



NORTHRIDGE 400

8325 DUNWOODY PLACE

BLDG. 2 | Atlanta, GA | 30350

FOR SALE



EXECUTIVE SUMMARY

OVERVIEW

RG Real Estate is pleased to present the opportunity to acquire a #6,027 SF office building located at 8325 Dunwoody Place in Atlanta, Georgia. Situated in the highly desirable Sandy Springs/Dunwoody submarket, the property offers a move-in ready office environment featuring perimeter offices positioned on window lines with abundant natural light, ample parking, recently replaced windows and building systems that have been professionally serviced and inspected bi-annually.

The property benefits from immediate access to GA-400 via the Northridge Road exit, providing convenient connectivity throughout the Atlanta metro area and access to numerous nearby dining, retail, and business amenities. With average 2026 office lease comps in the area around \$21.25/SF full service, the property presents an attractive opportunity for both owner-users and investors alike.

Offered at \$965,000, the property also provides additional flexibility, as current ownership would be willing to execute a short-term leaseback on approximately 4,000 SF if desirable to the purchaser.

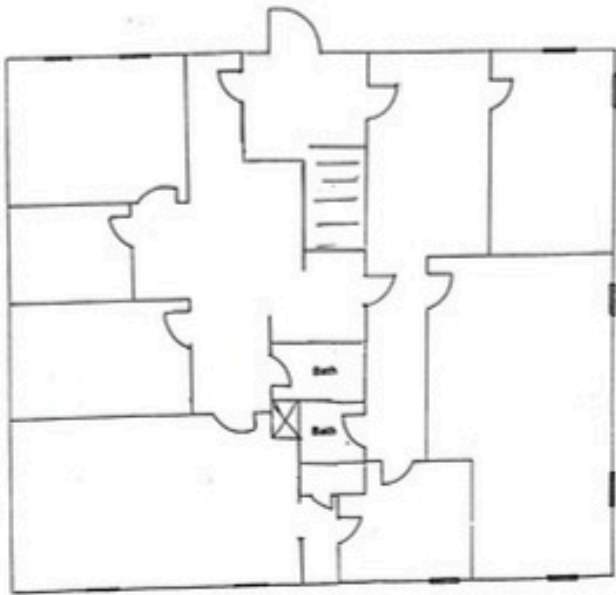


OFFERING SNAPSHOT

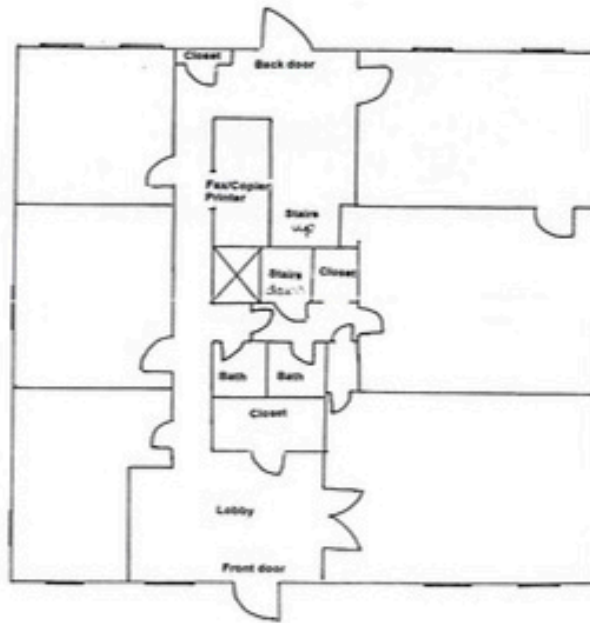
Address:	8325 Dunwoody Place, bldg. 2, Atlanta, GA 30350
List Price:	\$965,000 (\$160.11/SF)
RSF:	6,027 SF
Parking Ratio:	5.00/1,000 SF (30 Spaces)
Zoning:	O & I
County:	Fulton
Land Parcel:	0.09 AC
Year Built	1985
Construction:	Masonry
Association Dues	\$850/month

SUMMARY

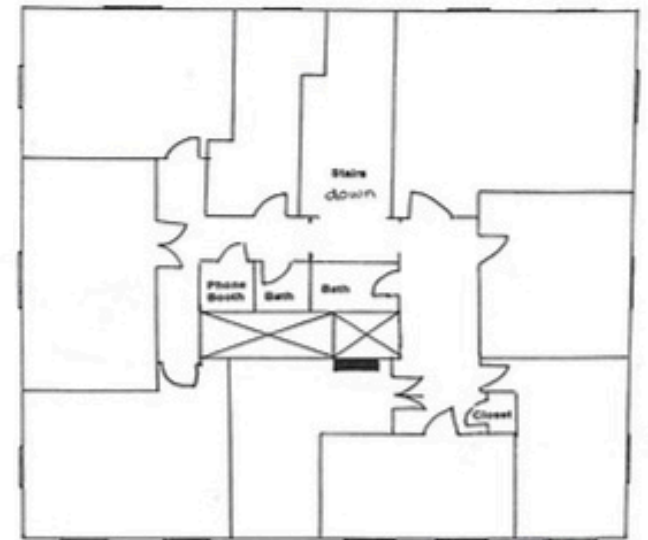
FLOOR PLAN



FLOOR ONE



FLOOR TWO



FLOOR THREE

LOCATION

MAPS



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For Information, Please Contact:

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Information contained herein has been obtained from sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.