



**COLDWELL BANKER  
COMMERCIAL  
METRO BROKERS**



## **Sandy Springs | Office | 23,712 ± SF | 2.14 ± AC**

### **PREPARED BY:**

**Coldwell Banker Commercial**  
METRO BROKERS

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5775 Glenridge Drive Bldg. D  
Suite #100  
Atlanta, GA 30328

### **FOR SALE**

**8800 Roswell Road, Bldg. C**  
**Atlanta, GA 30350**



## CONFIDENTIALITY STATEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

Notice: Any included income, expenses, costs, return, estimates, renovations, measurements, square footage, acreage, projections, interest rates, loan terms, property conditions, possible taxes, zoning, and other information herein may be estimated, projected, and subject to change, and/or may be limited in scope, and therefore shall not be relied upon as accurate. Any such information important to the purchaser, lessee or other parties should be independently confirmed within an applicable due diligence period. Please do not disturb the business, tenants, or sellers. This offer is subject to prior sale without notice.



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## EXECUTIVE SUMMARY

### THE PROPERTY

8800 Roswell Road, Bldg. C  
Atlanta, GA 30350

### PROPERTY SPECIFICATIONS

Property Type:	Office
Building Size:	23,712 ± SF
Land:	2.14 ± Acres
Number of Stories:	2
Year Built:	1986

### PRICE

Sale Price \$4,149,600 USD

### INVESTMENT HIGHLIGHTS

- **Signalized** entrance providing easy entrance/exit to the complex
- UPPER and LOWER level construction, both floors have **ground-level parking**
- Both floors are **internally connected** by an internal staircase
- A total of **six entrance points** (three on the upper level, and three on the lower level)
- Both levels of floors have **floor-to-ceiling height windows** on all four sides.
- The upper-level floor has **offices throughout the perimeter** with bullpen areas with cubicles in the middle of the floor
- The lower-level floor is configured into several open spaces with larger rooms
- See pages 12 and 13 for the **floor plans**



### TAXES / OFFICE PARK ASSOCIATION FEES

- Property Tax: (Year 2025)
  - Fulton County: \$43,397.24 ±
  - City of Sandy Springs: \$7,860.65 ±
- Office Park Association Fees
  - \$2,700 ~ 3,000 ± per month

### LOCATION HIGHLIGHTS

- Located within the City Limits of Sandy Springs, approximately 0.6 ± south of the City of Roswell
- 0.2 ± miles from the intersection of Roswell Road and Dunwoody Place
- 0.8 ± miles north of the intersection of Hightower Trail and Roswell Road
- 1.3 ± miles north of the intersection of Northridge Road and Roswell Road
- 1.4 ± miles to **GA 400 | Exit 6 Northridge Road**
- 6.7 ± miles north of I-285 / GA 400 interchange



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**PROPERTY PHOTOS**





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**PROPERTY PHOTOS**





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**PROPERTY PHOTOS – UPPER LEVEL**





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**PROPERTY PHOTOS - UPPER LEVEL**





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**PROPERTY PHOTOS - UPPER LEVEL**





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**PROPERTY PHOTOS - LOWER LEVEL**





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**PROPERTY PHOTOS - LOWER LEVEL**





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**FLOOR PLAN - UPPER LEVEL**



