

1100 Old Ellis Road

Roswell, Georgia 30076

FULLY LEASED INVESTMENT
OPPORTUNITY

Specialty lab & clean room buildup
in the heart of North Fulton's growth corridor

28,818

RENTABLE SF

100%

LEASED

3

TENANTS

IL

LIGHT INDUSTRIAL ZONED

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THE TERMS AND CONDITIONS SET FORTH ABOVE APPLY TO THIS OFFERING MEMORANDUM IN ITS ENTIRETY.

Office Building With Rare Lab Component.

A 28,818 SF office building with **a rare lab and clean room component**, divided into three private suites and sitting on Light Industrial zoning.

THE BUILDING

Office & Clean Room 28,818 SF Total

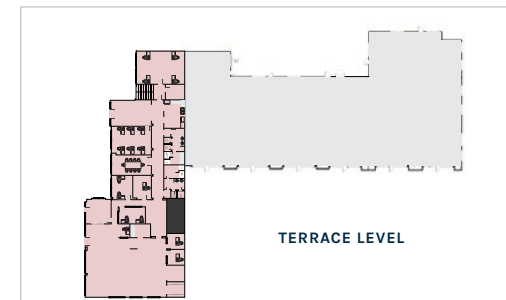
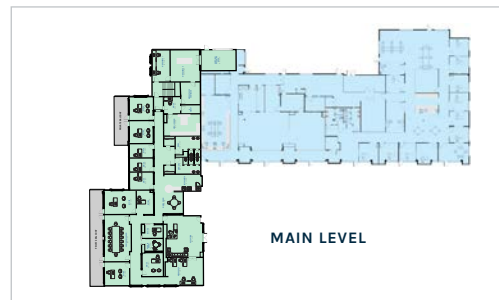
- > Roughly 66% office, 34% lab & clean room
- > Built 1999, two levels
- > 89 parking spaces (3.1 per 1,000 SF)



SUITE CONFIGURATION

Separated Into Three Suites

- > Two levels: main level plus a terrace level with entry at grade
- > Every suite has its own private entrance



Suite 1200
12,888 SF • Main Level

Suite 200
9,000 SF • Main Level

Terrace Level
6,930 SF • Grade Entry

LOCATION & ZONING

Old Ellis Light Industrial Park

- > Roswell Light Industrial (IL) zoning
- > Two roll-up doors at grade, 10 ft clear under drop ceiling
- > Small truck court at the rear
- > GA 400 in 5 minutes
- > Downtown Alpharetta in 9 minutes

WHAT IL ZONING ALLOWS THAT OFFICE ZONING DOES NOT

- > Light industrial, general
- > Warehouse and distribution
- > Self-service storage
- > Contractor storage
- > General outdoor storage
- > Commercial vehicle repair

All permitted in addition to office use, so the tenant pool reaches users an office park cannot take



Three Things that tenants pay for. This building has all three.

01

Tenants pay for quality, and **this asset** carries the attributes they look for.

1



SOMEWHERE WORTH SHOWING UP TO

- Well-built, well kept
- Masonry build, upscale interior finishes
- Short commute – GA 400 in 5 minutes
- Three downtowns within 13 minutes

2



WALK-UP, PRIVATE SUITE ACCESS

- Park and walk into your own suite
- No shared lobby, elevator or corridor
- Less common area to pay for
- Full control of the tenant experience

3



HIGH-END FINISHES, 2ND-GEN COST

- Lab, clean room and office already built
- Reproducing this finish today is expensive
- A new tenant re-uses most of what's here
- Less to build means faster occupancy

Income Today. Room to Grow.

02

Fully leased to three tenants across three different industries, on a corridor receiving **the largest transportation investment in Georgia's history.**

100%
Leased

Cash flowing day one.

No lease-up risk, no vacancy to carry and no downtime to underwrite. Every square foot of the building is occupied and paying rent at closing.

3
Tenants

Three separate industries, three separate lease expirations.

**Boston
Scientific**

Suite 1200

12,888 SF • Main Level

Office & medical device lab

DVYO
HEALTH SOLUTIONS

Suite 200

9,000 SF • Main Level

Office & compounding pharmacy

**REPRO
PRODUCTS**
— Est. 1979 —

Terrace Level

6,930 SF • Grade Entry

Office & showroom

3.9 yr
WALT

Weighted Average Lease Term

A shorter term, priced accordingly.

