
8. Hilton Garden
9. Hyatt Regency
10. Atlanta Marriott
11. The Westin Atlanta
12. Courtyard by Marriott
13. Aloft Atlanta

SHOPPING

1. Perimeter Pointe Regal, Five Below, Office Depot, Dicks
2. Perimeter Square REI, Petsmart, TJ Maxx, Havartys
3. Perimeter Expo Best Buy, Nordstrom Rack, Old Navy
4. Perimeter Mall Macy's, Dillard's, Nordstrom, Von Maur
5. Perimeter Village Walmart, World Market, Hobby Lobby
6. Costco, Home Depot
7. Target, Ross, Michaels

FINANCIAL

1. Ameris Banks
2. Regions Bank
3. Wells Fargo
4. Bank of America / Georgia's Own
5. Chase Bank
6. Truist

HOSPITAL

1. Northside Hospital Atlanta
2. Emory St. Joseph's Hospital
3. Children's Healthcare - Scottish Rite



CENTRAL PERIMETER OFFICE SUBMARKET

The Central Perimeter office submarket is comprised of 24.8 million square feet (msf) of office inventory. Spanning across Dunwoody and Sandy Springs, Central Perimeter is a highly desirable suburban area.

Development in Central Perimeter remained underway on the two High Street Loft Office Buildings. Both are slated for delivery in the first quarter of next year, offering tenants 115,478 sf of high-quality, new construction space.

From a location standpoint, Central Perimeter has a number of advantages. It is the only suburban office submarket that offers MARTA accessibility, has a high concentration of Class A office space, and is in close proximity to variety of housing opportunities (single family housing, apartments, condos). These factors have contributed to Central Perimeter successfully attracting numerous headquarters or regional headquarters over the years, including some of the following notable companies: State Farm, Mercedes Benz, Insight Global, Zaxby's, Transportation Insight, T-Mobile, UPS, InterContinental Hotel Group, Hapag Lloyd, etc.

TOTAL OFFICE

24.8 MSF
INVENTORY

24.7%
VACANCY

536.1 KSF
LEASING ACTIVITY YTD

\$30.68 PSF
DIRECT AVERAGE
ASKING RENT

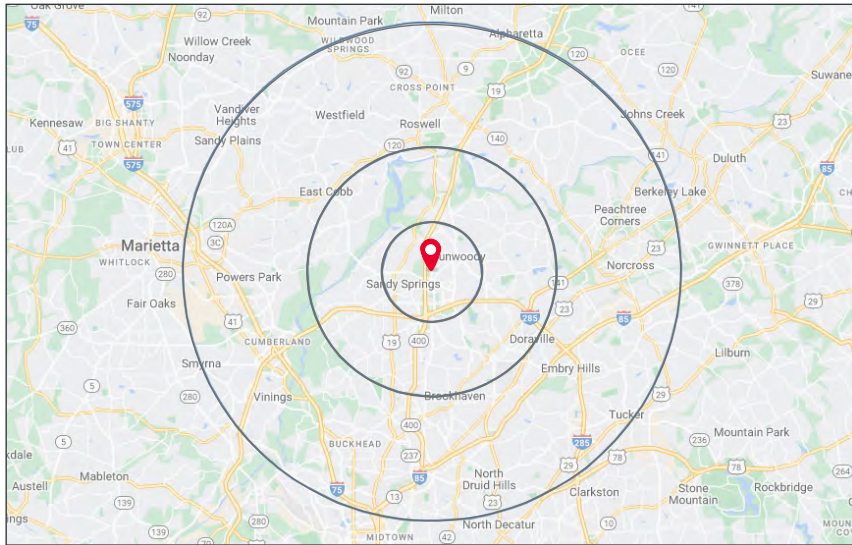
CLASS A OFFICE

19.1 MSF
INVENTORY

26.2%
VACANCY

471.1 KSF
LEASING ACTIVITY YTD

\$32.08 PSF
DIRECT AVERAGE
ASKING RENT



AREA DEMOGRAPHICS

2023 DEMOGRAPHIC SUMMARY REPORT

	<u>2 Miles</u>	<u>5 Miles</u>	<u>10 Miles</u>
2010 Population	43,701	205,277	862,370
2023 Population	56,179	244,063	991,292
2028 Projection	57,636	248,018	1,004,927
Households 2023	27,172	104,324	416,107
Household Growth 2023-2028	0.5%	0.3%	0.3%
2023 Avg. Household Size	2	2.3	2.3
2023 Med. Household Income	\$106,653	\$103,456	\$93,986
Total Specified Consumer Spending	\$991.3M	\$3.9B	\$14.9B
Median Age	39.1	39.2	38.4
Bachelor's Degree or Higher	69%	61%	55%

2023 DAYTIME EMPLOYMENT REPORT

	# of Business (2 miles)	# of Employees (2 miles)
Total Businesses	7,372	91,056
Service-Producing Industries	7,072	87,672
Goods-Producing Industries	300	3,384

SALE OFFERING

6655 Peachtree Dunwoody Road, Atlanta, GA



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ATLANTA OFFICE

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