



FOR SALE

2470 DANIELLS BRIDGE RD. BUILDING 100 ATHENS, GA 30606
THE EXCHANGE BUILDING



EXECUTIVE SUMMARY

The Exchange Professional Office Park is a well-known professional office park located just off Hwy 316 and minutes from the Athens Loop, in the heart of one of the fastest-growing markets in Northeast Georgia. The property has excellent accessibility to Athens, Oconee County, and Metro Atlanta and benefits from strong surrounding demographics and the continued residential growth of Oconee County.

Building 100 consists of ~38,000 SF of Class A office space across two levels, plus an additional 11,000 SF basement area. Flexible suite sizes accommodate a variety of office, medical, and professional services users. Current tenants include Regus, Davis, Pickren, Seydel & Sneed, Dr. Billy Goldman, Raymond James & Associates, Britt Peters & Associates, Compassus Hospice, and Prospan Logistics.

The Exchange Professional Office Park combines institutional-quality office space, exceptional regional accessibility, and a strong professional tenant environment, making it an ideal investment with upside.

Property Overview

- **Primary Use:** Office Building (Part of a 3-building office condominium)
- **Ownership Structure:** 100% of Building 100 interior spaces; owns a 33.33% undivided interest in all common areas, land, shell, and roof.
- **Year Built:** 2006
- **Total Land Area:** 7.246 acres
- **Gross Building Area:** 49,068 SF
- **Stories:** Two stories plus a basement
- **Leaseable Area:**
 - ~38,000 SF Office Space between 1st & 2nd floor
 - 10,036 SF total (3,338 SF partially finished, 6,698 SF unfinished/storage basement level)

OFFERED AT \$8,000,000



PROPERTY OVERVIEW

Site & Land

- Parking & Drives: Asphalt parking lot and sidewalks.
- Entrances & Patios: * Front concrete drop-off area with a wall-mounted metal canopy. Rear pea gravel patio with a metal canopy.
- Landscaping: Grass, straw-covered planting beds, small trees, shrubs
- Irrigation: Dedicated lawn sprinkler system.
- Site Lighting: 25-foot pole-mounted metal lights, sidewalk lights, building-mounted wall packs

Structural & Exterior Features

- Foundation: 4" reinforced concrete slab, vapor barriers, and granular base.
- Superstructure: Steel columns, steel beams, and open-web steel joists.
- Basement Walls: Poured-in-place concrete.
- Exterior Walls: Masonry brick backed by metal studs with insulation.
- Windows: Aluminum-framed exterior windows.
- Doors: Storefront aluminum/glass double doors, hollow metal doors in metal frames.
- Roof: Single-ply adhered membrane over insulation on a metal deck; features a center arched metal roof with glass enclosures at the front and rear center.

Interior Features & Finishes

- Framing & Walls: Metal stud framing with painted gypsum board.
- Ceilings: Acoustic fiberglass boards on suspended T-grids
- Flooring: Concrete (sealed), ceramic tile, laminate, carpet, and vinyl tile.
- Doors: Solid wood doors in metal frames and storefront aluminum/glass doors.
- Trims: Wood crown molding, wood baseboards, vinyl baseboards
- Vertical Transport: Structural stairs; dedicated exterior concrete stairs to the basement.

