



SANDY SPRINGS WELLNESS CENTER

FOUR OFFICE SUITES

±886 RSF | ±1,127 RSF | ±2,013 RSF | ±2,060 RSF

BUILDING A	
1000 Square Feet	\$100,000
2000 Square Feet	\$200,000
3000 Square Feet	\$300,000
4000 Square Feet	\$400,000
5000 Square Feet	\$500,000
6000 Square Feet	\$600,000
7000 Square Feet	\$700,000
8000 Square Feet	\$800,000
9000 Square Feet	\$900,000
10000 Square Feet	\$1,000,000
11000 Square Feet	\$1,100,000
12000 Square Feet	\$1,200,000
13000 Square Feet	\$1,300,000
14000 Square Feet	\$1,400,000
15000 Square Feet	\$1,500,000
16000 Square Feet	\$1,600,000
17000 Square Feet	\$1,700,000
18000 Square Feet	\$1,800,000
19000 Square Feet	\$1,900,000
20000 Square Feet	\$2,000,000
21000 Square Feet	\$2,100,000
22000 Square Feet	\$2,200,000
23000 Square Feet	\$2,300,000
24000 Square Feet	\$2,400,000
25000 Square Feet	\$2,500,000
26000 Square Feet	\$2,600,000
27000 Square Feet	\$2,700,000
28000 Square Feet	\$2,800,000
29000 Square Feet	\$2,900,000
30000 Square Feet	\$3,000,000

DISCLAIMER & LIMITING CONDITIONS

Bull Realty has been retained as the exclusive broker to arrange the sale or lease of the Subject Property.

This brochure contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser or tenant may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this brochure, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This brochure is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller/Landlord. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing or leasing the Property described herein.

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TABLE OF CONTENTS

DISCLAIMER & LIMITING CONDITIONS	2
EXECUTIVE SUMMARY	5
PROPERTY INFORMATION	6
FLOOR PLANS & PHOTOS	7
AERIAL MAP	14
AERIALS	15
IN THE AREA	17
ABOUT THE AREA	18
BROKER PROFILES	24
ABOUT BULL REALTY	25

PROPERTY OVERVIEW

BUILDING A	
De Soto & Spivey	A 10-A
Waters Real Life	A 10-B
United Family, Inc. (Washington, D.C.)	A 16
Wheaton Family Medicine, P.C.	A 18
Westford South, LLC	A 18
Children's & Adult Assessment Center	A 30
Stacy's Veterinary & Collaborative Medicine	A 32
Georgia School of Podiatry	A 42
BUILDING B	
Amelia's Pediatric Services	B 14
And. Day Services	B 15
Atlanta East & Lee, Clinics, P.A.	B 15
Benson, L. (MD), MD - Tertiary English, MD	B 16
The Best Office, P.C. (Chiropractic)	B 27
Sandy Springs Dental Associates	B 28
PCR Wright-Lewis & Matthews	B 45

SANDY SPRINGS WELLNESS CENTER

You're invited to tour the refreshed Sandy Springs Health and Wellness Center. Join successful tenants in the health and wellness industries including Chiropractic, Dentist, Light Cosmetics, Family Practice and Weight Loss.

Walk to a wide range of quality dining options including multiple new selections in the new City Springs development, Persepolis and Zafron Restaurant. The property is well located near the new City Springs development, just off Roswell Road, less than two miles north of I-285 and less than two miles from GA-400 Abernathy Road exit.

Enjoy a great environment and an exceptional location, all at bargain rents.

- Health, wellness & standard office uses
- Rent includes utilities
- Abundant free parking w/ multiple entrances
- 24-hour access and HVAC possible
- Walk-in level entrances for both floors

Address	6667 Vernon Woods Dr. Sandy Springs, GA 30328
Available Spaces	Suite A40: ±2,060 RSF Suite B14: ±1,127 RSF Suite B15: ±886 RSF Suites B14 & B15 combined: ±2,013 RSF
Lease Rate	\$19/RSF NNN + \$6.53/RSF OPEX

