



SANDY SPRINGS WELLNESS CENTER

FOUR OFFICE SUITES

±886 RSF | ±1,127 RSF | ±2,013 RSF | ±2,060 RSF

BUILDING A	
Site Survey & Plan	\$ 0.00
Basic Plan Set	\$ 0.00
Site Plan & Site Elevation	\$ 1.00
Site Plan & Elevation, P.C.	\$ 1.00
Final Plans, P.C.	\$ 1.00
Construction & Building Management	\$ 1.00
Site Inspection & Professional Review	\$ 1.00
Construction Administration	\$ 1.00
Final Inspection	\$ 1.00
Final Report & Closeout	\$ 1.00
Final Plans & P.C. Documents	\$ 1.00
Final Construction Documents	\$ 1.00
Final Construction Documents	\$ 1.00
Final Construction Documents	\$ 1.00

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Bull Realty has been retained as the exclusive broker to arrange the sale or lease of the Subject Property.

This brochure contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser or tenant may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this brochure, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This brochure is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller/Landlord. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing or leasing the Property described herein.

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PROPERTY OVERVIEW

BUILDING A	
Dr. Robert & Spivey	A 104A
Walter Reed Life	A 104B
2000 Faculty for Performance	A 106
Vitamin Service Medication, P.C.	A 108
Medford South, LLC	A 18
Children's Autism Assessment Center	A 30
Genetic Services & Collaborative Medicine	A 34
Genetics School of Professionals	A 40
BUILDING B	
Provision Behavioral Services	B 14
And Eye Services	B 10
Atlanta East & Lee Clinics, P.A.	B 12
Brentwood, MD - Primary Care, PC	B 20
The Best Clinic, P.C. - Dermatology	B 27
Atlanta East & Lee Clinics, P.A.	B 28
PCR Wright Lewis & Matthews	B 45

SANDY SPRINGS WELLNESS CENTER

You're invited to tour the refreshed Sandy Springs Health and Wellness Center. Join successful tenants in the health and wellness industries including Chiropractic, Dentist, Light Cosmetics, Family Practice and Weight Loss.

Walk to a wide range of quality dining options including multiple new selections in the new City Springs development, Persepolis and Zafron Restaurant. The property is well located near the new City Springs development, just off Roswell Road, less than two miles north of I-285 and less than two miles from GA-400 Abernathy Road exit.

Enjoy a great environment and an exceptional location, all at bargain rents.

- Health, wellness & standard office uses
- Rent includes utilities
- Abundant free parking w/ multiple entrances
- 24-hour access and HVAC possible
- Walk-in level entrances for both floors

Address	6667 Vernon Woods Dr. Sandy Springs, GA 30328
Available Spaces	Suite A40: ±2,060 RSF Suite B14: ±1,127 RSF Suite B15: ±886 RSF Suites B14 & B15 combined: ±2,013 RSF
Lease Rate	\$19/RSF NNN + \$6.53/RSF OPEX

