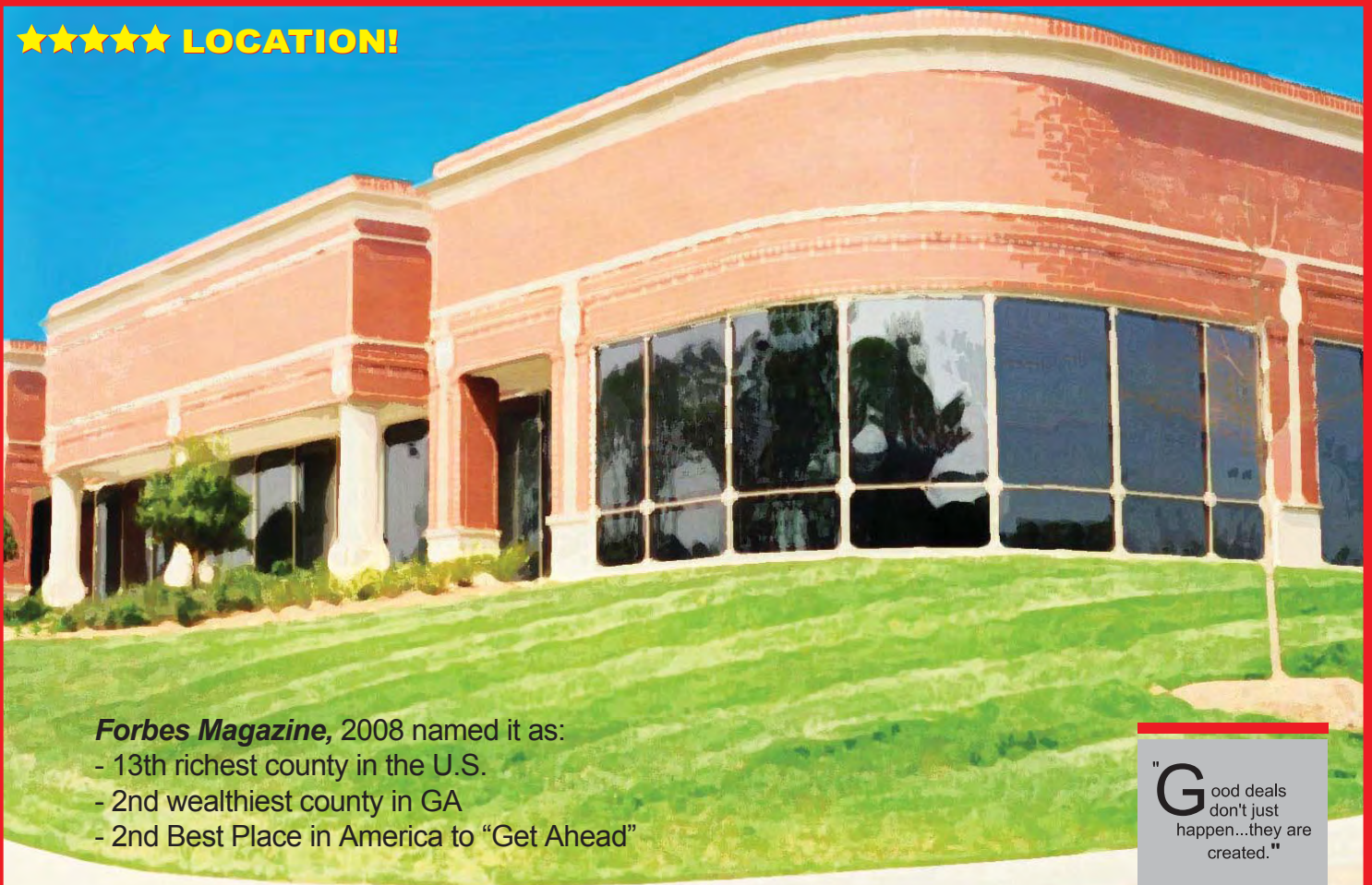


FOR SALE OR LEASE - ATLANTA, GA

SMART Building

24,000 SF Corporate Office
Bluegrass Business Center – GA 400 / McFarland Rd
Bluegrass Valley Parkway, Alpharetta, GA 30005-2204

★★★★★ LOCATION!



Forbes Magazine, 2008 named it as:

- 13th richest county in the U.S.
- 2nd wealthiest county in GA
- 2nd Best Place in America to “Get Ahead”

"Good deals don't just happen...they are created."