PROPERTY INFORMATION

BUILDING

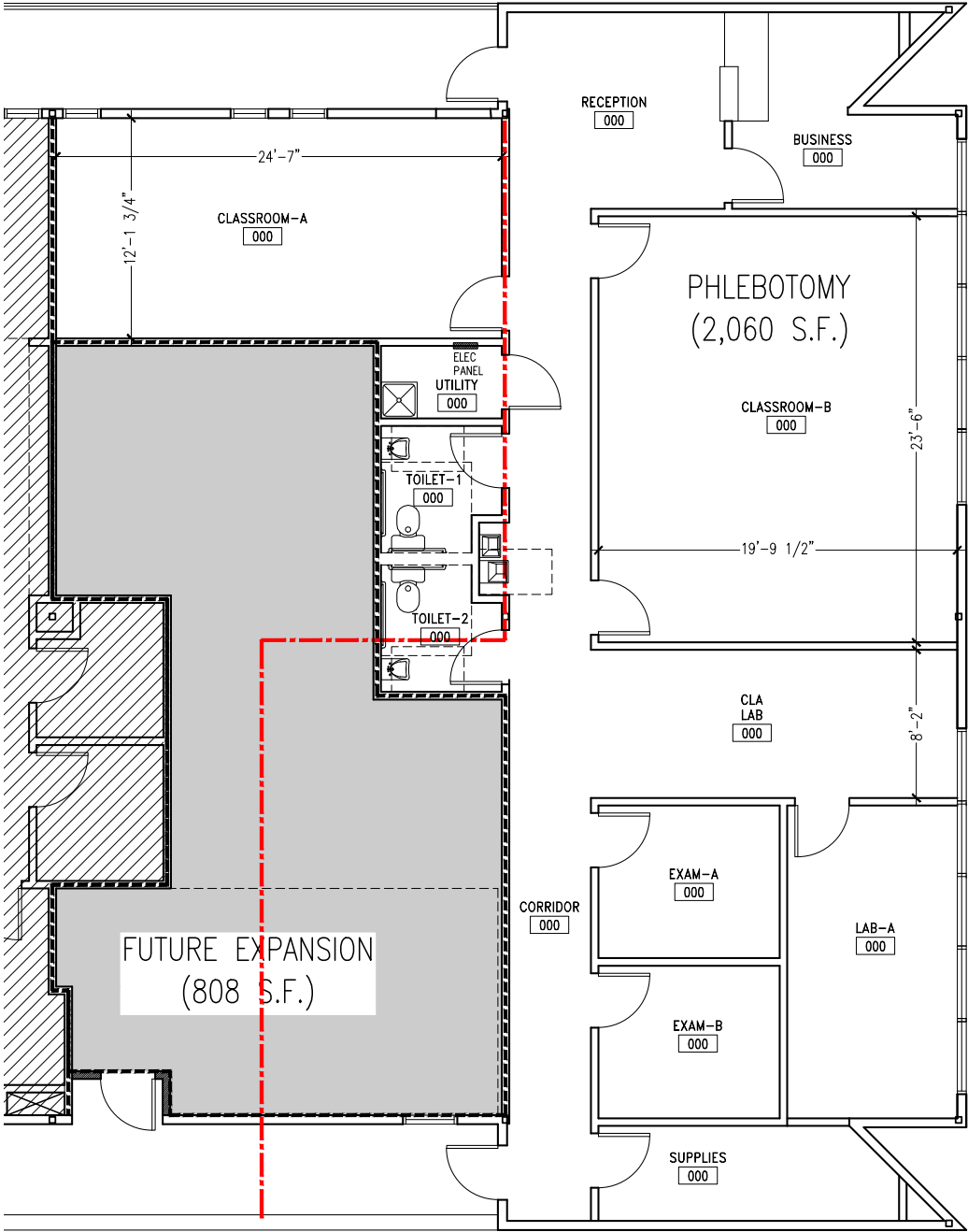
ADDRESS	6667 Vernon Woods Dr, Sandy Springs, GA
COUNTY	Fulton
BUILDING SIZE	±30,036 SF
YEAR BUILT	1977 (Major improvements in the last 3 years)
NUMBER OF FLOORS	2 (Walk-in level entrances for both floors)
SIGNAGE	Monument Signage
CEILING HEIGHT	8'3"

SITE

ZONING	CX-3: Commercial Mixed Use
SITE SIZE	±2.24 Acres
PARCEL ID	17-0088-0007-017-6
PARKING SPACES	±130 spaces = 4:1,000 Ratio



FLOOR PLAN (A40)



Space Size	Suite A40: ±2,060 RSF
Availability	Immediate
Monthly Rate	\$4,383/MO

PHOTOS (A40)