PROPERTY INFORMATION

BUILDING

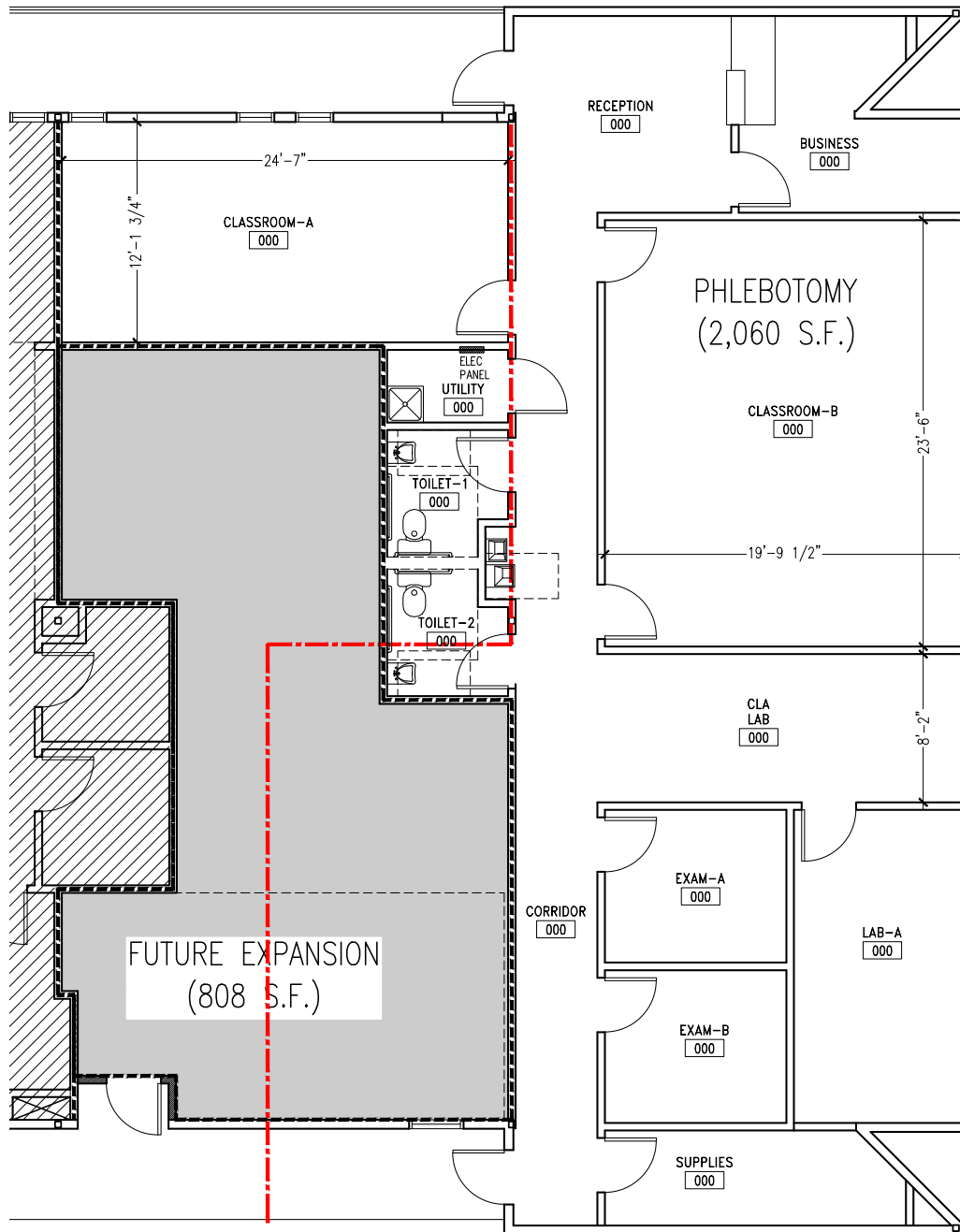
ADDRESS	6667 Vernon Woods Dr, Sandy Springs, GA
COUNTY	Fulton
BUILDING SIZE	±30,036 SF
YEAR BUILT	1977 (Major improvements in the last 3 years)
NUMBER OF FLOORS	2 (Walk-in level entrances for both floors)
SIGNAGE	Monument Signage
CEILING HEIGHT	8'3"

SITE

ZONING	CX-3: Commercial Mixed Use
SITE SIZE	±2.24 Acres
PARCEL ID	17-0088-0007-017-6
PARKING SPACES	±130 spaces = 4:1,000 Ratio



FLOOR PLAN (A40)



Space Size	Suite A40: ±2,060 RSF
Availability	Immediate
Monthly Rate	\$4,383/MO

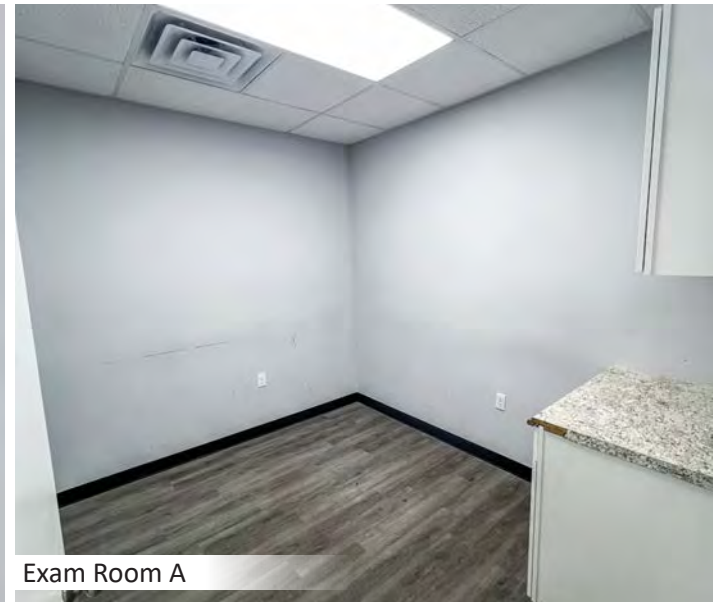
PHOTOS (A40)