Mechanical, Electrical, Plumbing & Fire Safety

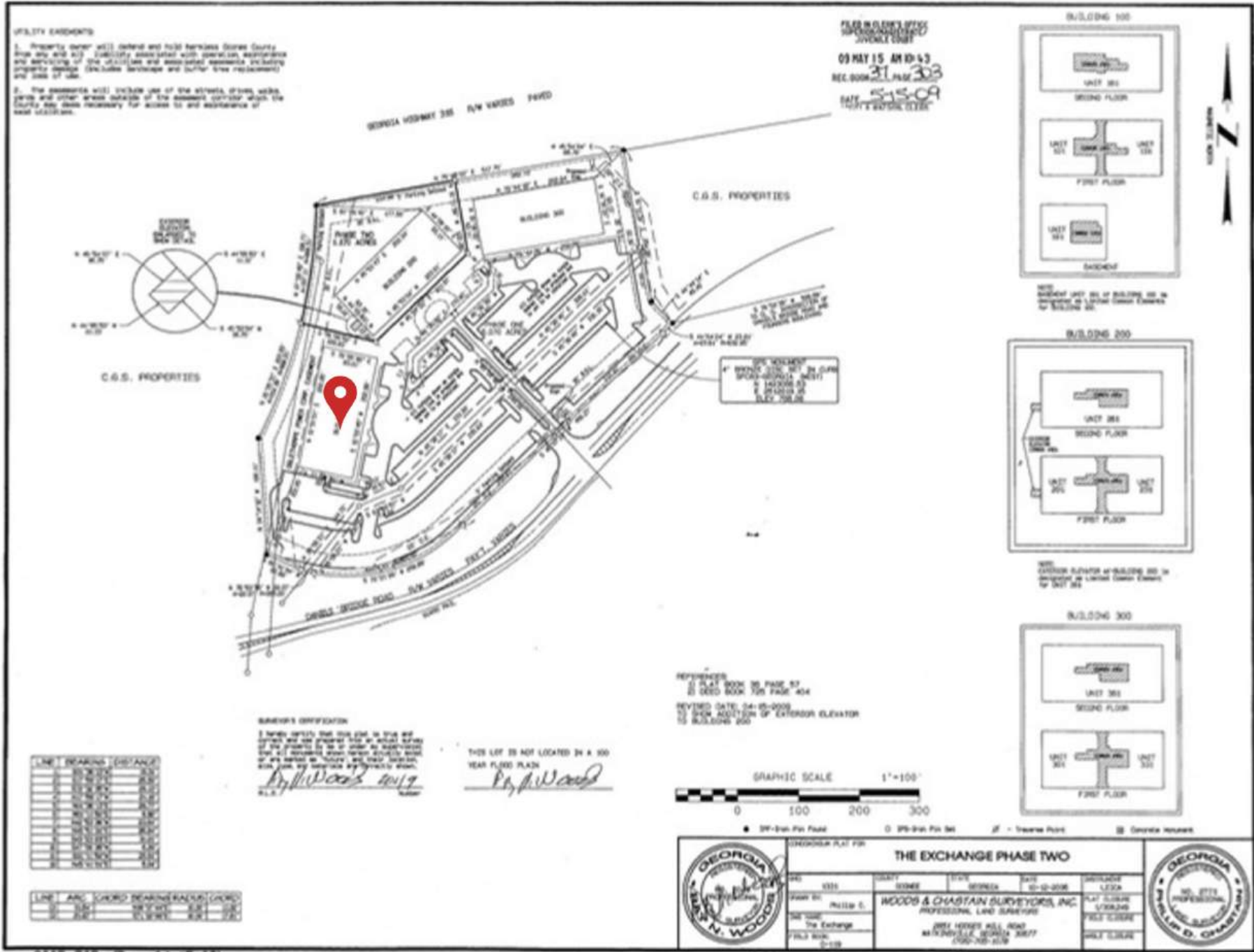
- HVAC: Roof-mounted air conditioning and heating units, three split systems
- Electrical: 480/277V main service from a pad-mounted transformer
- Lighting: Recessed and standard fluorescent interior fixtures.
- Plumbing: Metal domestic water supply, PVC waste pipes, water heaters, restrooms
- Fire Safety: Wet sprinkler system, fire alarm system, and wall-mounted fire extinguishers.