CLA Lab - Hallway



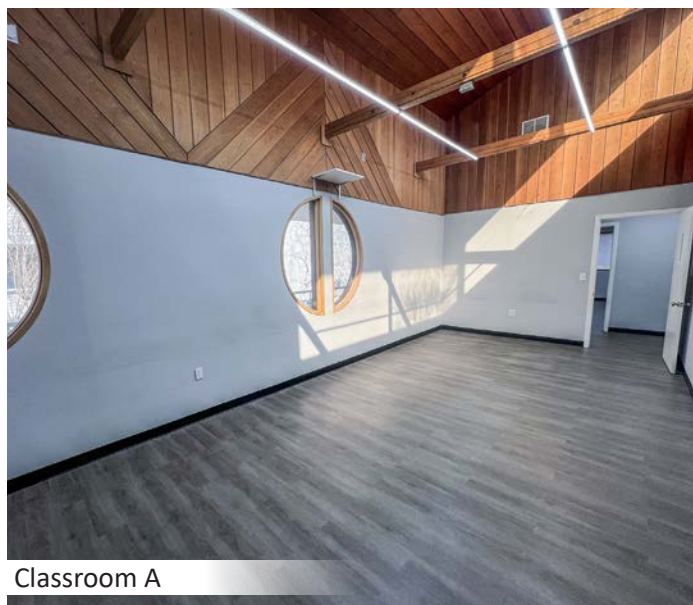
CLA Lab



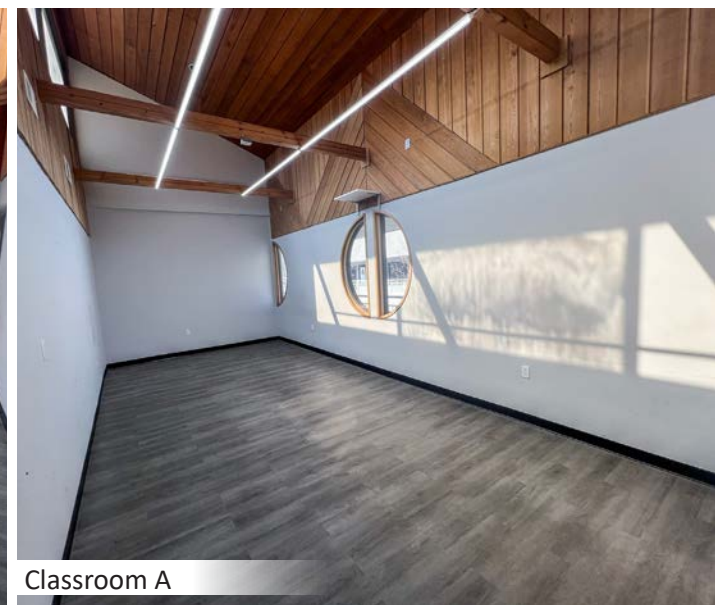
Exam Room A



Exam Room B



Classroom A

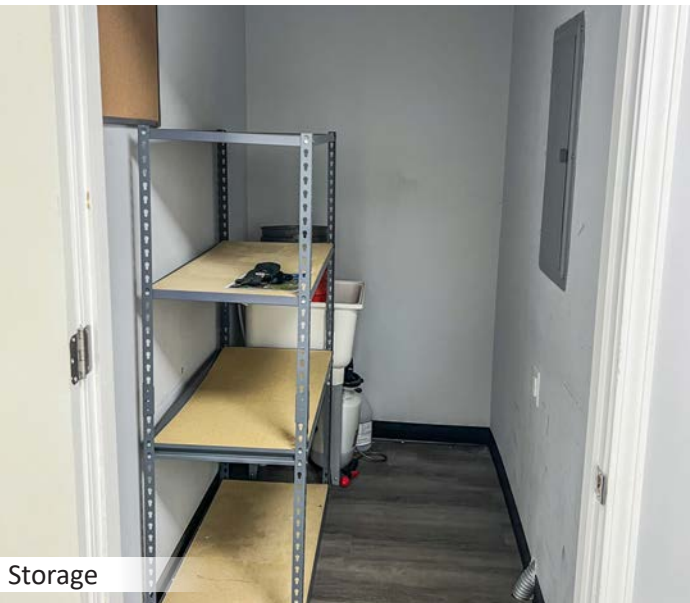


Classroom A

PHOTOS (A40)



PHOTOS (A40)