CLA Lab - Hallway



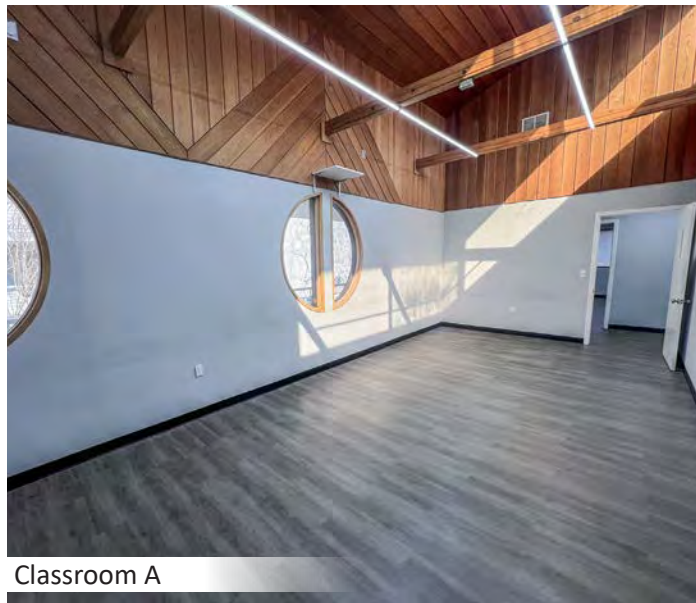
CLA Lab



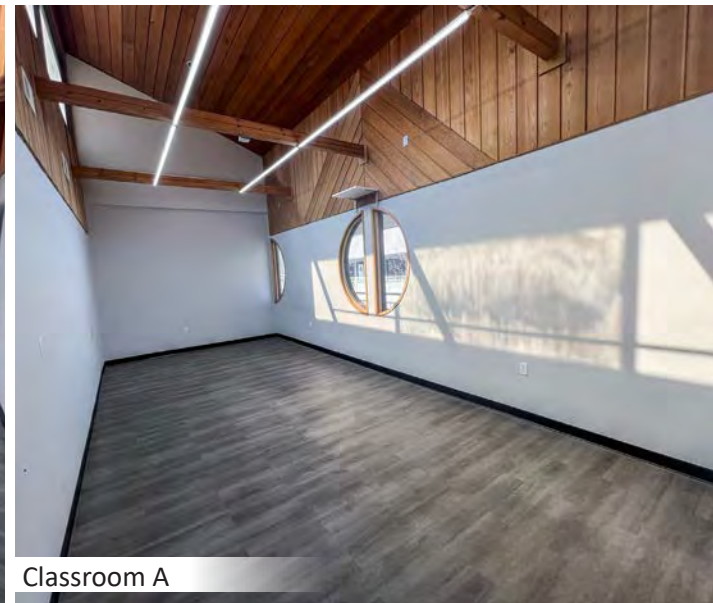
Exam Room A



Exam Room B



Classroom A

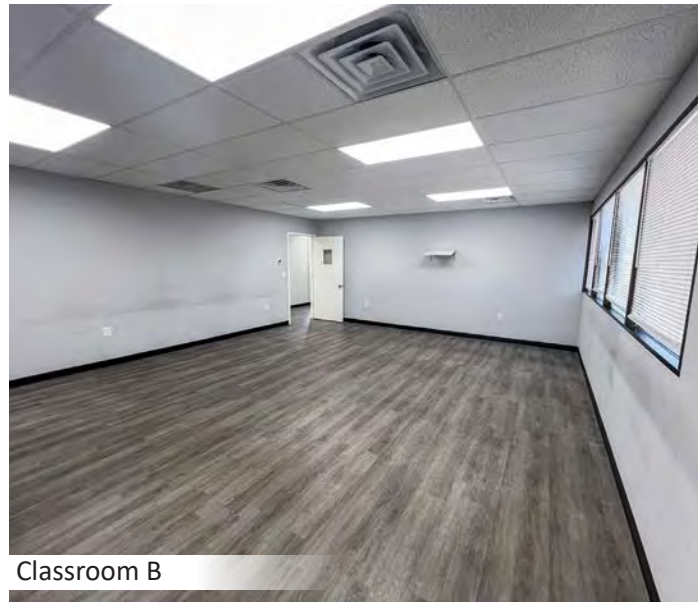


Classroom A

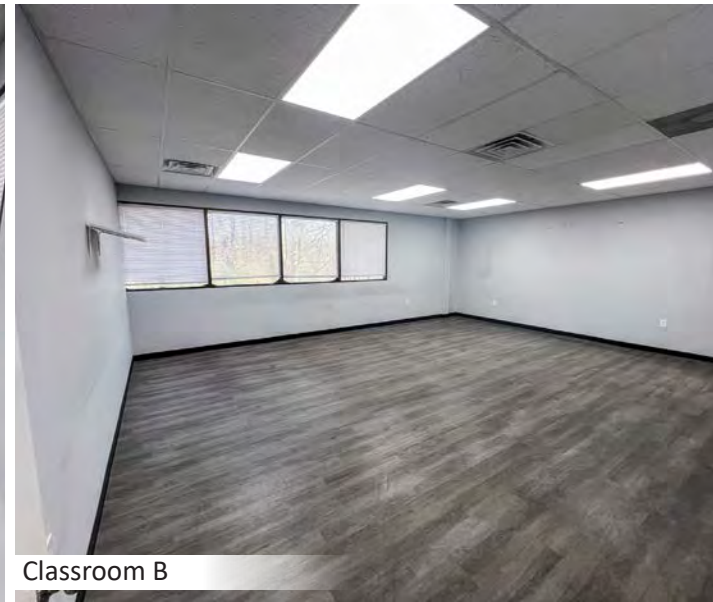
PHOTOS (A40)



Lab A



Classroom B



Classroom B



Supplies



Women's Restroom



Men's Restroom

PHOTOS (A40)