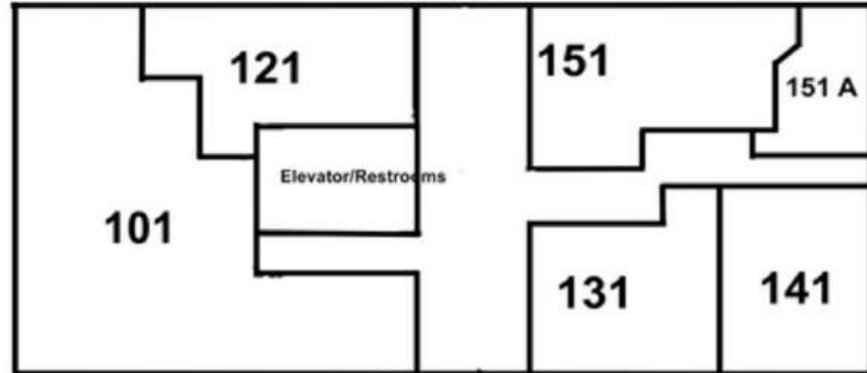
PROFORMA

Atlas Management													
Properties: The Exchange - 2470 Daniels Bridge Road Building 100 Athens, GA 30606													
Accounting Basis: Cash													
Account Name	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11	Month 12	Total
Operating Income Accounts													
Regus Projected Income	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	240,000.00
Proforma 121	16,250.00	16,250.00	16,250.00	16,250.00	16,250.00	16,250.00	16,250.00	16,250.00	16,250.00	16,250.00	16,250.00	16,250.00	195,000.00
Billy Goldman	4,994.72	4,994.72	4,994.72	4,994.72	4,994.72	4,994.72	4,994.72	4,994.72	4,994.72	4,994.72	4,994.72	4,994.72	59,936.64
Davis Pickens, Seydel & Sneed, LLP	4,550.00	4,550.00	4,550.00	4,550.00	4,550.00	4,550.00	4,550.00	4,550.00	4,550.00	4,550.00	4,550.00	4,550.00	54,600.00
Britt Peters & Associates, Inc.	3,141.67	3,141.67	3,141.67	3,141.67	3,141.67	3,141.67	3,141.67	3,141.67	3,141.67	3,141.67	3,141.67	3,141.67	37,700.04
Raymond James & Associates, Inc.	7,252.92	7,252.92	7,252.92	7,252.92	7,252.92	7,252.92	7,252.92	7,252.92	7,252.92	7,252.92	7,252.92	7,252.92	87,035.04
151A Proforma	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	27,600.00
Prospanse Logistics	7,119.97	7,119.97	7,119.97	7,119.97	7,119.97	7,119.97	7,119.97	7,119.97	7,119.97	7,119.97	7,119.97	7,119.97	85,439.64
Compassus	8,659.38	8,659.38	8,659.38	8,659.38	8,659.38	8,659.38	8,659.38	8,659.38	8,659.38	8,659.38	8,659.38	8,659.38	103,912.56
CAM Income (4)	1,097.08	1,097.08	1,097.08	1,097.08	1,097.08	1,097.08	1,097.08	1,097.08	1,097.08	1,097.08	1,097.08	1,097.08	13,164.96
Total Projected Operating Income	75,365.74	75,365.74	75,365.74	75,365.74	75,365.74	75,365.74	75,365.74	75,365.74	75,365.74	75,365.74	75,365.74	75,365.74	904,388.88
Recoverable Operating Expense Accounts													
Utilities													
Water	444.41	444.41	444.41	444.41	444.41	444.41	444.41	444.41	444.41	444.41	444.41	444.41	5,332.92
Electricity	7,651.77	7,651.77	7,651.77	7,651.77	7,651.77	7,651.77	7,651.77	7,651.77	7,651.77	7,651.77	7,651.77	7,651.77	91,821.24
Internet/Phone	129.58	129.58	129.58	129.58	129.58	129.58	129.58	129.58	129.58	129.58	129.58	129.58	1,554.96
Total Utilities	8,225.76	8,225.76	8,225.76	8,225.76	8,225.76	8,225.76	8,225.76	8,225.76	8,225.76	8,225.76	8,225.76	8,225.76	98,709.12
Repairs & Maintenance													
HVAC R&M	687.14	687.14	687.14	687.14	687.14	687.14	687.14	687.14	687.14	687.14	687.14	687.14	8,245.68
Elevator R&M	357.62	357.62	357.62	357.62	357.62	357.62	357.62	357.62	357.62	357.62	357.62	357.62	4,291.44
Pest Control R&M	131.25	131.25	131.25	131.25	131.25	131.25	131.25	131.25	131.25	131.25	131.25	131.25	1,575.00
Fire & Safety Systems	1053.27	1053.27	1053.27	1053.27	1053.27	1053.27	1053.27	1053.27	1053.27	1053.27	1053.27	1053.27	12,639.24
Janitorial/Cleaning	2703.75	2703.75	2703.75	2703.75	2703.75	2703.75	2703.75	2703.75	2703.75	2703.75	2703.75	2703.75	32,445.00
COA Dues	4,384.37	4,384.37	4,384.37	4,384.37	4,384.37	4,384.37	4,384.37	4,384.37	4,384.37	4,384.37	4,384.37	4,384.37	52,612.44
Total Repairs & Maintenance	9,317.40	9,317.40	9,317.40	9,317.40	9,317.40	9,317.40	9,317.40	9,317.40	9,317.40	9,317.40	9,317.40	9,317.40	111,808.80
Administrative													
Management Fees	3,014.63	3,014.63	3,014.63	3,014.63	3,014.63	3,014.63	3,014.63	3,014.63	3,014.63	3,014.63	3,014.63	3,014.63	36,175.56
Bank Fees	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	24.00
Legal & Professional Fees	9.55	9.55	9.55	9.55	9.55	9.55	9.55	9.55	9.55	9.55	9.55	9.55	114.60
Accounting & Tax Preparation	65.63	65.63	65.63	65.63	65.63	65.63	65.63	65.63	65.63	65.63	65.63	65.63	787.56
Mail & Postage	2.65	2.65	2.65	2.65	2.65	2.65	2.65	2.65	2.65	2.65	2.65	2.65	31.80
Total Administrative	3,094.46	3,094.46	3,094.46	3,094.46	3,094.46	3,094.46	3,094.46	3,094.46	3,094.46	3,094.46	3,094.46	3,094.46	37,133.52
Insurance													
Insurance Expense	682.92	682.92	682.92	682.92	682.92	682.92	702.25	702.25	702.25	702.25	702.25	702.25	8,311.02
Total Insurance	682.92	682.92	682.92	682.92	682.92	682.92	702.25	702.25	702.25	702.25	702.25	702.25	8,311.02
Taxes													
RE Taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	44,276.24	0.00	0.00	44,276.24
Total Taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	44,276.24	0.00	0.00	44,276.24
Total Recoverable Operating Expenses	21,320.54	21,320.54	21,320.54	21,320.54	21,320.54	21,320.54	21,339.87	21,339.87	21,339.87	65,616.11	21,339.87	21,339.87	300,238.70