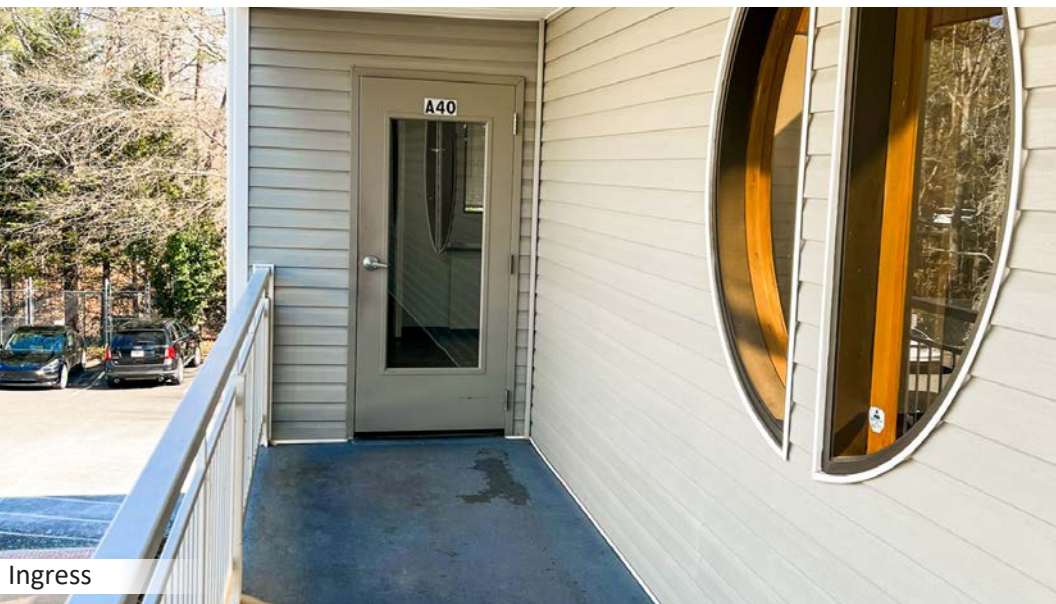
Storage



Reception Entrance



Reception

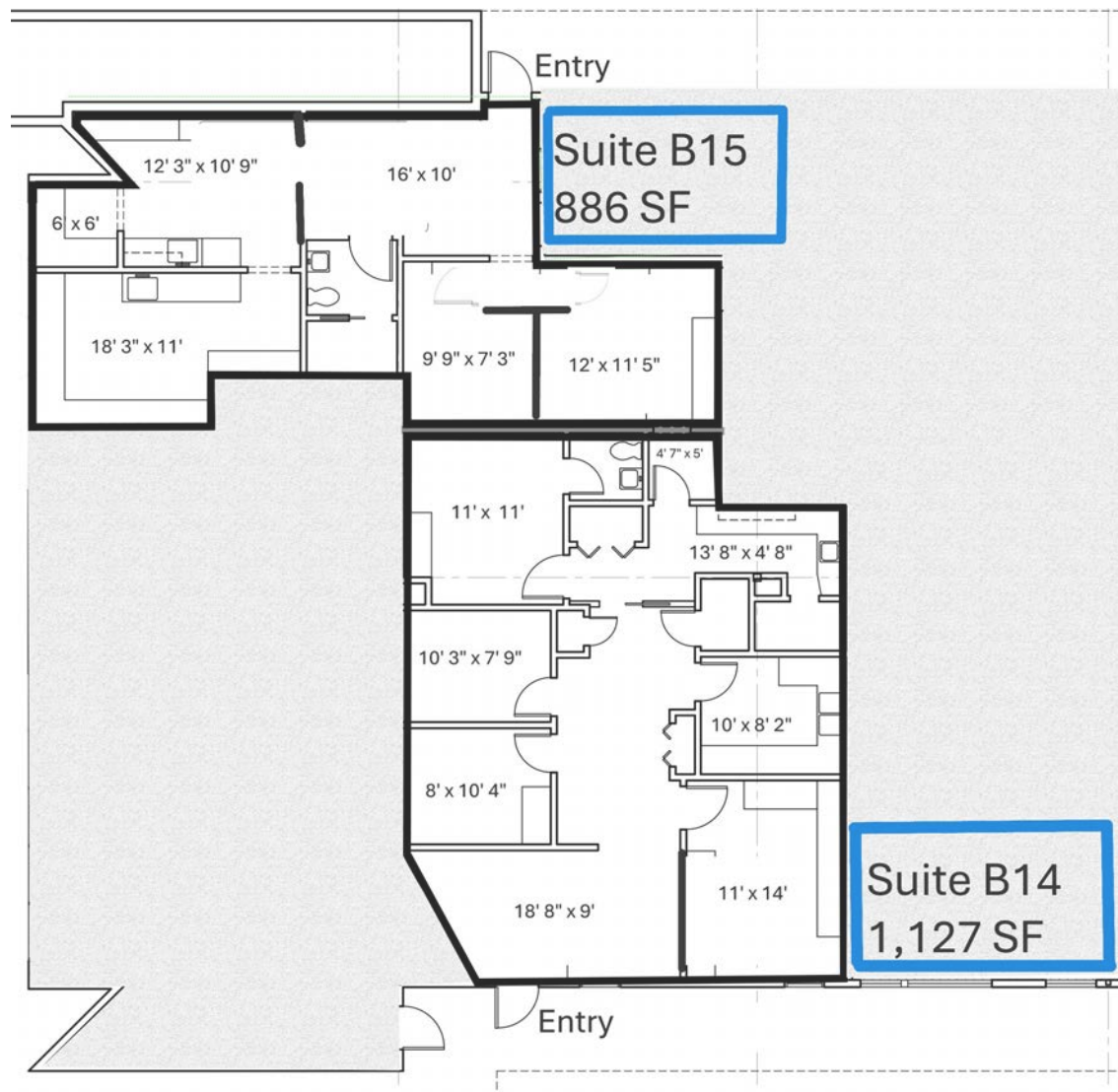


Ingress



Egress

FLOOR PLAN (B14 & B15)



Space Size	Suite B14: ±1,127 RSF Suite B15: ±886 RSF Suites B14 & B15 combined: ±2,013 RSF
Availability	Immediate
Monthly Rate	Suite B14: \$2,398/MO Suite B15: \$1,885/MO Suites B14 & B-15 combined: \$4,283/MO

[Click Here for the B15 Virtual Walkthrough Tour](#)
[Click Here for the B14 Virtual Walkthrough Tour](#)



PHOTOS (B14)



[Click Here for the B14 Virtual Walkthrough Tour](#)