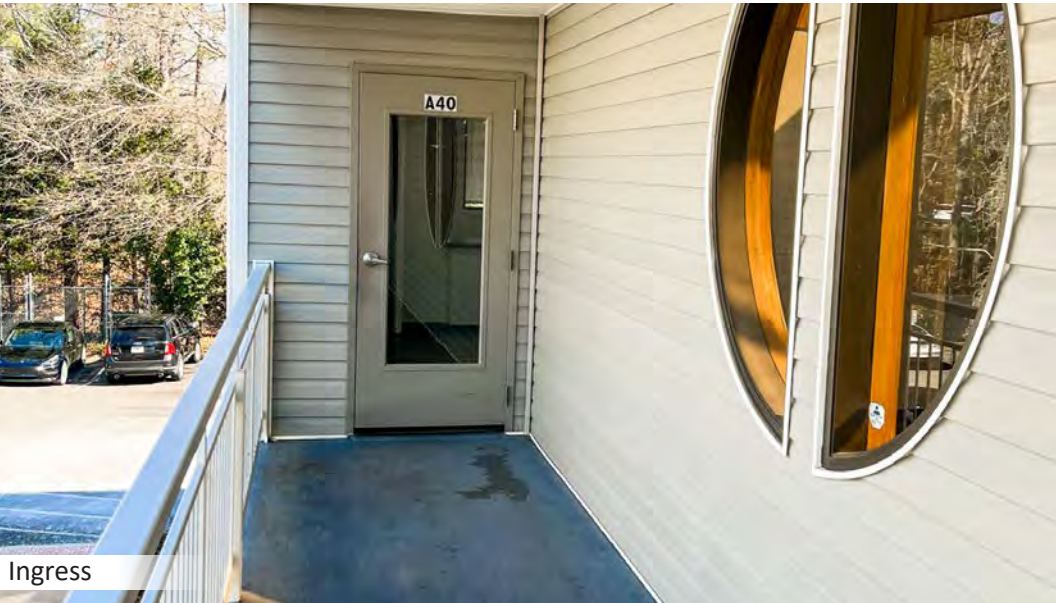
Storage



Reception Entrance



Reception

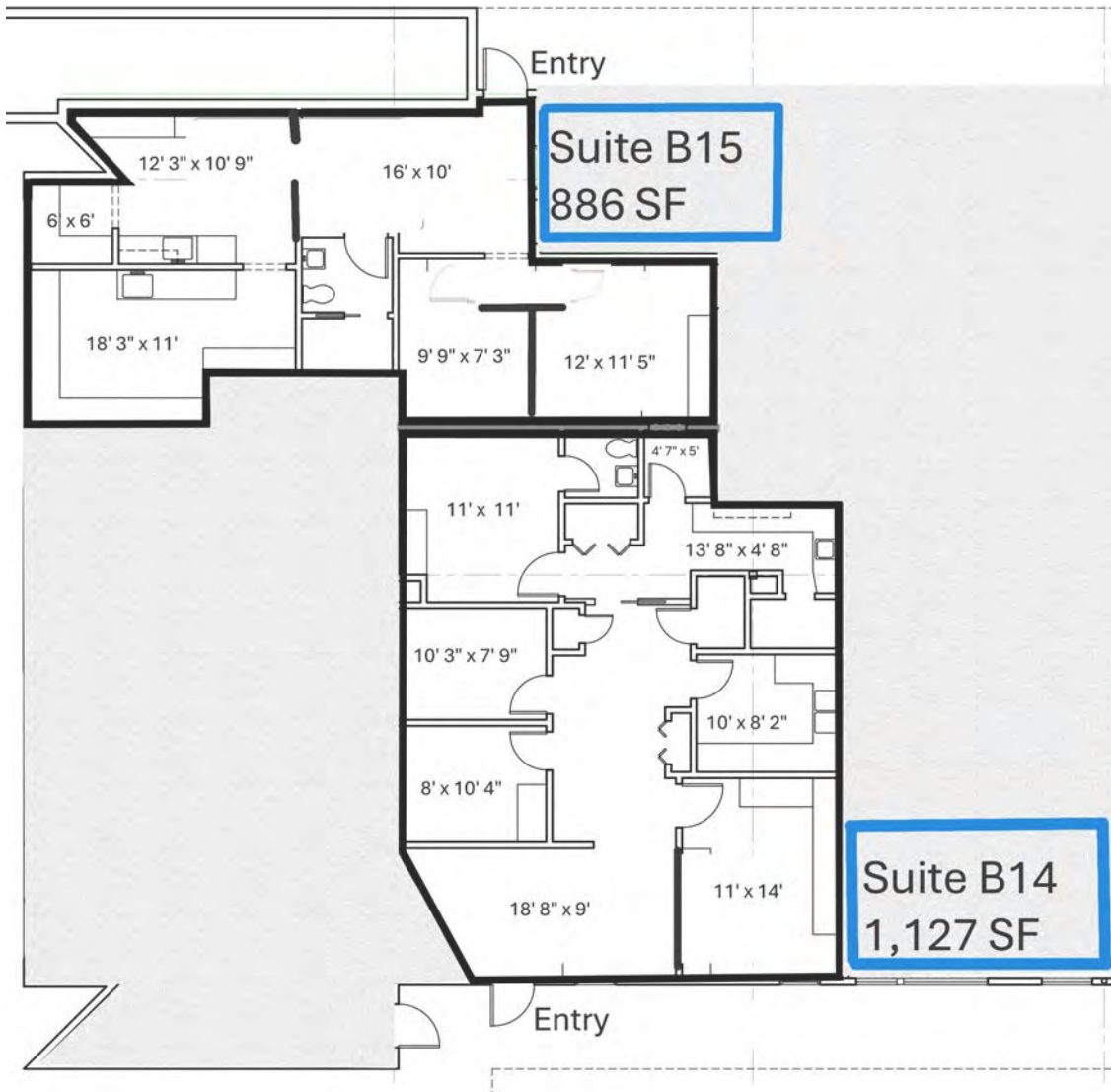


Ingress



Egress

FLOOR PLAN (B14 & B15)



Space Size	Suite B14: ±1,127 RSF Suite B15: ±886 RSF Suites B14 & B15 combined: ±2,013 RSF
Availability	Immediate