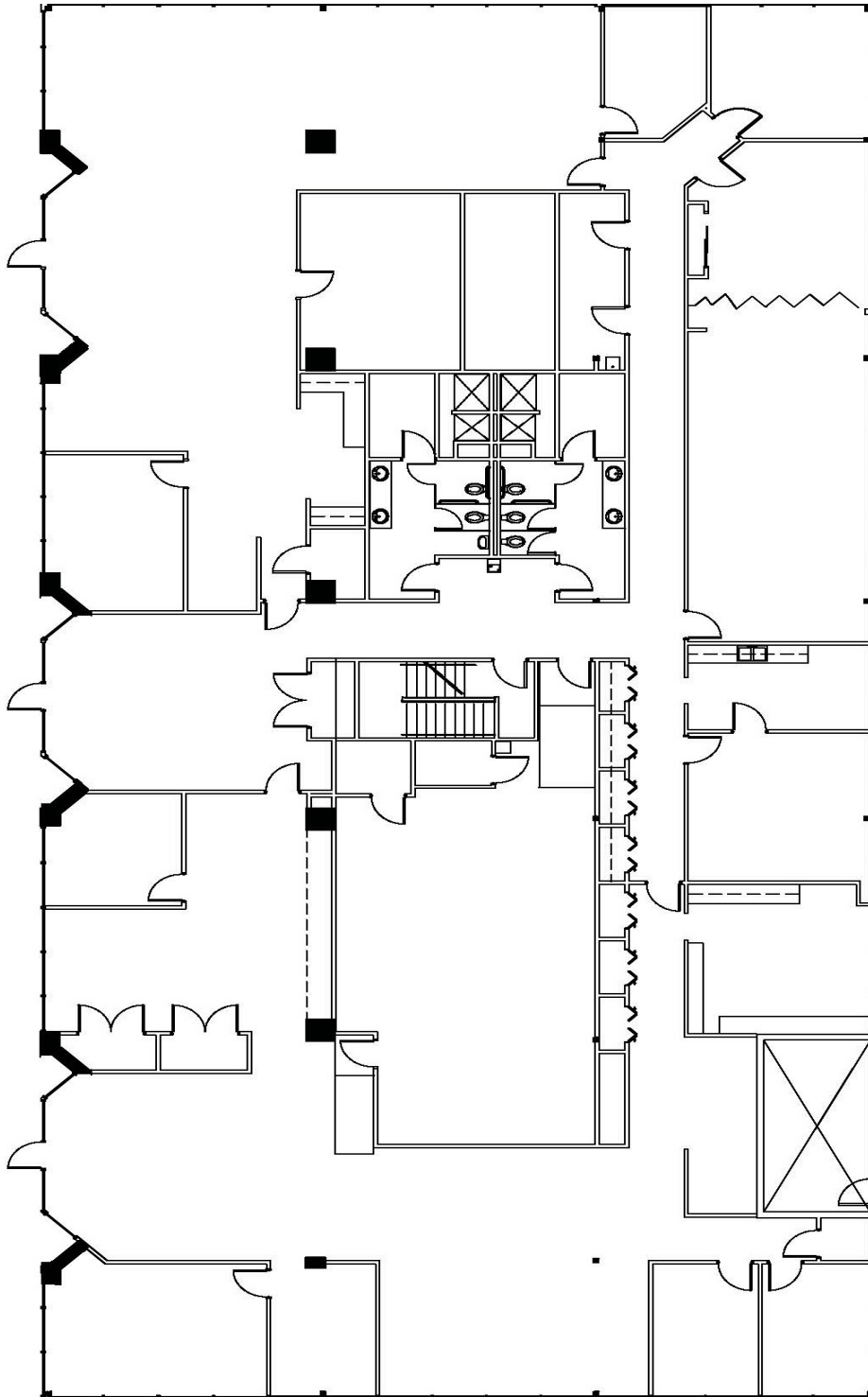
SCALE: N.T.S.

**The floor plan is subject to errors and/or omissions and may not be drawn to scale. No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein.**



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**FLOOR PLAN - LOWER LEVEL**