SITE PLAN

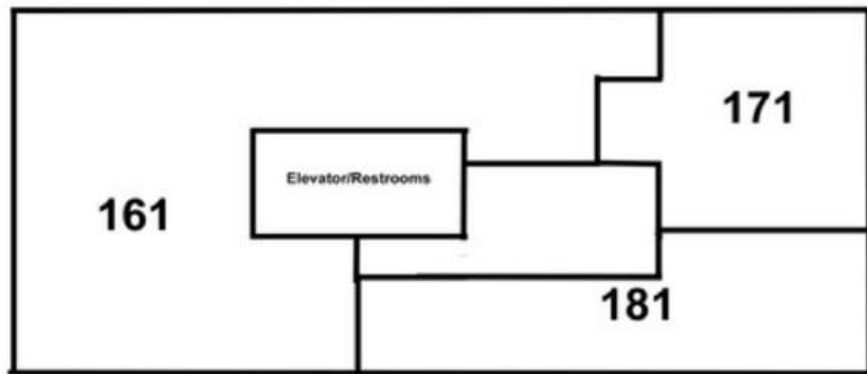


FLOOR PLANS



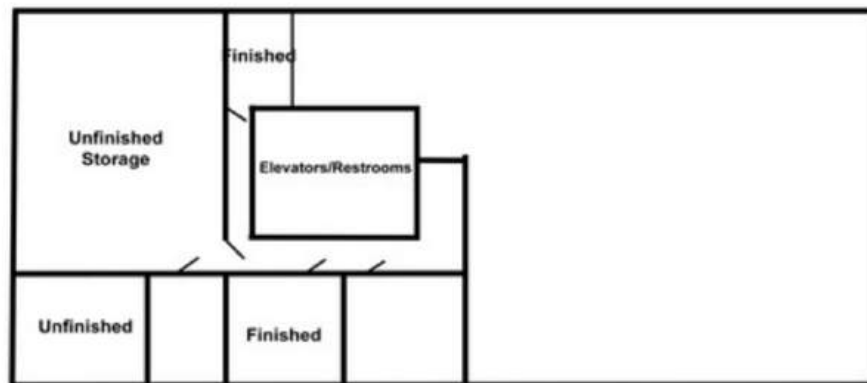
FIRST FLOOR

- 101 VACANT
- 121 Davis, Pickren, Seydel & Sneed
- 131 Dr. Billy Goldman DMD
- 141 Britt Peters & Associates
- 151 Raymond James & Associates
- 151A VACANT