Monthly Rate	Suite B14: \$2,398/MO Suite B15: \$1,885/MO Suites B14 & B-15 combined: \$4,283/MO

[Click Here for the B15 Virtual Walkthrough Tour](#)
[Click Here for the B14 Virtual Walkthrough Tour](#)



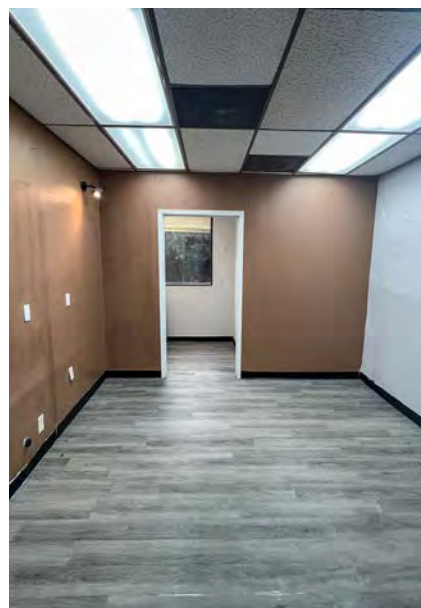
PHOTOS (B14)



[Click Here for the B14 Virtual Walkthrough Tour](#)



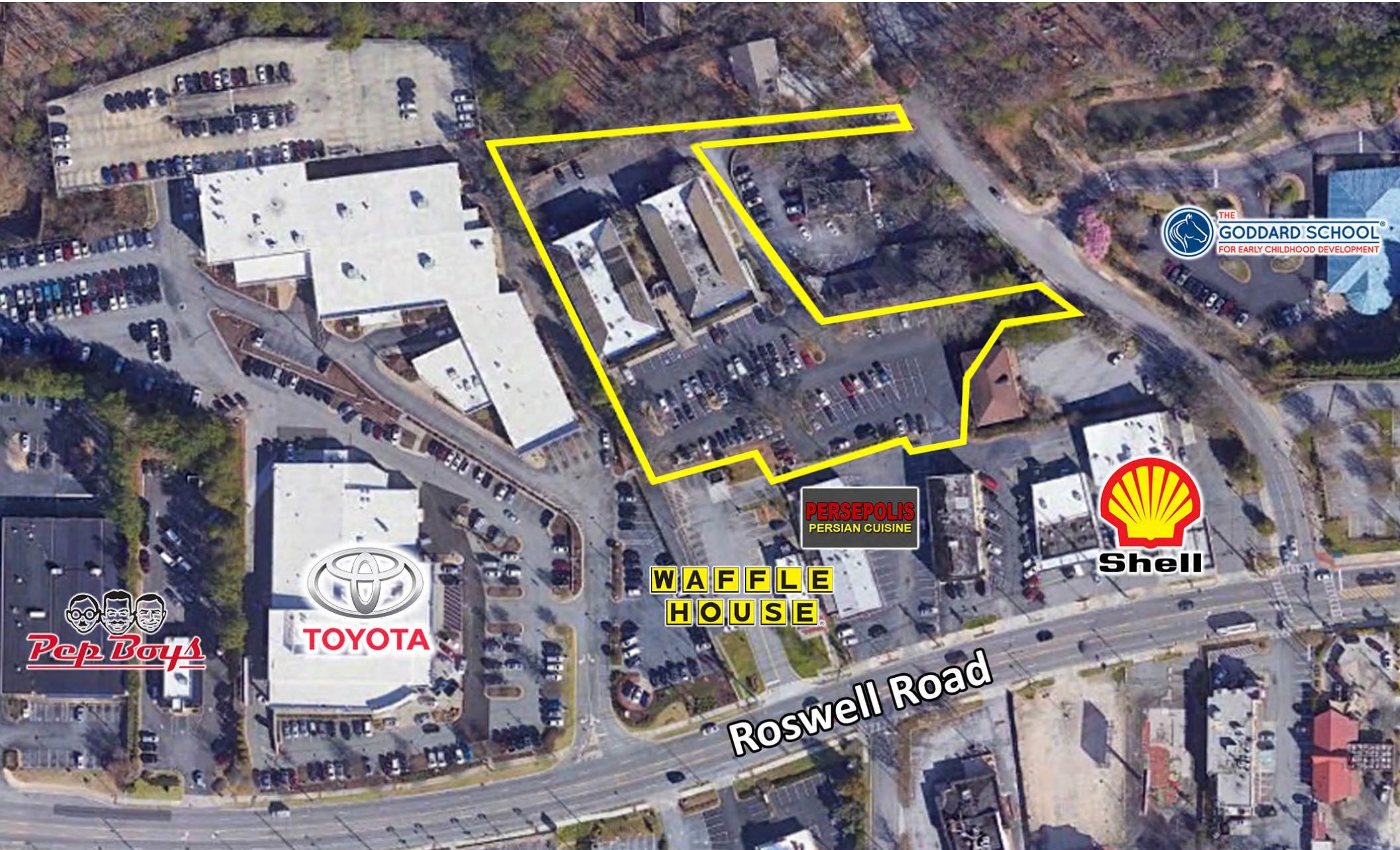
PHOTOS (B15)