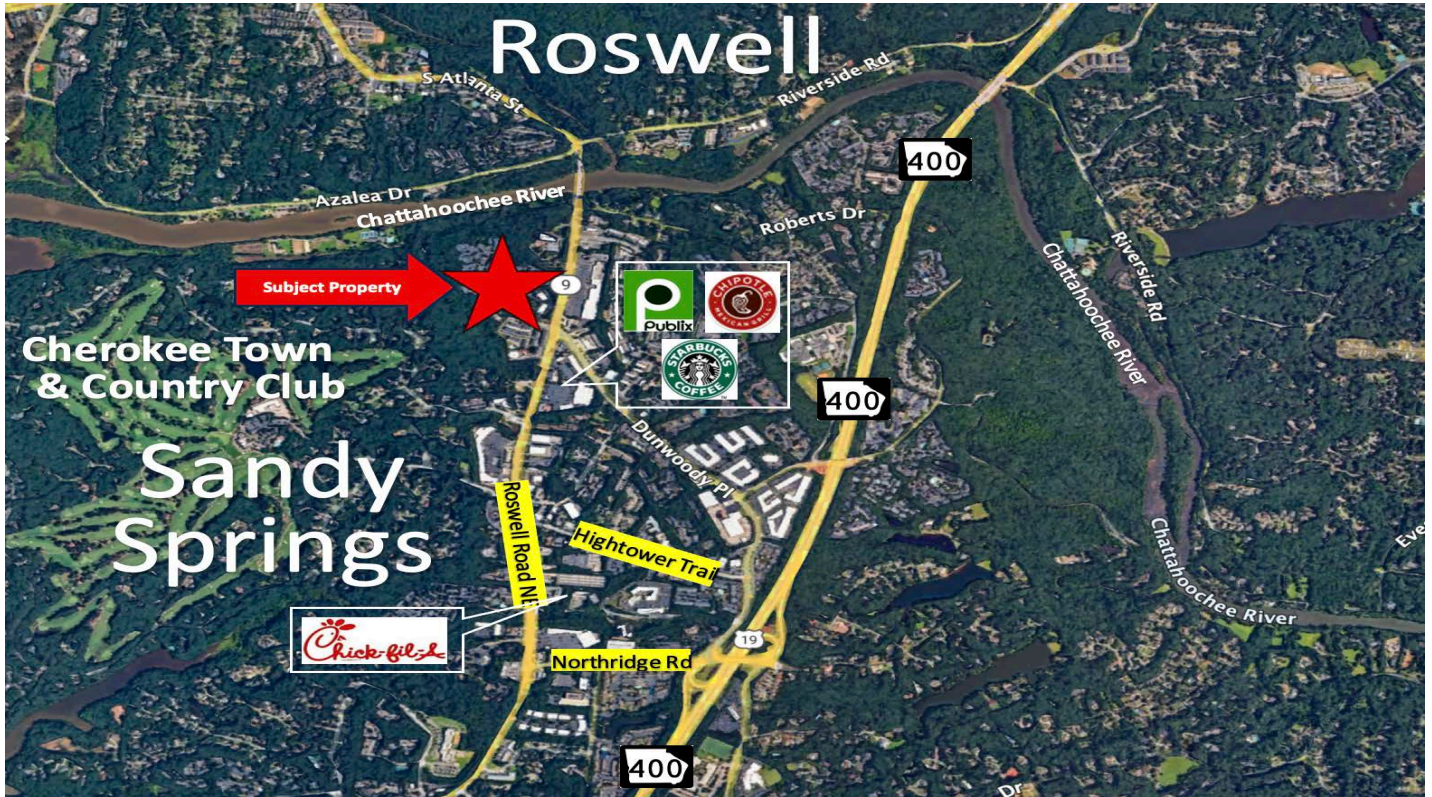
SCALE N.T.S.