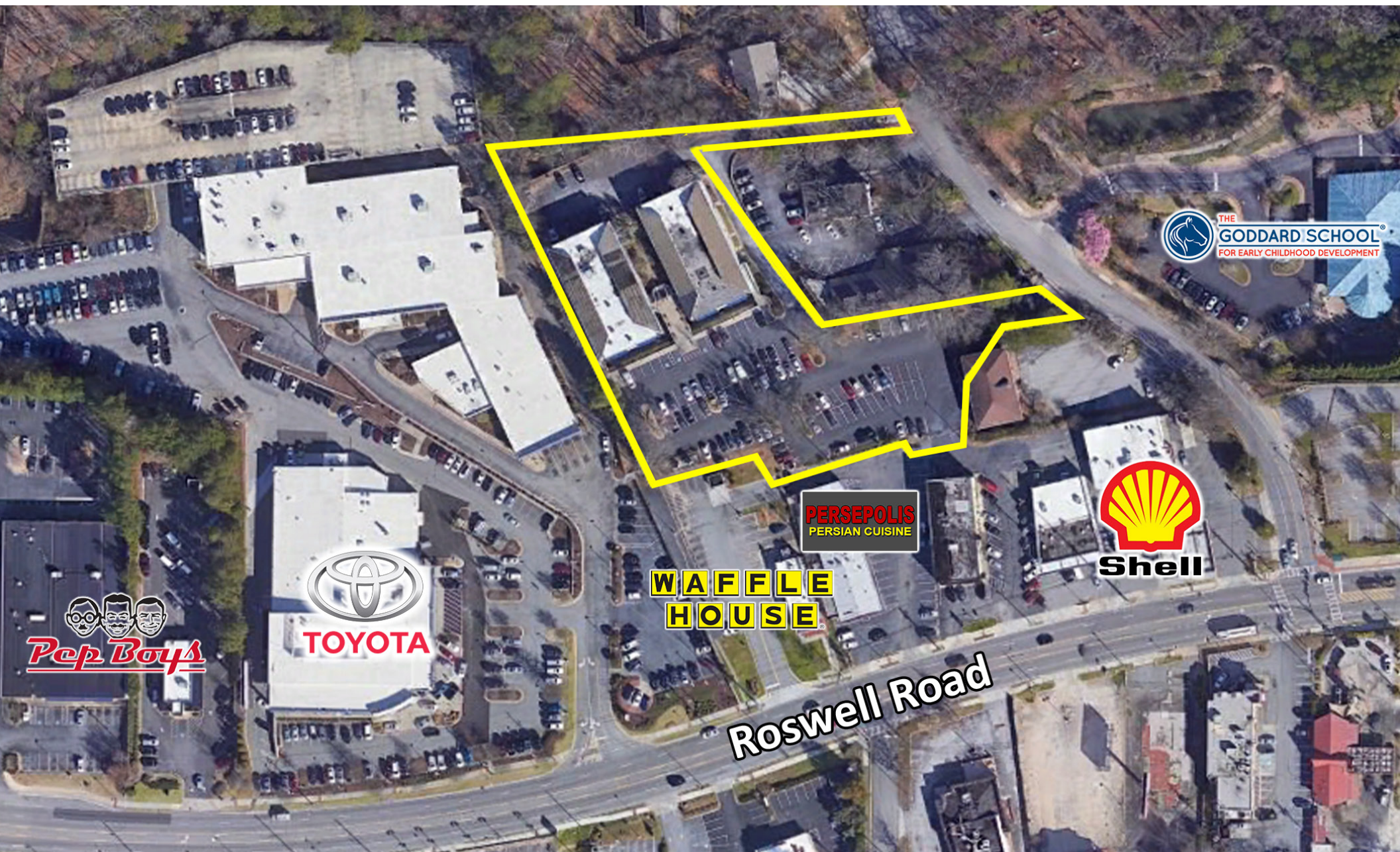
PHOTOS (B15)



[Click Here for the B15 Virtual Walkthrough Tour](#)