[Click Here for the B15 Virtual Walkthrough Tour](#)



AERIAL MAP



Buckhead

MIDTOWN
Atlanta



Roswell Road



WAFFLE HOUSE





Publix

SUBWAY

City BARBECUE



Hardee's

LIFETIME



HUEY LUEY'S



ZAXBY'S



TOYOTA

RAG ORAMA
recycle your wardrobe

Roswell Road



IN THE AREA



- LA Fitness
- Ippolito's
- Yogli Mogli
- Taco Bell
- Goodwill
- Starbucks
- Subway
- Jamba Juice
- Publix
- Huey Luey's



- Barnes & Noble
- T.J. Maxx
- Chipotle
- Tin Lizzy's Cantina
- Taco Mac
- Outback
- Michaels
- Panera Bread
- fab'rik
- Bed Bath & Beyond
- PetSmart
- Hobby Lobby
- Walmart
- Target

- ### Perimeter Mall
- Dillard's
 - Nordstrom
 - Macy's
 - Sephora
 - Von Maur
 - The Capital Grille
 - Old Navy
 - Maggiano's
 - The Cheesecake Factory
 - Urban Outfitters
 - H&M
 - Cafe Intermezzo

- Kroger
- Bridals by Lori
- Dunkin
- Jimmy John's
- Burger King

- Whole Foods Market
- Chipotle
- Marshalls
- Petco
- Office Depot

- Jinya
- Nothing Bundt Cakes
- Cheeseburger Bobby's
- Orange Theory
- El Azteca

- Tin Drum
- Mod Pizza
- Starbucks
- Tropical Smoothie Cafe
- Zoes Kitchen

- ### The Prado
- Target
 - Taco Mac
 - Marlow's Tavern
 - Under the Cork Tree
 - LA Fitness
 - Panda Express

- ### Pill Hill
- Northside Hospital Atlanta
 - Children's Healthcare Of Atlanta
 - Emory Saint Joseph's Hospital
 - Kaiser Permanente

goodwill | TACO BELL | HUEY LUEY'S
Piedmont | LAIFITNESS

Publix | Hardee's | STARBUCKS COFFEE
SUBWAY | REGIONS

RAG-CRAMA
BURY HATCHET | Shell

Waffle House | Zaxby's | PERSEPOLIS PERSIAN CUISINE | TOYOTA

Subject Property

ALDI | CVS pharmacy | FedEx
BRU'STER'S | PAPA JOHN'S | ZAFRON

LIDL | HUDSON GRILLE | WILLY'S AMERICAN GRILL | TRADER JOE'S
SMOOTHIE KING | PALM BEACH TAN | HENRI'S BARBER & BEAUTY
FIVE GUYS BURGERS and FRIES | Comcast xfinity
ROASTERS | Hollywood Feed

THE GENERAL MUIR | SELECT | CITY SPRINGS

Kroger | DUNKIN' | mellow MUSHROOM
BR | JJ | BURGER KING | McDonald's
IHOP | J. Christopher's

WHOLE FOODS | CHIPOTE MEXICAN GRILL | EGG HARBOUR
PETCO | Marshalls
TIN DRUM ASIA CAFE | MOD | ZOË'S KITCHEN | STARBUCKS COFFEE

bp | Flying Biscuit | Chick-fil-A
Orangetheory FITNESS | JINYA | EL TORO
LOWE'S | BOBBY'S

Mt. Vernon Hwy
INTERSTATE 285



SANDY SPRINGS



The City of Sandy Springs enjoys and expresses a traditional Southern charm, while also catering to its business-minded residents with efficient and responsive services. The City was incorporated in 2005, and it is the sixth largest city in Georgia and the second largest city in the metropolitan Atlanta area. In 2010, the City moved from a single source provider to contracting with seven private companies, saving the City an estimated \$7 million/year over five years.