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AERIALS & TAX MAPS

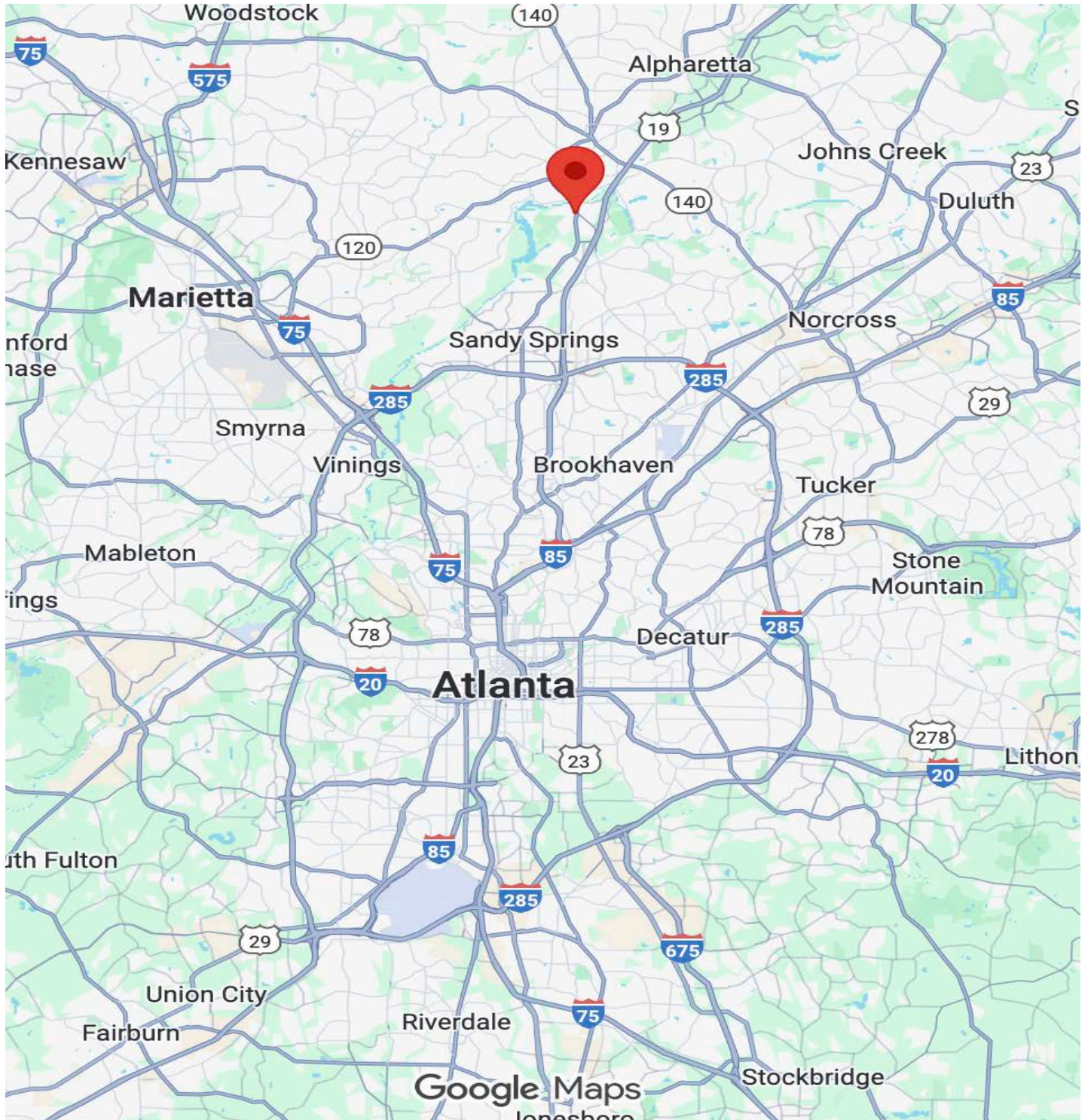


The approximate tax parcel boundaries depicted are only for illustrative purposes and do not reflect the actual boundary lines for the subject property. The exact boundary lines, along with all other information about the property, should be verified and confirmed independently by the purchaser during its due diligence period.