AERIAL MAP



Buckhead

MIDTOWN
Atlanta



Roswell Road



WAFFLE
HOUSE





Roswell Road

RAG & BONE
recycle your wardrobe

Little Italy
Italian Restaurant

TOYOTA

ZAXBY'S

TACO BELL

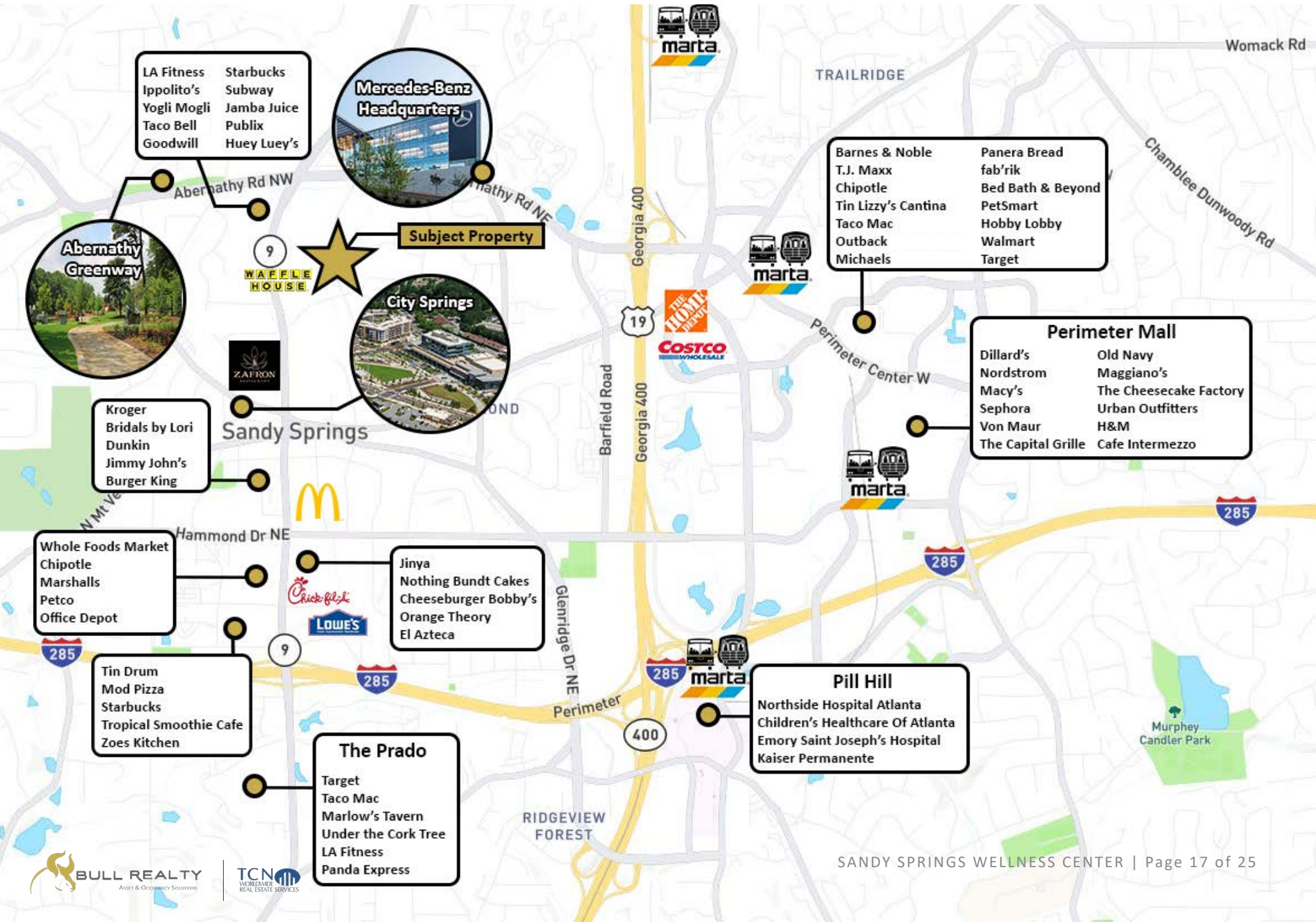
HUEY LUEY'S

9
goodwill

LIFETIME

Publix
SUBWAY
City BARBECUE
Starbucks COFFEE
Hardee's

IN THE AREA



- LA Fitness
- Ippolito's
- Yogli Mogli
- Taco Bell
- Goodwill
- Starbucks
- Subway
- Jamba Juice
- Publix
- Huey Luey's



Mercedes-Benz Headquarters

Subject Property



City Springs

Waffle House



Sandy Springs

- Kroger
- Bridals by Lori
- Dunkin
- Jimmy John's
- Burger King

- Whole Foods Market
- Chipotle
- Marshalls
- Petco
- Office Depot

- Tin Drum
- Mod Pizza
- Starbucks
- Tropical Smoothie Cafe
- Zoes Kitchen

- Jinya
- Nothing Bundt Cakes
- Cheeseburger Bobby's
- Orange Theory
- El Azteca

- The Prado**
- Target
 - Taco Mac
 - Marlow's Tavern
 - Under the Cork Tree
 - LA Fitness
 - Panda Express

- Barnes & Noble
- T.J. Maxx
- Chipotle
- Tin Lizzy's Cantina
- Taco Mac
- Outback
- Michaels
- Panera Bread
- fab'rik
- Bed Bath & Beyond
- PetSmart
- Hobby Lobby
- Walmart
- Target

- Perimeter Mall**
- Dillard's
 - Nordstrom
 - Macy's
 - Sephora
 - Von Maur
 - The Capital Grille
 - Old Navy
 - Maggiano's
 - The Cheesecake Factory
 - Urban Outfitters
 - H&M
 - Cafe Intermezzo

- Pill Hill**
- Northside Hospital Atlanta
 - Children's Healthcare Of Atlanta
 - Emory Saint Joseph's Hospital
 - Kaiser Permanente



goodwill TACO BELL HUEY LUEY'S
Piedmont LAIFITNESS

Publix Hardee's Starbucks
SUBWAY REGIONS COFFEE

RAG-C-RAMA
BURY HATCHET Shell

Waffle House Zaxby's Persepolis
HOUSE TOYOTA

Subject Property

ALDI CVS pharmacy FedEx
BRUCE'S PAPA JOHN'S ZAFRA

LIDL HUDSON GRILLE WILLY'S
SMOOTHIE KING PALM BEACH TAN TRADER JOE'S
FIVE GUYS Comcast xfinity HENRI'S
ROASTERS Hollywood Feed

THE GENERAL MUIR SELECT CITY SPRINGS

Kroger DUNKIN' Mellow Mushroom
IHOP J. Christopher's

WHOLE FOODS CHIPOTLE
PETCO Marshalls
TIN DROM MOD ZOË'S KITCHEN STARBUCKS

bp Flying Saucer Chick-fil-A
Orangetheory JINYA
LOWE'S BOBBY'S

SANDY SPRINGS



The City of Sandy Springs enjoys and expresses a traditional Southern charm, while also catering to its business-minded residents with efficient and responsive services. The City was incorporated in 2005, and it is the sixth largest city in Georgia and the second largest city in the metropolitan Atlanta area. In 2010, the City moved from a single source provider to contracting with seven private companies, saving the City an estimated \$7 million/year over five years.