In 2018, the City transitioned Department Heads from contract to city-held positions. In 2019, the City Council approved moving General City Services including Public Works, Community Development, Finance, IT, Communications, Facilities, Recreation and Parks, Municipal Court and Economic Development from contract to city-held positions, saving the City more than \$14M over five years as compared with proposed costs utilizing private sector partners.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	12,501	99,780	228,018
HOUSEHOLDS	5,827	45,390	99,800
AVG. HOUSEHOLD INCOME	\$192,591	\$182,363	\$195,792

Source: Esri 2025

ATLANTA

AT A GLANCE

BUSINESS-FRIENDLY CITY

Atlanta, the capital and most populous city in Georgia, is the ninth-largest metro in the United States with over 5.9 million residents. It prides itself on its low business costs, tax-friendly environment, diverse economy and suburb quality of life. Encompassing a GDP over \$270 billion, the Atlanta metropolitan area is a true “world city.”

WORLD-CLASS EDUCATION

Atlanta colleges and universities are numerous, spanning from historically black colleges, technical colleges, top research institutions and schools of art, medicine and theology. The region ranks in the top 10 among U.S. metros in students enrolled, research spending and degrees earned. Colleges and universities in the Atlanta region create 130,000 jobs across all industries in Georgia. Colleges and Universities in the Atlanta region include Georgia Institute of Technology, Emory University, Georgia State University, Agnes Scott College, Oglethorpe University, Clark Atlanta University (HBCU), Morehouse College (HBCU) and Spelman College (HBCU).

ATTRACTIONS AND TOURISM

Attractions in Atlanta include the largest aquarium in the western hemisphere, the CNN Center, the Fox Theater, the King Center and the new \$1.5 billion home of the Atlanta Falcons football franchise, Mercedes-Benz Stadium. Hartsfield-Jackson Atlanta International Airport is the world’s busiest airport, making the city a hub for business and tourism travelers alike.



#1 TOP TRAVELED AIRPORT IN THE WORLD



\$270 BILLION GDP IN METRO-ATLANTA



13 FORTUNE 500 HQ IN ATLANTA



TOP U.S. METRO WITH #1 LOWEST COST OF DOING BUSINESS

TOP 10 AMONG U.S. METROS IN STUDENTS ENROLLED, RESEARCH SPENDING AND DEGREES EARNED.”

- DISCOVER ATLANTA



#9 LARGEST METRO AREA IN THE U.S. 2020

- U.S. CENSUS BUREAU POPULATION DIVISION

HOME TO 16 FORTUNE 500 COMPANIES

Atlanta has the third-highest concentration of Fortune 500 headquarters in the U.S., and over 75% of the Fortune 1000 conduct business in the Atlanta Metropolitan Area. The city is the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS and Newell-Rubbermaid.

CONTINUOUS ECONOMIC DEVELOPMENT

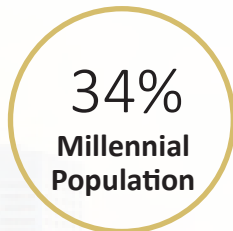
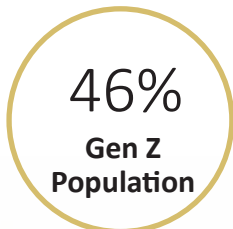
The city's continuous growth is expected to continue with recently executed or announced corporate relocations such as UPS, Mercedes-Benz, NCR, Honeywell, and General Electric. Atlanta has also become a mega center for movie production due to tax credits implemented in 2008.

9TH
LARGEST U.S. METRO
2024 U.S. Census

1.8%
PROJECTED 5-YEAR
POPULATION GROWTH (2023-2028)
ESRI 2025

#6
BEST CITIES FOR JOBS IN U.S.
WalletHub 2024

#3
FASTEST GROWING
U.S. METRO
Freddie Mac 2024



(Data based on 1 mile radius of Downtown- ESRI 2024)

MAJOR EMPLOYERS



#1 TOP EMERGING TECH HUB

-Business Facilities magazine, GA Dept. of Economic Growth 2024

#3 BEST CITY IN THE SOUTH

-Southern Living, "The South's Best Cities, 2024"

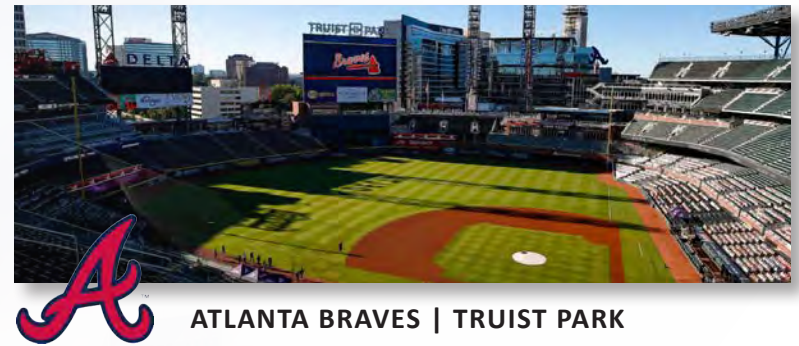
#5 MOVING DESTINATION IN THE NATION

-Penske, "Annual Top Moving Destinations List, 2024"