The going-in yield reflects the term in place rather than a long-dated rent stream. For a buyer, the earlier rollover is the opportunity: it is what puts term extension and lease restructuring inside the hold period instead of beyond it.

Terms, rates and lease abstracts available upon request under a signed confidentiality agreement.

WHERE VALUE CAN BE CREATED

01 **Extend Term.** Renewing or re-tenanting the earlier rolling space is the single biggest drive of exit value.

02 **Move the entire rent roll to net.** The current Boston Scientific lease is gross, so its rollover is a chance to shift operating costs to the tenant and clean up net income.

Site Plan & Zoning

03

28,818 SF**3** SUITES**3.85** ACRE LOT**89** PARKING SPOTS

Built as a Regional Hub. Rebuilt for Science.

04

Two owners built this building. The first put it up as an office and retail hub, with loading attached. The second turned it into **Class A office with a lab**. A buyer today inherits both.

1999 BUILT



100 Old Ellis built as the **Heavenly Ham** regional hub. Office, retail and light distribution.

2002



The **Honey Baked Ham Company** acquires Heavenly Ham.

2011



Honey Baked consolidates into a single location. **The building goes dark.**

2012 REPURPOSED



CorMatrix Cardiovascular buys the building for its headquarters and R&D.

2017



The CorMatrix product line passes to **Aziyo Biologics**, later **Elutia**. The space stays in use.

2026



100% leased to three tenants across three industries.

1999 TO 2011 • FOOD RETAIL

Why the Truck Court Exists

Heavenly Ham, founded in Georgia in 1982, grew into a franchise system of more than 200 stores across 33 states, and in 1999 built 1100 Old Ellis as the regional hub that served them. The program was office and retail with a light distribution function attached, which is why the building has **a truck court and roll-up doors it would never have gotten as a pure office development**.

The Honey Baked Ham Company acquired Heavenly Ham in 2002 and ran the two systems alongside each other. In 2011 it consolidated operations and the building came empty.

WHAT THAT ERA LEFT BEHIND

Truck court

Two roll-up doors

Light industrial zoning

2012 TO TODAY • MEDICAL DEVICE

Why the Lab Exists

CorMatrix Cardiovascular, a cardiovascular tissue engineering company, bought the building in 2012 and made it its headquarters. It then funded a substantial capital program, converting the space to **Class A office with a high-end lab and clean room** built for regulated medical device development.

That operation has run continuously since. The product line passed to Aziyo Biologics in 2017 and to Elutia after it, and Boston Scientific acquired the business in 2025. The name on the door has changed more than once. **The space never went dark.**