In 2018, the City transitioned Department Heads from contract to city-held positions. In 2019, the City Council approved moving General City Services including Public Works, Community Development, Finance, IT, Communications, Facilities, Recreation and Parks, Municipal Court and Economic Development from contract to city-held positions, saving the City more than \$14M over five years as compared with proposed costs utilizing private sector partners.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	12,501	99,780	228,018
HOUSEHOLDS	5,827	45,390	99,800
AVG. HOUSEHOLD INCOME	\$192,591	\$182,363	\$195,792

Source: Esri 2025

ATLANTA

AT A GLANCE

BUSINESS-FRIENDLY CITY

Atlanta, the capital and most populous city in Georgia, is the ninth-largest metro in the United States with over 5.9 million residents. It prides itself on its low business costs, tax-friendly environment, diverse economy and suburb quality of life. Encompassing a GDP over \$270 billion, the Atlanta metropolitan area is a true “world city.”

WORLD-CLASS EDUCATION

Atlanta colleges and universities are numerous, spanning from historically black colleges, technical colleges, top research institutions and schools of art, medicine and theology. The region ranks in the top 10 among U.S. metros in students enrolled, research spending and degrees earned. Colleges and universities in the Atlanta region create 130,000 jobs across all industries in Georgia. Colleges and Universities in the Atlanta region include Georgia Institute of Technology, Emory University, Georgia State University, Agnes Scott College, Oglethorpe University, Clark Atlanta University (HBCU), Morehouse College (HBCU) and Spelman College (HBCU).

ATTRACTIONS AND TOURISM

Attractions in Atlanta include the largest aquarium in the western hemisphere, the CNN Center, the Fox Theater, the King Center and the new \$1.5 billion home of the Atlanta Falcons football franchise, Mercedes-Benz Stadium. Hartsfield-Jackson Atlanta International Airport is the world’s busiest airport, making the city a hub for business and tourism travelers alike.



**#1 TOP TRAVELED
AIRPORT IN THE WORLD**



**\$270 BILLION GDP
IN METRO-ATLANTA**



**13 FORTUNE 500
HQ IN ATLANTA**



**TOP U.S. METRO
WITH #1 LOWEST COST
OF DOING BUSINESS**

**TOP 10 AMONG U.S. METROS IN
STUDENTS ENROLLED, RESEARCH
SPENDING AND DEGREES EARNED.”**

- DISCOVER ATLANTA



**#9 LARGEST METRO AREA IN
THE U.S. 2020**

- U.S. CENSUS BUREAU
POPULATION DIVISION

HOME TO 16 FORTUNE 500 COMPANIES

Atlanta has the third-highest concentration of Fortune 500 headquarters in the U.S., and over 75% of the Fortune 1000 conduct business in the Atlanta Metropolitan Area. The city is the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS and Newell-Rubbermaid.

CONTINUOUS ECONOMIC DEVELOPMENT

The city's continuous growth is expected to continue with recently executed or announced corporate relocations such as UPS, Mercedes-Benz, NCR, Honeywell, and General Electric. Atlanta has also become a mega center for movie production due to tax credits implemented in 2008.

9TH
LARGEST U.S. METRO
2024 U.S. Census

1.8%
PROJECTED 5-YEAR
POPULATION GROWTH (2023-2028)
ESRI 2025

#6
BEST CITIES FOR JOBS IN U.S.
WalletHub 2024

#3
FASTEST GROWING
U.S. METRO
Freddie Mac 2024

46%
Gen Z
Population

34%
Millennial
Population

3.9%
Unemployment
Rate

(Data based on 1 mile radius of Downtown- ESRI 2024)

MAJOR EMPLOYERS

KING & SPALDING



TRUIST



EMORY
UNIVERSITY



Mercedes-Benz



#1 TOP EMERGING TECH HUB

-Business Facilities magazine, GA Dept. of Economic Growth 2024

#3 BEST CITY IN THE SOUTH

-Southern Living, "The South's Best Cities, 2024"

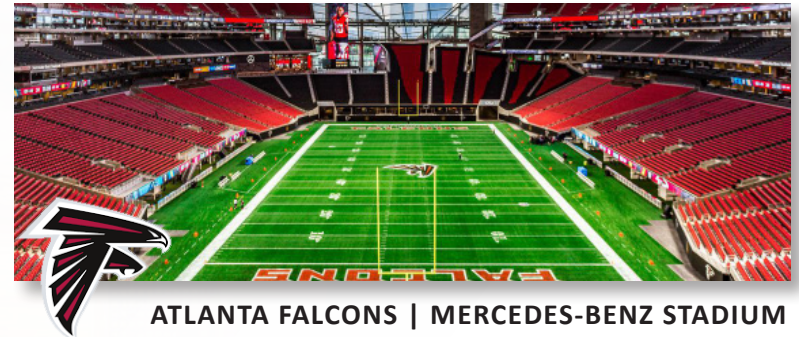
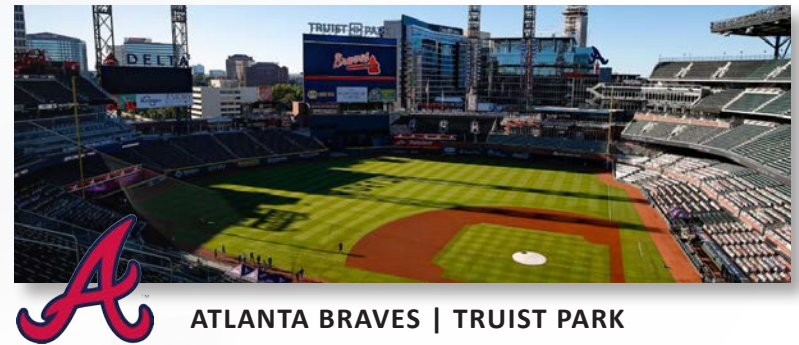
#5 MOVING DESTINATION IN THE NATION