SECOND FLOOR

- 161 Regus
- 171 Prospanic Logistics
- 181 Compassus Health



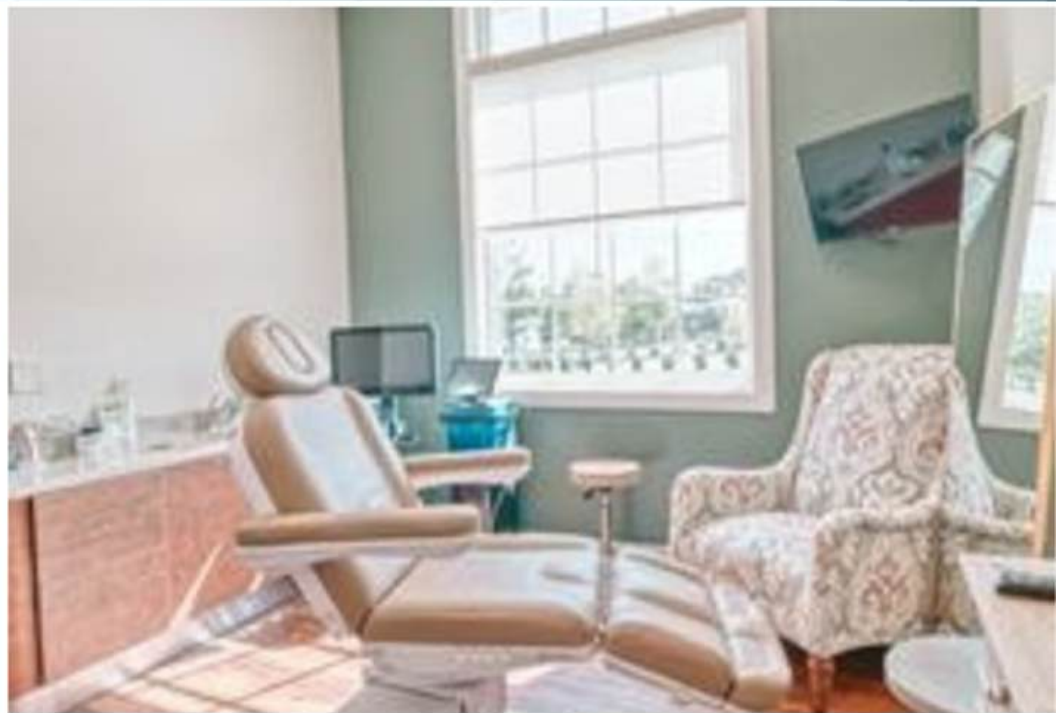
BASEMENT

VACANT

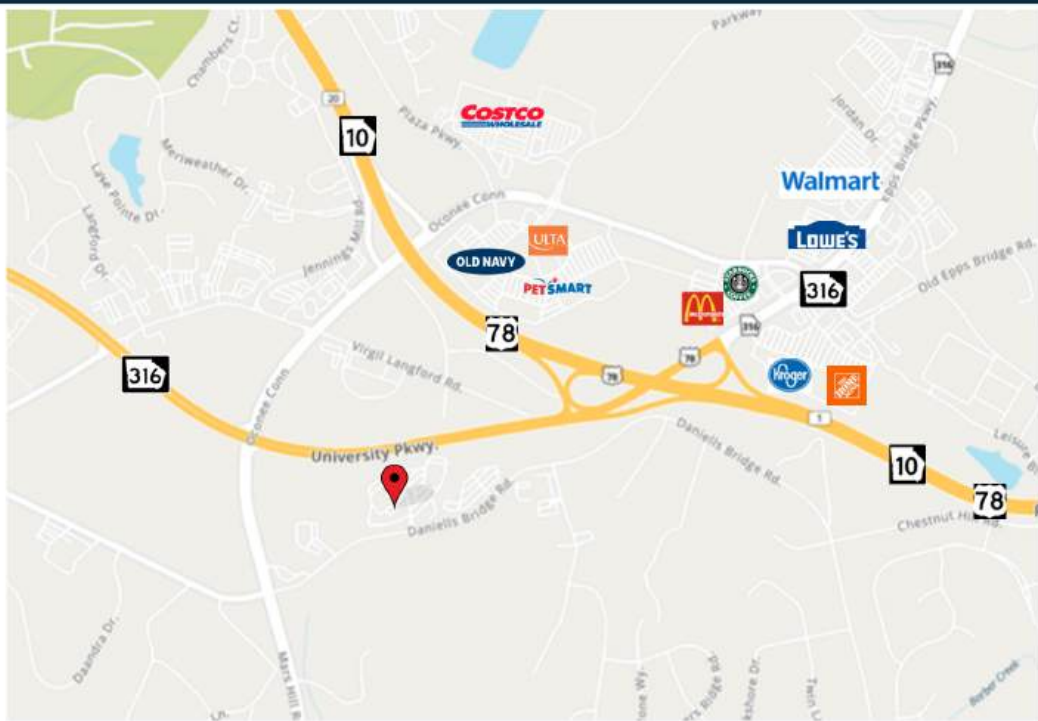
GALLERY



GALLERY



TRADE AREA



Located in the heart of Athens' affluent westside growth corridor, 2470 Daniels Bridge Road is positioned within one of Northeast Georgia's most desirable residential and commercial markets. The property benefits from making it an attractive investment opportunity for institutional investors, private equity groups, and owner-users seeking long-term value appreciation.

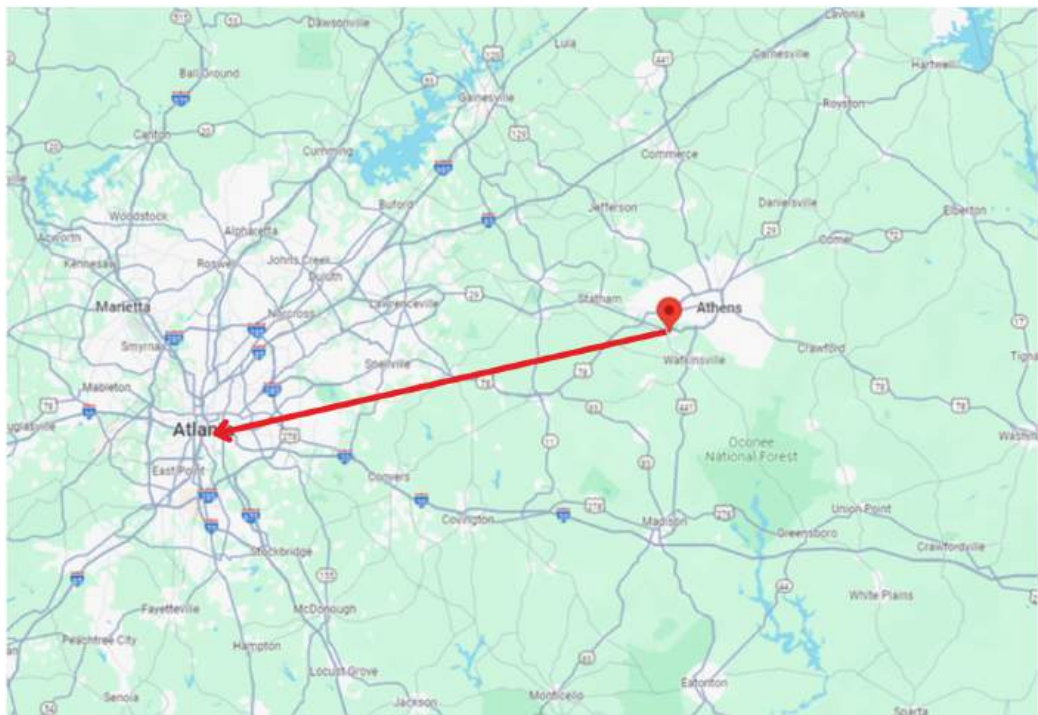
More than 76,400 residents live within a five-mile radius, with the population projected to grow to nearly 78,700 by 2030. The area is characterized by a highly educated workforce, above-average household incomes, and a steadily expanding population, with a median age of 34.2 years. The surrounding market is home to more than 56,000 daytime employees and 3,460 businesses, providing a stable employment base.

The location also benefits from its proximity to the University of Georgia, Piedmont Athens Regional Medical Center, St. Mary's Health Care System, and the rapidly growing commercial districts along Daniels Bridge Road, Epps Bridge Parkway, and Atlanta Highway.

From an investment perspective, the market exhibits favorable long-term fundamentals, including steady population growth, rising household incomes, strong housing values, and limited land availability within Athens' premier westside office corridor. These demographic trends support sustained demand for high-quality office assets and provide investors with confidence in the property's long-term leasing potential and value appreciation.