WHAT THAT ERA LEFT BEHIND

Class A office finishes

Lab and clean room

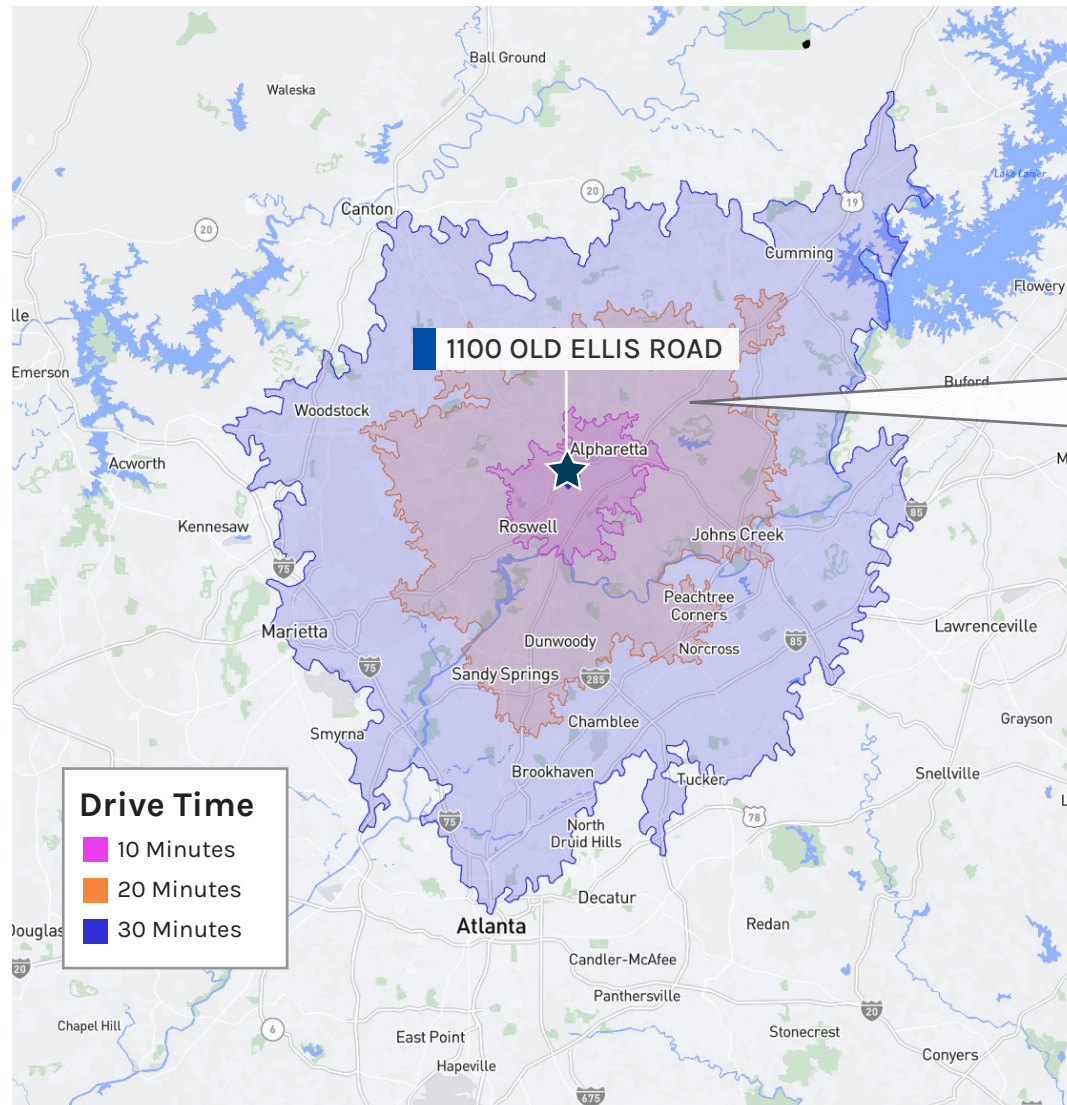
WHY THIS MATTERS TO A BUYER

01 The improvements are already paid for. Two prior occupants funded the loading infrastructure and the lab buildout. Neither cost sits in a buyer's basis, or in a tenant's.

02 The combination is difficult to reproduce. Construction costs have climbed steeply and light industrial space has been absorbed quickly, so Light Industrial zoning, a truck court and a finished clean room rarely arrive together in one North Fulton building.

Why This Location

Measured against the rest of Georgia, the twenty-minute trade area runs **roughly double on every measure that matters.**



TRADE AREA — 20-MINUTE DRIVE TIME



MEDIAN
HOUSEHOLD
INCOME

TRADE AREA
\$140.3K

1.7x STATE AVERAGE

GEORGIA AVG.
\$83.5K



MEDIAN
HOME
VALUE

TRADE AREA
\$752.2K

2x STATE AVERAGE

GEORGIA AVG.
\$376.1K



BACHELOR'S
DEGREE OR
HIGHER

TRADE AREA
67.9%

2x STATE AVERAGE

GEORGIA AVG.
\$376.1K

HIGHWAY ACCESS

5 min.

GA 400 - North/South

6 min.

Hwy 92 / 140 - East/West

9 min.

State Route 120

MAJOR DOWNTOWNS

9 min.