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**MAPS & AERIALS**





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DEMOGRAPHICS

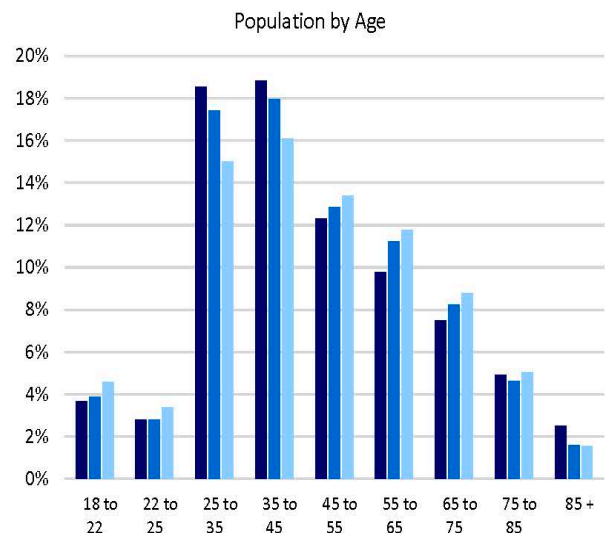
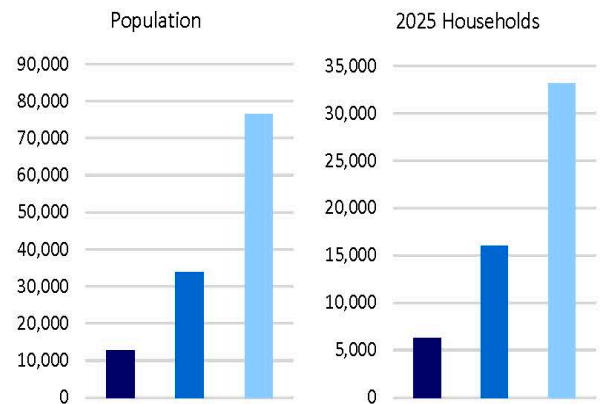
Address 8800 Roswell Road



Consumer Profile Report

STI: PopStats, 2025 Q2

	1 Mile		2 Miles		3 Miles	
<b>Current</b>						
2025 Population	12,816	---	33,731	---	76,506	---
2030 Projected Population	12,616	---	33,252	---	75,879	---
Pop Growth (%)	-1.6%	---	-1.4%	---	-0.8%	---
2025 Households	6,279	---	16,019	---	33,149	---
2030 Projected Households	6,179	---	15,787	---	32,859	---
HH Growth (%)	-1.6%	---	-1.4%	---	-0.9%	---
<b>Census Year</b>						
2010 Population	13,467	---	33,359	---	75,757	---
2020 Population	13,019	---	34,416	---	78,503	---
Pop Growth (%)	-3.3%	---	3.2%	---	3.6%	---
2010 Households	6,340	---	15,305	---	31,952	---
2020 Households	6,383	---	16,355	---	33,987	---
HH Growth (%)	0.7%	---	6.9%	---	6.4%	---
<b>Total Population by Age</b>						
Average Age (2025)	39.4		39.4		39.7	
<b>Children (2025)</b>						
0 - 4 Years	963		2,401		4,859	
5 - 9 Years	537		1,499		3,925	
10-13 Years	491		1,333		3,314	
14-17 Years	460		1,329		3,536	
<b>Adults (2025)</b>						
18 to 22	473	3.7%	1,306	3.9%	3,517	4.6%
22 to 25	360	2.8%	943	2.8%	2,581	3.4%
25 to 35	2,375	18.5%	5,875	17.4%	11,468	15.0%
35 to 45	2,411	18.8%	6,051	17.9%	12,324	16.1%
45 to 55	1,577	12.3%	4,331	12.8%	10,231	13.4%
55 to 65	1,253	9.8%	3,791	11.2%	8,992	11.8%
65 to 75	963	7.5%	2,778	8.2%	6,709	8.8%
75 to 85	631	4.9%	1,558	4.6%	3,849	5.0%
85 +	320	2.5%	536	1.6%	1,199	1.6%