Trade Area Highlights

- Rising household incomes
- Steady population growth
- Strong growth corridor along 316
- Situated within the Athens-Clarke CBSA, which includes Clarke, Madison, Oglethorpe, and Oconee Counties



KEY FACTS

RING OF 5 MILES

KEY FACTS

5 miles

76,417

Population

34.2

Median Age



Average Household Size

\$80,759

Median Household Income

16,866

2023 Owner Occupied Housing Units (Esri)

14,468

2023 Renter Occupied Housing Units (Esri)

BUSINESS

5 miles



3,463

2026 Total Businesses (NAICS)



56,135

2026 Total Employees (NAICS)

HOUSING STATS

5 miles



\$396,607

Median Home Value



14,468

2025 Renter Occupied HUs



16,866

2025 Owner Occupied HUs

2026 Households by income (Esri)

The largest group: \$200,000+ (16.6%)

The smallest group: \$15,000 - \$24,999 (6.0%)

5 miles

Indicator ▲	Value	Diff	
<\$15,000	8.0%	+3.6%	
\$15,000 - \$24,999	6.0%	+3.3%	
\$25,000 - \$34,999	8.3%	+5.8%	
\$35,000 - \$49,999	10.4%	+4.8%	
\$50,000 - \$74,999	13.9%	+3.2%	
\$75,000 - \$99,999	12.1%	-1.2%	
\$100,000 - \$149,999	15.7%	-2.9%	
\$150,000 - \$199,999	9.0%	-7.4%	
\$200,000+	16.6%	-9.2%	

Bars show deviation from Oconee County

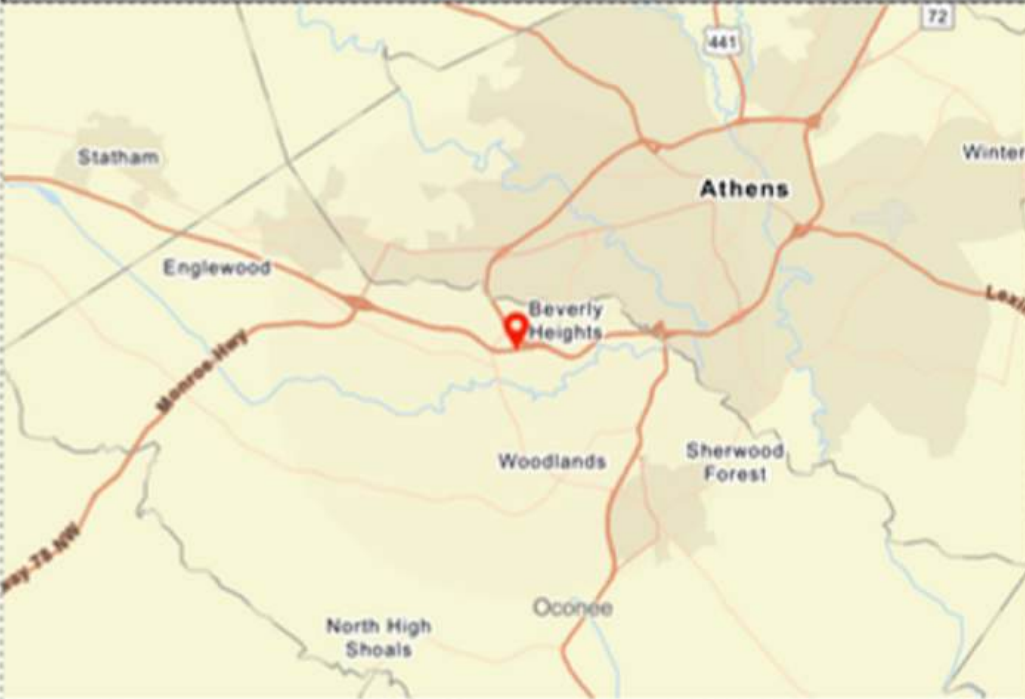
Variables	5 miles	10 miles	ZIP Codes 30606 (Athens)	Counties Oconee County	States Georgia
2025 Total Population	76,417	187,339	48,441	47,198	11,442,513
2025 Household Population	73,425	175,743	46,802	47,042	11,188,599
2025 Family Population	52,844	124,854	31,269	42,133	9,096,120
2030 Total Population	78,650	193,660	49,306	50,686	11,915,427
2030 Household Population	75,658	182,064	47,667	50,530	11,661,513
2030 Family Population	54,491	129,465	31,739	45,171	9,457,726