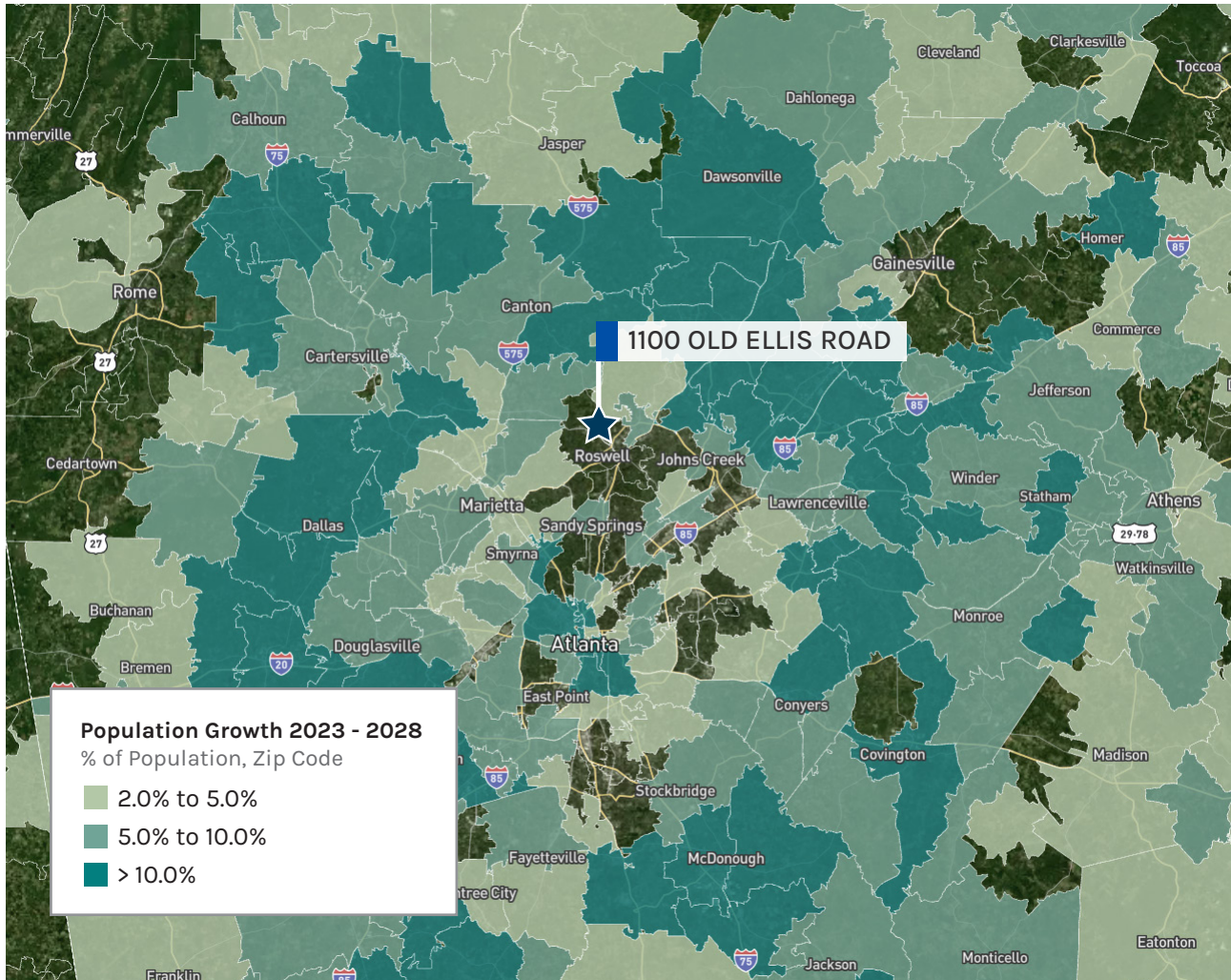
Downtown Alpharetta

12 min.

Downtown Crabapple / Milton

13 min.

Downtown Roswell



1100 OLD ELLIS ROAD • ROSWELL, GA

- 1.7M people within 30 minutes

- Incomes, home values and education well above state average
- A proven, mature trade area

➤ Fastest-growing ZIP codes sit up GA 400 and I-575

- Forsyth, Dawson & Cherokee counties
- 10%+ projected growth through 2028

- GA 400 five minutes away

- New express lanes under construction
- That growth reaches the property faster each year

Developments Driving Future Value

Two projects are reshaping this corridor — **both within a few minutes’ drive.**



UNDER CONSTRUCTION

SR 400 Express Lanes

Georgia’s largest transportation infrastructure project **broke ground in April 2026** and is in active construction. Sixteen miles of tolled express lanes from the North Springs MARTA Station to just north of McFarland Parkway, plus MARTA bus rapid transit with stations planned at **Holcomb Bridge Road and North Point.**



PROPOSED

North Point District

A **99-acre redevelopment of North Point Mall** into a mixed-use district anchored by a 20,000-seat arena, with **1,385 residences and 650 hotel rooms** alongside a community ice sheet, cinema, music hall and conference center. About a quarter of the site is civic and amenity space, with the AlphaLoop trail extended in and a MARTA bus rapid transit connection on SR 400.

16 mi	\$4.6B	5 min	2031	99 ac	1,385	650	20,000
Express Lanes	Construction	From property	Completion	Site	Residences	Hotel rooms	Arena seats

A building does not have to change to become more valuable — sometimes the market changes around it.