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**DEMOGRAPHICS**

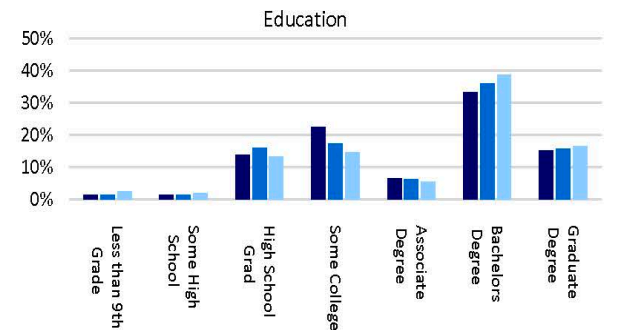
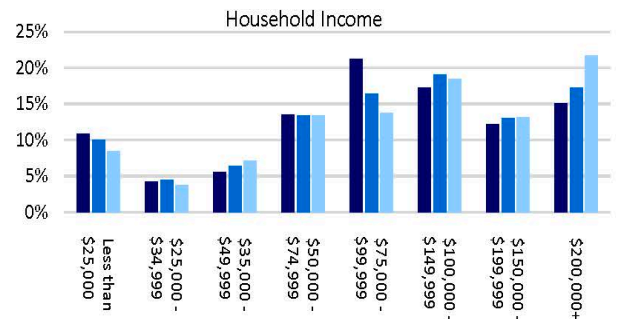
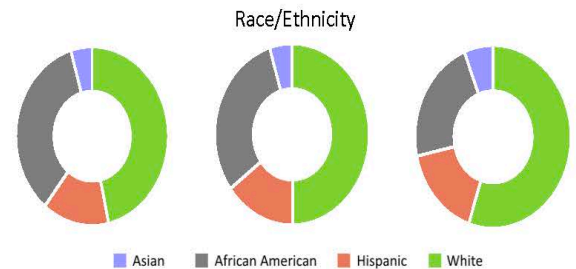
Address 8800 Roswell Road



**Consumer Profile Report**

STI: PopStats, 2025 Q2

	1 Mile		2 Miles		3 Miles	
<b>Population by Race/Ethnicity (2025)</b>						
White, Non-Hispanic	5,410	42.2%	15,358	45.5%	39,187	51.2%
Hispanic	1,650	12.9%	4,602	13.6%	11,804	15.4%
Black	4,049	31.6%	9,420	27.9%	15,930	20.8%
Asian	526	4.1%	1,448	4.3%	4,288	5.6%
<b>Language at Home (2025)</b>						
Spanish	885	7.5%	2,586	8.3%	7,465	10.4%
Asian Language	347	2.9%	900	2.9%	2,138	3.0%
<b>Ancestry (2025)</b>						
American Indian (ancestry)	26	0.2%	51	0.2%	119	0.2%
Hawaiian (ancestry)	19	0.2%	29	0.1%	42	0.1%
<b>Household Income (2025)</b>						
Per Capita Income	\$60,158	---	\$63,495	---	\$66,393	---
Average HH Income	\$122,792	---	\$133,703	---	\$153,230	---
Median HH Income	\$93,101	---	\$98,931	---	\$107,864	---
Less than \$25,000	683	10.9%	1,615	10.1%	2,806	8.5%
\$25,000 - \$34,999	268	4.3%	712	4.4%	1,251	3.8%
\$35,000 - \$49,999	346	5.5%	1,021	6.4%	2,372	7.2%
\$50,000 - \$74,999	852	13.6%	2,139	13.4%	4,459	13.5%
\$75,000 - \$99,999	1,333	21.2%	2,621	16.4%	4,559	13.8%
\$100,000 - \$149,999	1,086	17.3%	3,056	19.1%	6,139	18.5%
\$150,000 - \$199,999	763	12.1%	2,084	13.0%	4,378	13.2%
\$200,000+	948	15.1%	2,769	17.3%	7,185	21.7%
<b>Education (2025)</b>						
Less than 9th Grade	136	1.4%	351	1.4%	1,314	2.4%
Some High School	147	1.5%	366	1.5%	1,096	2.0%
High School Grad	1,314	13.8%	4,001	16.1%	7,362	13.4%
Some College	2,134	22.4%	4,337	17.4%	7,967	14.5%
Associate Degree	627	6.6%	1,596	6.4%	3,049	5.6%
Bachelors Degree	3,177	33.3%	8,959	36.0%	21,207	38.7%
Graduate Degree	1,451	15.2%	3,901	15.7%	9,071	16.6%