New Shell Construction on Graded Site
1 Story Office – 24,000 sf

Single Tenant Office – Situated on 2.8 ac
86+ parking spaces

GA 400 / McFarland Rd (Exit 12 - .5 mile) –
Forsyth County, GA
The Nation's 5th Fastest Growing Community

Institutional Quality – Strong Demographics
N. Atlanta's Finest Office – Retail – Residential
Corridor

Attractive Pricing - Design Team in Place
Ideal for Owner / Occupant

EXCLUSIVELY OFFERED BY:

STEPHEN W. WRIGHT, CRE, SIOR



THE STEPHEN W. WRIGHT COMPANY

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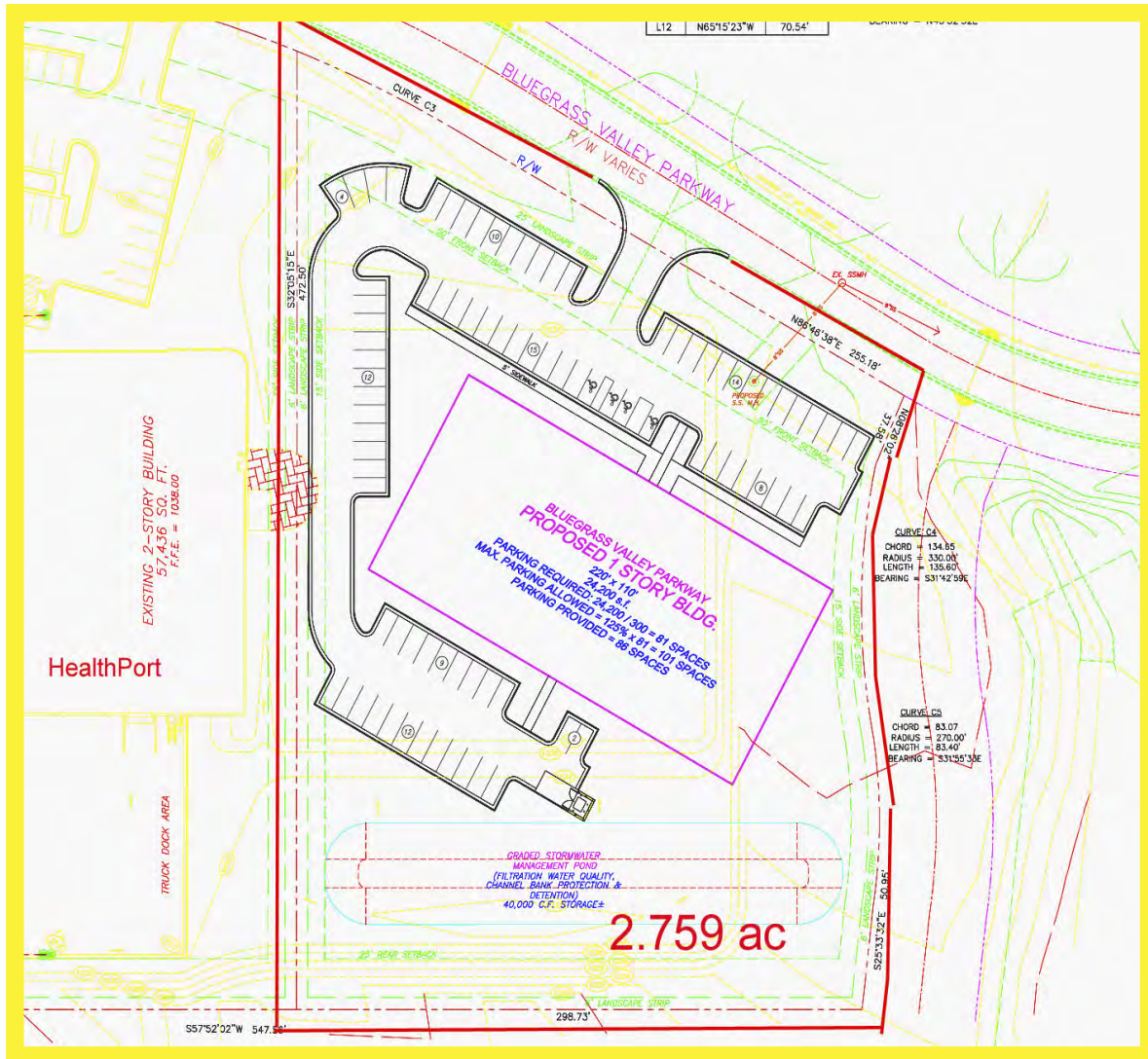




Property:	SMART Building – 24,000 SF
Park:	BLUEGRASS Business Center
Site:	2.759 ac – Fully Developed Site
Proposed:	One- Story Office, Brick & Glass
Utilities:	All at the Property Boundary
Parking:	3.5 spaces / 1000 SF, surface
Site Plan:	Reviewed by Forsyth County P & Z
Uses:	Professional Services, Medical, Information Processing, Engineering, Schools, Wholesale Sales
Green:	LEED Design & Construction

Key Area Highlights

- Part of mixed use, master planned, *Bluegrass*
- Numerous amenities including retail, daycare, and banks
- Superior egress and ingress via GA 400 and signalized Bluegrass Valley Pkwy
- Located in close proximity to North Point Mall / Cousins' Avenue
- Pedestrian-friendly office park with walking along tree-lined Parkway
- Protected green space and streams within the park
- Strong Demographics with more than 127,000 Residents within 5 miles –Avg. H. I. - \$174,000
- 5/10 mile from GA 400 Interchange
- Taubman Centers, Inc. – Planned Luxury Mall across McFarland Rd
- North Atlanta's finest Office - Retail – Residential Corridor



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