Tenant Overviews

07



Boston Scientific

12,888 Rentable SF **44.7%** Of Building **1200** Suite #

- NYSE-listed global medical device manufacturer
- Acquired this operation in Elutia's \$88M
- BioEnvelope deal, closed October 2025
- Purpose-built lab and clean room space

CREDIT TENANCY

- Fortune 500 medical device manufacturer
- Established multi-location specialty pharmacy
- 45-year-old office technology company



D VYO

HEALTH SOLUTIONS

9,000 Rentable SF **31.2%** Of Building **200** Suite #

- Independent Georgia specialty pharmacy
- Compounding, retail dispensing
- Medication therapy management
- Pain management, dermatology & rare diseases

PROVEN DEMAND

- 14 years of continuous specialty-user occupancy
- Four corporate owners, no extended vacancy
- Venture-backed, Fortune 500 and regional tenants



REPRO PRODUCTS

6,930 Rentable SF **24.1%** Of Building **TERRACE** Level

- Atlanta office technology and imaging company
- Established 1979 – 45+ years in business
- North Fulton main location
- Print production and managed print

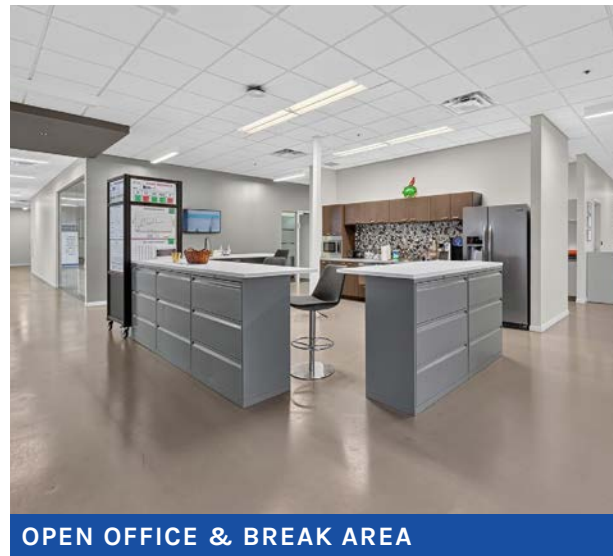
3.9 YEARS

WALT (WEIGHT AVG. LEASE TERM)

Weighted by rentable square feet.
Terms and rates on request.

Suite 1200

08



Boston Scientific Overview

- **Fortune 500** NYSE: BSX S&P 500 component
- **\$20.1B** of 2025 revenue, roughly 59,000 employees
- Arrived through Elutia's **\$88M BioEnvelope** acquisition, closed October 2025
- Continuous medical device use in this suite since 2012