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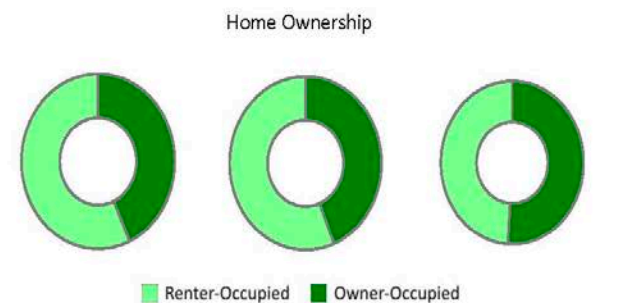
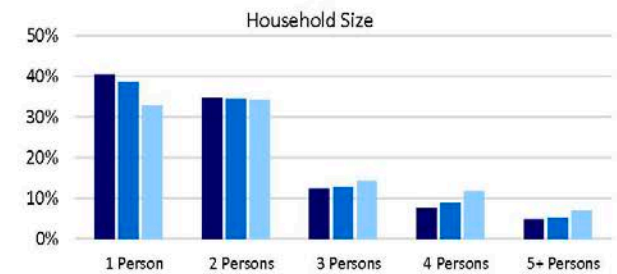
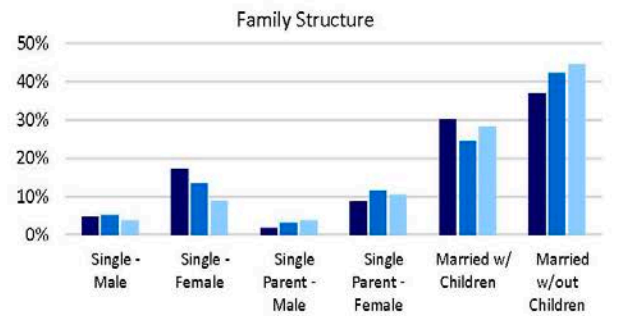
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**Consumer Profile Report**

STI: PopStats, 2025 Q2

	1 Mile		2 Miles		3 Miles	
<b>Family Structure (2025)</b>	2,864		7,990		19,017	
Single - Male	136	4.8%	416	5.2%	726	3.8%
Single - Female	496	17.3%	1,074	13.4%	1,694	8.9%
Single Parent - Male	54	1.9%	263	3.3%	734	3.9%
Single Parent - Female	252	8.8%	921	11.5%	1,999	10.5%
Married w/ Children	864	30.2%	1,944	24.3%	5,388	28.3%
Married w/out Children	1,060	37.0%	3,371	42.2%	8,475	44.6%
<b>Household Size (2025)</b>	2,550		6,192		10,889	
1 Person	2,550	40.6%	6,192	38.7%	10,889	32.8%
2 Persons	2,174	34.6%	5,519	34.5%	11,358	34.3%
3 Persons	780	12.4%	2,044	12.8%	4,704	14.2%
4 Persons	473	7.5%	1,410	8.8%	3,890	11.7%
5+ Persons	301	4.8%	853	5.3%	2,307	7.0%
<b>Home Ownership (2025)</b>	6,279		16,019		33,149	
Owners	2,715	43.2%	7,032	43.9%	16,890	51.0%
Renters	3,564	56.8%	8,987	56.1%	16,260	49.0%
<b>Components of Change (2025)</b>	161		406		877	
Births	161	1.3%	406	1.2%	877	1.1%
Deaths	115	0.9%	271	0.8%	625	0.8%
Migration	-61	-0.5%	-295	-0.9%	-1,365	-1.8%
<b>Unemployment Rate (2025)</b>	4.2%		3.0%		2.8%	
<b>Employment, Pop 16+ (2025)</b>	10,590		27,827		62,596	
Armed Services	9	0.1%	50	0.2%	98	0.2%
Civilian	8,360	78.9%	21,444	77.1%	46,018	73.5%
Employed	8,008	75.6%	20,791	74.7%	44,702	71.4%
Unemployed	352	3.3%	653	2.3%	1,317	2.1%
Not in Labor Force	2,230	21.1%	6,383	22.9%	16,578	26.5%
<b>Businesses</b>	576		1,392		2,867	
Establishments	576	---	1,392	---	2,867	---
Employees (FTEs)	6,203	---	13,728	---	25,326	---



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**CONTACT INFORMATION**

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