

# Atlanta South

## Multi-Tenant Office Buildings

445 and 485 Atlanta South Parkway | Atlanta, Georgia 30349



 Offering Price:  
**Unpriced**

**Contact Broker**  
for Details

## The Offering

Stan Johnson Company is pleased to offer for sale to qualified investors the opportunity to acquire the fee simple interest in the land and buildings of a multi-tenant government office facility located in Atlanta, Georgia. The two primary Tenants are the State of Georgia; its two Operators comprise nearly 68% of the Base Rental Income. The Property consists of 7.70 acres and two, one-story, buildings totaling 84,309 SF of government office built in 1987.

## Highlights

- Strategic Access in Atlanta Metro
- Densely Populated Area
- Government Leases
- Strong Credit
- Favorable Lease
- Mission-Critical Location
- Recent Capital Improvements
- Below-Market Rent



Click here  
to download  
Offering  
Memorandum

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