-Penske, "Annual Top Moving Destinations List, 2024"

Atlanta is an exciting destination with world-class restaurants, a festive nightlife, several major league sports teams and an abundance of cultural attractions. Atlanta's arts and culture scene is complemented by in-town neighborhoods that give the city even more depth.

Home to the second busiest and most efficient airport in the world, Hartsfield-Jackson Atlanta International Airport, and the Maynard H. Jackson International Terminal, getting to and from Atlanta is easy.

The metro Atlanta area is home to 13 Fortune 500 and 24 Fortune 1000 headquarters. This includes the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS, Truist Bank, Mercedes Benz USA, Newell-Rubbermaid and is home to the world renowned Center for Disease Control.



CONTACT INFORMATION

BROKER PROFILES



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Megan Daley is a part of a proven and seasoned investment sales & lease team here at Bull Realty. Megan and her team leverage upon Bull Realty's advanced technologies, digital resources, and marketing prowess to deliver their clients reliable service while supporting their individual financial goals and returns. Megan works with experienced agents Jared Daley and Angie Sarris to focus on the sale and lease of all asset sectors, including but not limited to office and distressed assets. This progressive team, with over 17 years of experience, offers deal structures and strategic initiatives to maximize client returns and value.

An Atlanta native, Ms. Daley graduated from the University of Georgia with a B.B.A in Real Estate from the Terry College of Business. Megan is a member of the Young Council of Realtors and Atlanta Commercial Board of Realtors.



JARED DALEY
Commercial Real Estate Broker
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Jared utilizes Bull Realty's successful marketing platform to help clients with all types of properties. His experience in the automotive business and financial services industry helps Jared assess the real value of a property or a company's space needs and determine how to best deal with today's market.

Jared has experience in office, automotive properties and all types of commercial real estate, especially distressed assets. Jared has been instrumental in stabilizing commercial properties with more than four hundred signed leases completed since 2008. The leases consisted of office, warehouse and automotive facilities. Additionally, Jared sells as many as two dozen properties per year. His wide variety of listings throughout the metro Atlanta area keeps a steady stream of buyers calling.

In addition to his commercial real estate experience, Jared has eleven years experience as a financial advisor (NASD Series 7, 6, 63, 66; GA Life/Health/Variable licenses). Prior to that, he spent a decade in the automotive industry.

Jared is a member of the Atlanta Commercial Board of Realtors and is a CCIM candidate.



ANGIE SARRIS
Commercial Real Estate Broker
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Angie@BullRealty.com

Angie assists public and private equity clients, REITs, and developers with the acquisition and disposition of single tenant and multi-tenant retail investment properties throughout the southeast. Angie also provides select retail project leasing and tenant representation in the metro Atlanta area.

Angie takes pride in the service and value provided to clients through in-depth market knowledge. She leverages Bull Realty's marketing technology, buyer databases, and market research to aid in strategic acquisitions and dispositions. Her clients' best interests are always top-of-mind.

After graduating from the University of Georgia, Angie earned a master's degree in communication management & marketing from the University of Southern California. Angie spent 15 years in Los Angeles working in market research and marketing strategy for Fortune 500 and Global 500 companies. Upon returning to Atlanta, she applied her strategic marketing experience to the world of commercial real estate where she developed and lead a commercial real estate services division at a local real estate brokerage. Her experience in a range of verticals and different sides of the business has provided her with an invaluable macro level understanding of the commercial real estate industry.

When Angie is not working, she enjoys hiking, outdoor events, and spending time with her family.



ABOUT BULL REALTY



28
YEARS IN
BUSINESS

LICENSED
IN



8
SOUTHEAST
STATES



ATL
HEADQUARTER

SERVICES

Services include disposition, acquisition, project leasing, tenant representation, and consulting across a wide range of sectors, including office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality, and single-tenant net lease properties.

GLOBAL ALLIANCE

Bull Realty is a member of TCN Worldwide, an alliance of 60+ offices and 1,500 commercial real estate professionals serving more than 200 markets globally. This partnership expands the firm's reach, client access and investor relationships across the U.S. and internationally.

AMERICA'S COMMERCIAL REAL ESTATE SHOW

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants — including Bull Realty's founder Michael Bull, CCIM — share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or at www.CREshow.com.

JOIN OUR TEAM

Bull Realty continues to expand through merger, acquisition and by welcoming experienced agents. The firm recently celebrated 28 years in business and, through its TCN Worldwide alliance, actively works with clients and brokers across the country.

CONNECT WITH US:

<https://www.bullrealty.com>



OUR MISSION

To provide a company of advisors known for integrity and the best disposition marketing in the nation.