**Boston
Scientific**

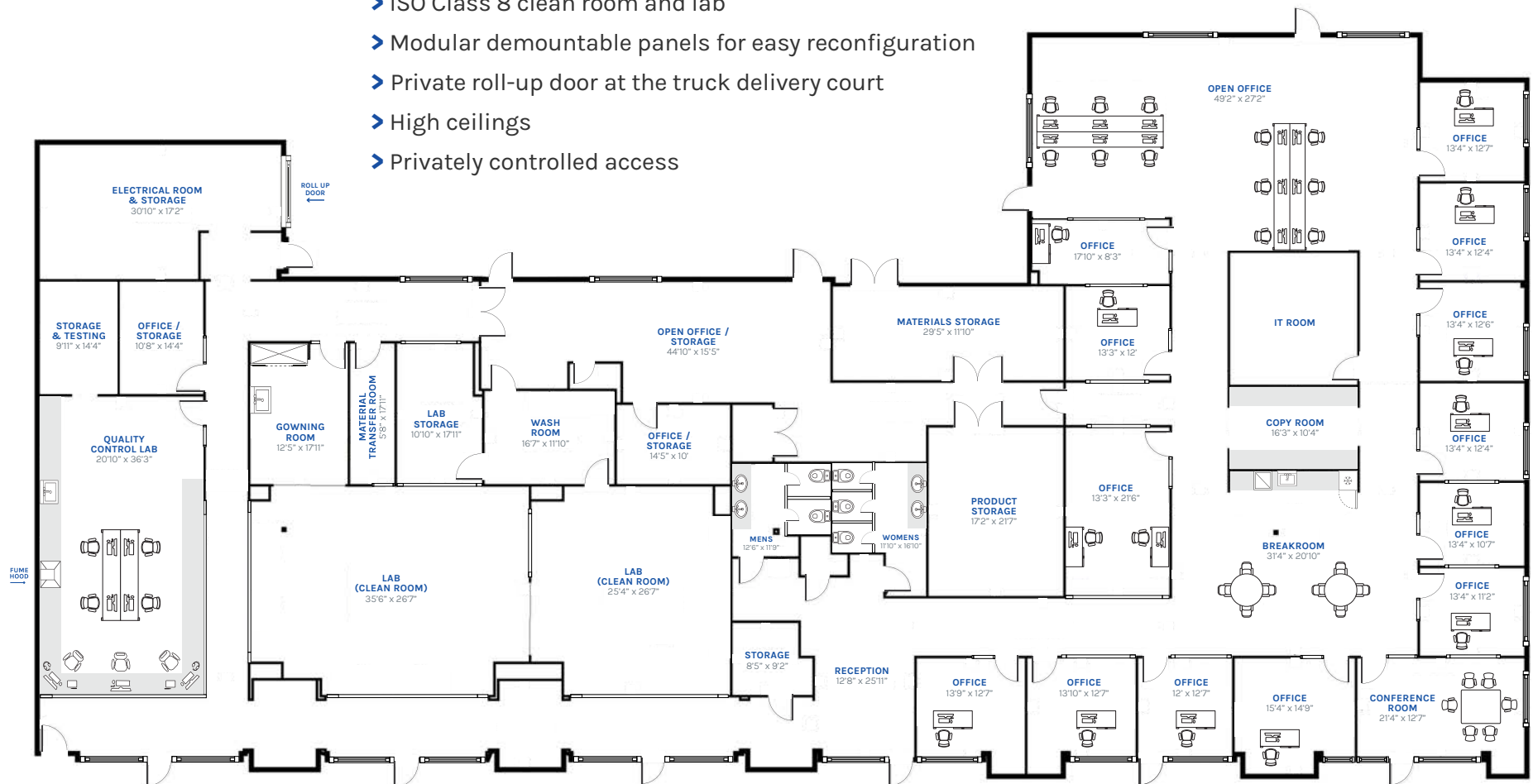
44.7%
Of Building

1 Roll-Up Door

33%
Office



- ISO Class 8 clean room and lab
- Modular demountable panels for easy reconfiguration
- Private roll-up door at the truck delivery court
- High ceilings
- Privately controlled access



Suite 200

08



OPEN OFFICE & BREAK AREA



SUITE FRONTAGE

DiVYO Health Solutions Overview

- Independent Georgia compounding pharmacy, **multiple locations**
- Compounding, retail dispensing and medication therapy management
- Focused on **pain management, dermatology and rare disease**
- Strong financials reviewed by ownership