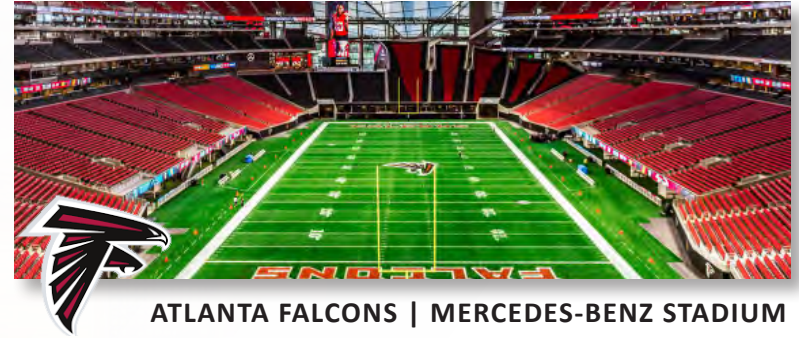
Atlanta is an exciting destination with world-class restaurants, a festive nightlife, several major league sports teams and an abundance of cultural attractions. Atlanta's arts and culture scene is complemented by in-town neighborhoods that give the city even more depth.

Home to the second busiest and most efficient airport in the world, Hartsfield-Jackson Atlanta International Airport, and the Maynard H. Jackson International Terminal, getting to and from Atlanta is easy.

The metro Atlanta area is home to 13 Fortune 500 and 24 Fortune 1000 headquarters. This includes the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS, Truist Bank, Mercedes Benz USA, Newell-Rubbermaid and is home to the world renowned Center for Disease Control.



ATLANTA BRAVES | TRUIST PARK



ATLANTA FALCONS | MERCEDES-BENZ STADIUM



ATLANTA HAWKS | STATE FARM ARENA



ATLANTA UNITED FC | MERCEDES-BENZ STADIUM

CONTACT INFORMATION



BROKER PROFILES



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Michael Bull, CCIM is the founder and CEO of Bull Realty. He is an active commercial real estate broker licensed in eight states and has assisted clients with over 8 billion dollars of transactions over his 35-year career. Mr. Bull founded Bull Realty in 1998 with two primary missions: to provide a company of brokers known for integrity and to provide the best disposition marketing in the nation. While still well known for effective disposition services, the firm also provides acquisition, project leasing, and site selection/tenant representation in all major property sectors.

Michael personally leads a team focused on office investment sales.

You may know Michael as host of America's Commercial Real Estate Show. The popular weekly show began broadcasting in 2010 and today is heard by millions of people around the country. Michael and other respected industry leaders, analysts, and economists share market intel, forecasts, and strategies. New shows are available every week on-demand wherever you get your podcasts, YouTube, and the show website, www.CREshow.com.

If you get a chance, see Michael speak at commercial real estate events in Atlanta or around the country. He speaks at national and state level events on topics related to commercial real estate.

Michael is the creator of Commercial Agent Success Strategies. An online cloud accessible video training series for commercial brokers. Experienced brokers rave about the quality of these 21 videos, forms, activities calculator, and slide deck action notes. Learn more at www.CommercialAgentSuccess.com.

Michael's involvement with professional organizations includes CCIM Institute, National Association of REALTORS, Atlanta Leaders Group, Real Estate Group Atlanta, and the Georgia Bankers Association.

Michael lives in Atlanta and has a home on Lake Lanier. He enjoys spending time with his two adult children, music, stand-up comedy, street motorcycles, off-road performance vehicles, and high-performance boating.

ABOUT BULL REALTY

MISSION

To provide a company of advisors known for integrity and the best disposition marketing in the nation.

SERVICES

Disposition, acquisition, project leasing, tenant representation and consulting services.

SECTORS OF FOCUS

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties.

GLOBAL ALLIANCE

Bull Realty is a member of TCN Worldwide, an alliance of 60+ offices and 1,500 commercial real estate professionals serving more than 200 markets globally. This partnership expands the firm's reach, client access and investor relationships across the U.S. and internationally.

AMERICA'S COMMERCIAL REAL ESTATE SHOW

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants — including Bull Realty's founder Michael Bull, CCIM — share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or at www.CREshow.com.

JOIN OUR TEAM

Bull Realty continues to expand through merger, acquisition and by welcoming experienced agents. The firm recently celebrated 28 years in business and, through its TCN Worldwide alliance, actively works with clients and brokers across the country.

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<https://www.bullrealty.com/>



28
YEARS IN
BUSINESS



ATL
HEADQUARTERED IN
ATLANTA, GA



LICENSED IN
8
SOUTHEAST
STATES