Variables	5 miles	10 miles	ZIP Codes 30606 (Athens)	Counties Oconee County	States Georgia
2025 Per Capita Income	\$49,553	\$40,962	\$47,924	\$58,614	\$44,203
2025 Average Household Income	\$120,690	\$103,790	\$108,881	\$171,487	\$115,840
2025 Median Household Income	\$80,759	\$71,744	\$70,118	\$128,314	\$83,099
2030 Per Capita Income	\$57,422	\$47,522	\$56,530	\$65,174	\$50,398
2030 Median Household Income	\$96,566	\$84,995	\$84,569	\$148,752	\$97,401
2030 Average Household Income	\$138,872	\$119,130	\$126,543	\$191,857	\$131,417

DEMOGRAPHIC INDICATORS

RING OF 5 MILES

2025 Key Demographic Indicators (Esri)	
2025 Total Population	76,417
2025 Median Age	34.2
2025 Total Households	31,334
2025 Owner Occupied HUs	16,866
2025 Renter Occupied HUs	14,468
2025 Average Household Size	2.34
2025 Average Household Income	\$120,690
2025 Average Home Value	\$490,690
2025 Dom Tapestry Segment Name	Emerging Hub



Expenditures	Average Spent	Total	Percent
Total Budget Expenditures	\$103,293.01	\$3,236,583,166	100.0%
Food	\$12,290.46	\$385,109,300	11.9%
Food at Home	\$7,813.28	\$244,821,406	7.6%
Food Away from Home	\$4,477.18	\$140,287,894	4.3%
Alcoholic Beverages	\$706.94	\$22,151,359	0.7%
Housing	\$33,463.84	\$1,048,556,102	32.4%
Shelter	\$27,451.40	\$860,162,022	26.6%
Utilities, Fuel and Public Services	\$6,012.45	\$188,394,080	5.8%
Housekeeping Supplies	\$2,818.67	\$88,320,053	2.7%
Household Operations	\$923.51	\$28,937,354	0.9%
Household Furnishings and Equipment	\$2,812.57	\$88,128,971	2.7%
Apparel and Services	\$2,573.87	\$80,649,737	2.5%
Transportation	\$11,462.54	\$359,167,081	11.1%
Travel	\$3,498.39	\$109,618,413	3.4%
Health Care	\$7,674.37	\$240,468,843	7.4%
Entertainment and Recreation	\$4,237.25	\$132,769,861	4.1%
Personal Care Products & Services	\$1,151.60	\$36,084,346	1.1%
Education	\$2,142.05	\$67,119,118	2.1%

ABOUT ATLAS

Atlas provides a full range of solutions, including brokerage, property management and investment services, allowing us to assist clients at any stage of the real estate life cycle. With over 75 years of industry experience across the globe in all asset classes, our team strives to deliver strategic insights and maximize returns for our clients.

BROKERAGE

Atlas represents buyers, sellers, landlords and tenants in commercial real estate transactions. From local business owners and investors to national franchises and corporate entities, Atlas brokers specialize in acquisitions, dispositions, site selection, leasing, and portfolio analysis.

Our team holds advanced certifications that exceed industry standards. Our marketing strategy and vast network of industry contacts make us well-positioned to deliver superior results for our clients in the commercial real estate brokerage space.

MANAGEMENT

Atlas provides commercial property management, asset management and project management services. Our team focus is providing oversight of and adding value to our clients investments. We work closely with owners to ensure that our management services are consistent with their goals and objectives.

We coordinate maintenance and repairs, 24/7 emergency service, rent collection, tenant communication, financial reporting, CAM reconciliation, budgeting, lease administration and more on behalf of our managed property owners.

INVESTMENT

Atlas principals are seasoned commercial real estate investors and have a history of successful projects across various asset types in both up and down market cycles.

Partnerships, joint ventures, and company-sponsored funds give accredited investor clients access to investments that are hand-selected by Atlas professionals.

If you want exposure to commercial real estate as a passive investment, partnering with Atlas is a solution designed for a more hands-off experience guided by industry experts.

Atlas Real Estate Advisors
1091 Founders Blvd. Suite B
Athens, GA 30606
AtlasREA.com (706)534-0385