Suite 200 Floor Plan

08



9,000
Rentable SF

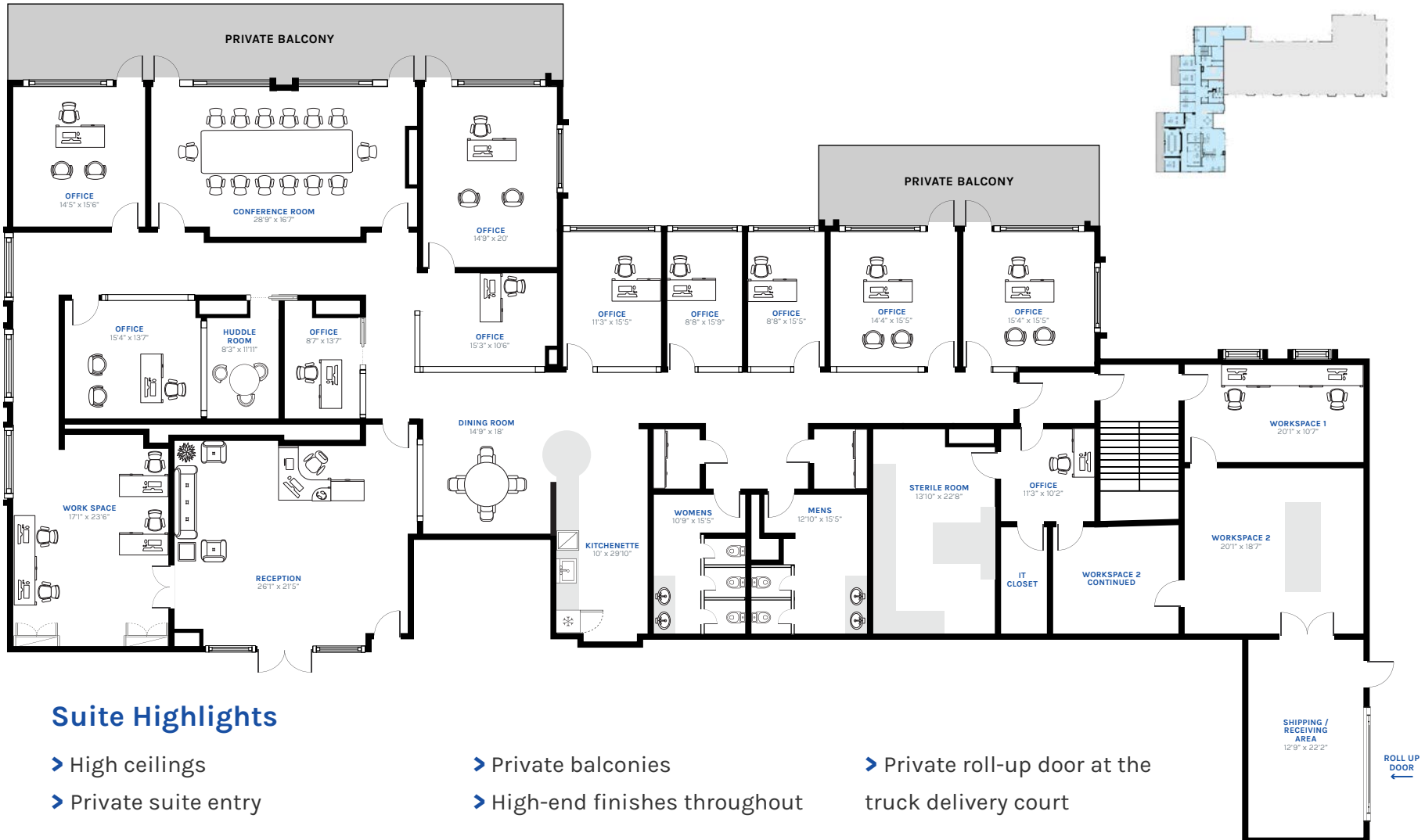
31.2%
Of Building

Main
Level

1
Roll-Up Door

75%
Office

25%
Production Space

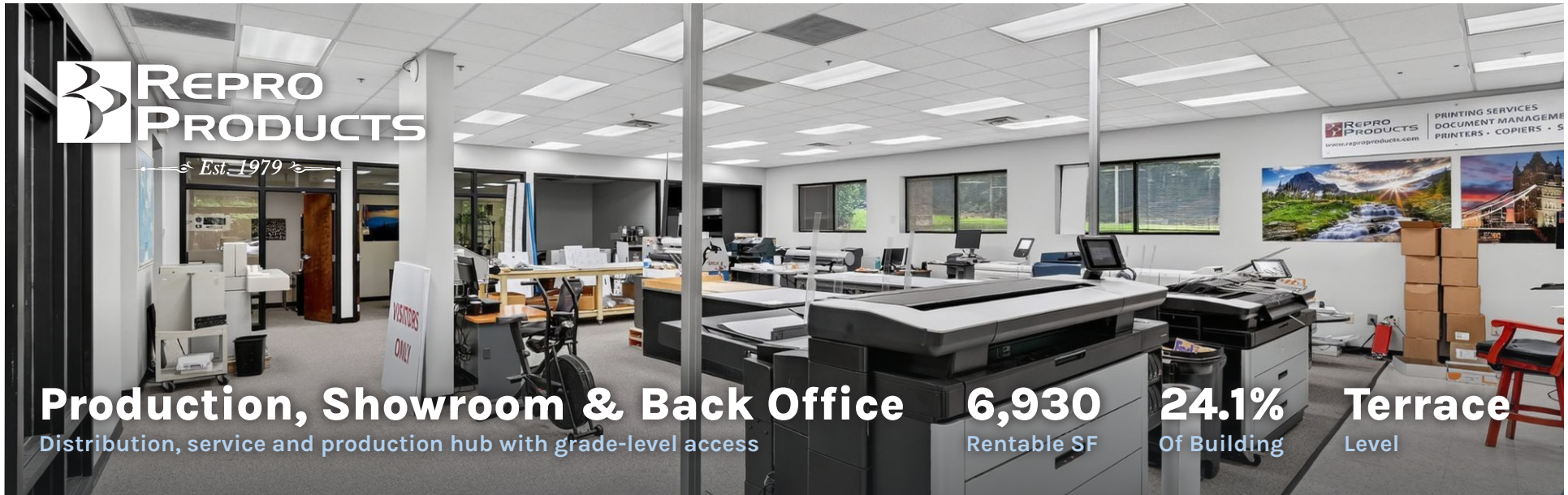


Suite Highlights

- High ceilings
- Private suite entry
- Private balconies
- High-end finishes throughout
- Private roll-up door at the truck delivery court

Terrace Level

08



Repro Products Overview

- Metro Atlanta's Xerox Platinum authorized document technology partner
- Equipment placement and managed print programs across office, production and wide format
- Autodesk software, 3D laser scanning and print production for AEC clients
- Established 1979. One of two locations, with radio-dispatched service vehicles

Terrace Level Floor Plan

08



6,930
Rentable SF

24.1%
Of Building

Terrace
Level

100%
Office & Showroom



Suite Highlights

- 10-foot ceilings
- Private suite entry at grade
- Vehicle access for pickup and delivery

Property Facts

PROPERTY RECORD

Address	1100 Old Ellis Road
City	Roswell
Zip Code	30076
County	Fulton
Zoning Municipality	City of Roswell
Zoning	Light Industrial (IL)
Acreage	3.85
Parcel ID	12 225005450653

CONSTRUCTION

Year Built	1999
Rentable SF	28,818
Floors	Two – main & walk-out terrace
Construction	Masonry
Parking Spaces	89
Parking Ratio	3.1 per 1,000 SF
Occupancy	100% Leased
Pricing	Contact for Pricing

Purpose-Built for Medical Device Use – and Still In It.

Fourteen years of continuous specialty-user demand – through four corporate owners, without an extended vacancy

2012

CorMatrix Cardiovascular buys the building as its headquarters and builds out the lab and clean room



2017

Aziyo Biologics acquires the CorMatrix products and continues in the space



2023

Aziyo becomes Elutia



2025

Boston Scientific acquires the business – today's Suite 1200 tenant



Expenses & Building Systems

10

Low-maintenance by design – **and the largest capital item is already behind you.**

OPERATING EXPENSES – OWNER ESTIMATES		
LINE ITEM	PROVIDER	ANNUAL
Real Estate Taxes *	Fulton County	\$48,926.50
Electric – Suite 1200	Georgia Power	\$13,412.12
Water & Sewer	Fulton County	\$5,750.81
Trash Removal	City of Roswell Trash Management	\$5,495.64
HVAC Maintenance Plan	E. Smith Heating & Air	\$3,975.00
Gas – Suite 1200	Gas South	\$3,826.89
Landscaping	Roques Landscaping	\$3,600.00
Common Area Electric	Georgia Power	\$3,254.75
Property Insurance	Snelling Walters Insurance	\$2,088.00
Total – \$3.14 / SF		\$90,329.71

* Assessed value frozen through 2027. Ownership successfully appealed the county appraisal; under Georgia's 299(c) rule the value established by appeal is held for the appeal year plus the two following years.

Owner's estimated operating costs. Figures exclude capital items and are provided for reference only.

\$3.14

Per SF – owner
actuals

2021

Roof is fully
replaced

24

Rooftop units –
staggered replacement

A flex product that supports net structures. The most recent lease signed at the property is triple net. Roof and rooftop units are the building's principal capital items – the roof was replaced in 2021, and the HVAC is 24 separate units replaced on their own cycles rather than as one event.

BUILDING SYSTEMS

Roof	Installed 2021
HVAC	24 rooftop units - 122.5 tons
HVAC Manufacturers	Carrier - Lennox - Trane
Backup Power	Two exterior generator pads
Natural Gas	Gas South
Electric	Georgia Power
Water & Sewer	Fulton County
Waste	Enclosed dumpster structure

Full HVAC inventory – make, model, tonnage and vintage by unit – available upon request.



Rear service elevation - rooftop units, roll-up doors and screened utility yard

FOR MORE INFORMATION

Ready to take a closer look?

Request the NDA, Rent Roll, lease abstracts and operating detail, or schedule a tour.
Fully leased. Priced on in-place income. Contact for pricing.



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