

Astoria at the Aramore

Office Unit for Lease



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Executive Summary

Astoria at the Aramore
Atlanta, Georgia



Astoria at the Aramore Office Unit for Lease

Take advantage of this rare opportunity to lease this fabulous corner office space in the Astoria at the Aramore on Peachtree. Unit 202 is move-in ready and was recently built out with impressive finishes including:

- Stone-walled entry way
- Vinyl wood flooring throughout
- Conference room with glass wall
- Custom break room
- Two private offices on glass
- Open area accommodating 8 workstations
- Server / IT room

All office users in the Astoria have access to building amenities some located on the second floor just steps away from Unit 202:

- Grand lobby
- Fitness center
- Pool and outside veranda areas
- Conference room and lounge areas
- Guest suite for overnight guests
- 24/7 concierge
- Free parking

Offered for Lease at \$3,454/month (\$28/SF)



Property Address	2233 Peachtree Road, Unit 202 Atlanta, GA 30309
County	Fulton
Building Property Size	173,057 SF 1.37 acres
Unit Size	1,480 SF
Year Built	2008
Stories	14
Parking Ratio	3/1,000 SF
Zoning	C3
2015 Taxes (Estimated)	\$4,278.38
Lease Rate	\$28/SF NNN

Exterior Photos

Astoria at the Aramore
Atlanta, Georgia



Peachtree Road Street View



Peachtree Rd. and Peachtree Memorial Drive Street View



Full Exterior View



Street Level Retail and Dining



2nd Floor Amenity Deck & Pool



Street Level Main Entrance

Interior Photos

Astoria at the Aramore
Atlanta, Georgia



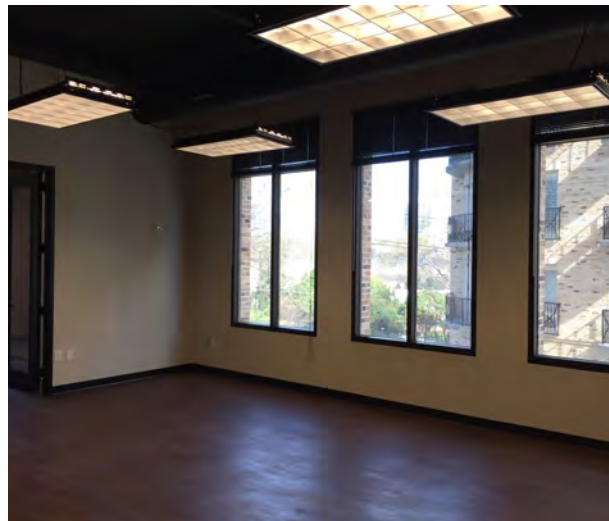
2nd Floor Elegant Conference Room



2nd Floor Amenity Deck Entrance



2nd Floor Expansive Lobby



Unit 202 Side Wall with Loft Style Lighting & Large Window Views



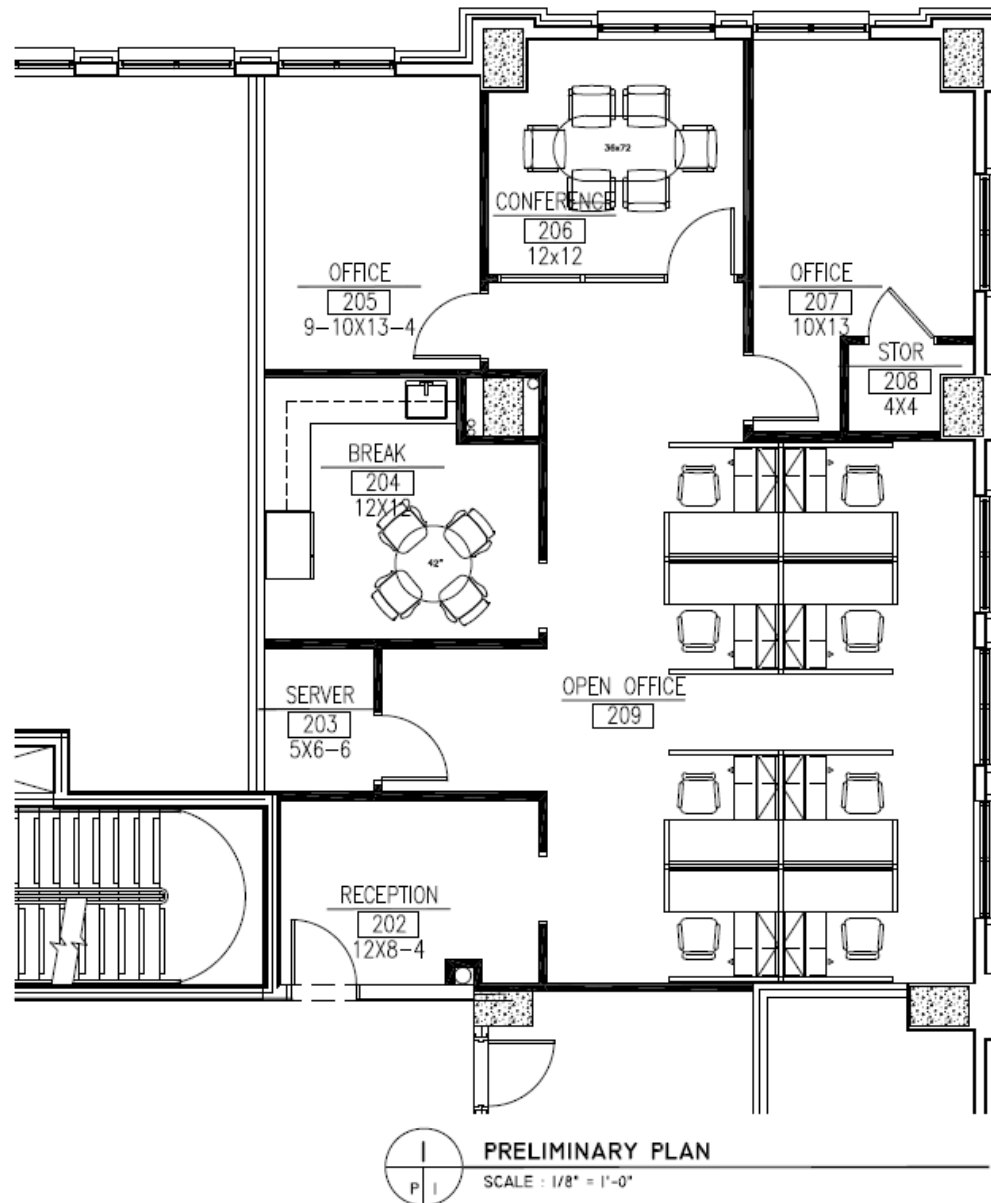
Unit 202 Full View



Unit 202 Window Enclosed Conference Room

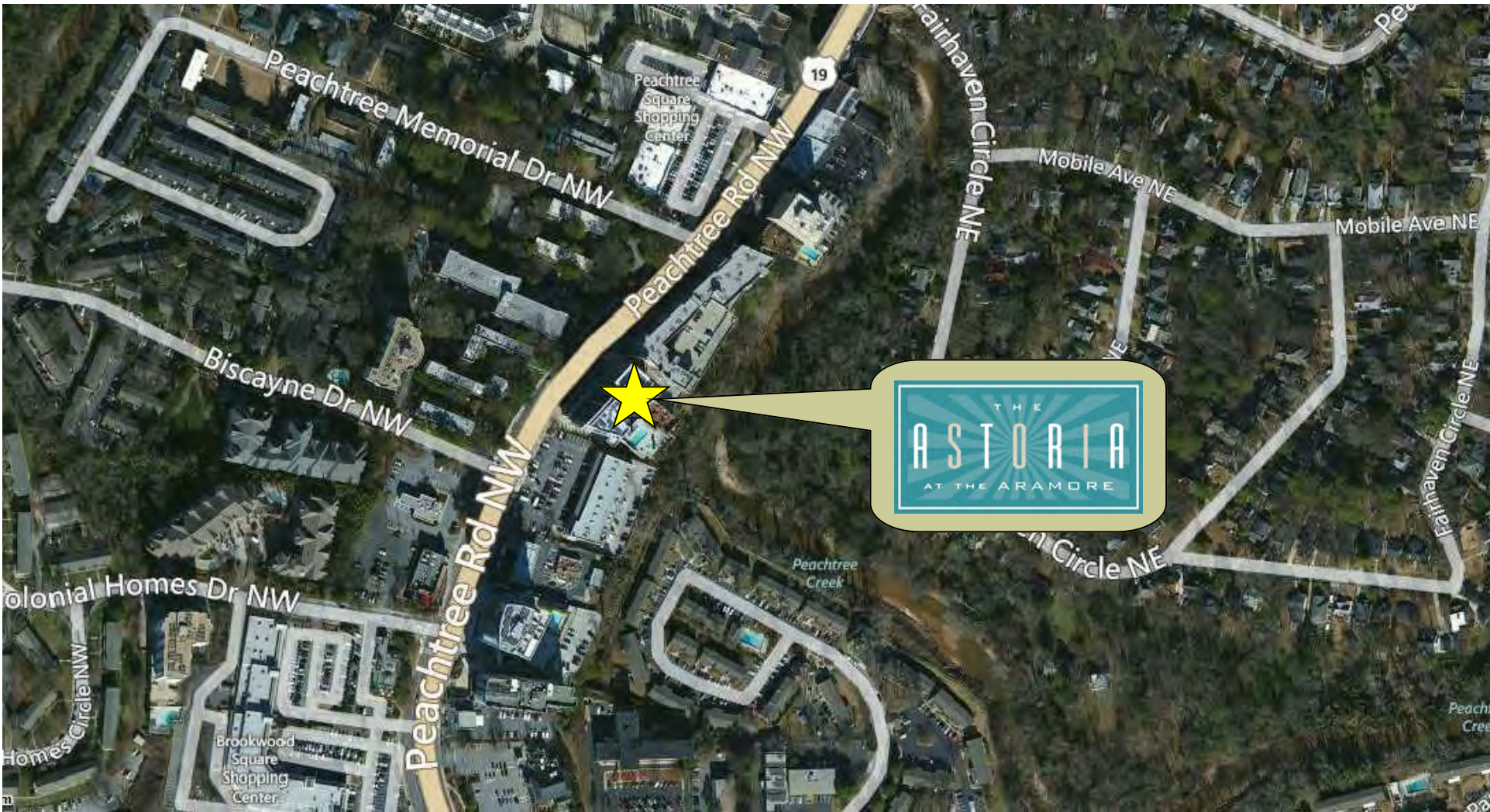
Suite Plan

Astoria at the Aramore
Atlanta, Georgia



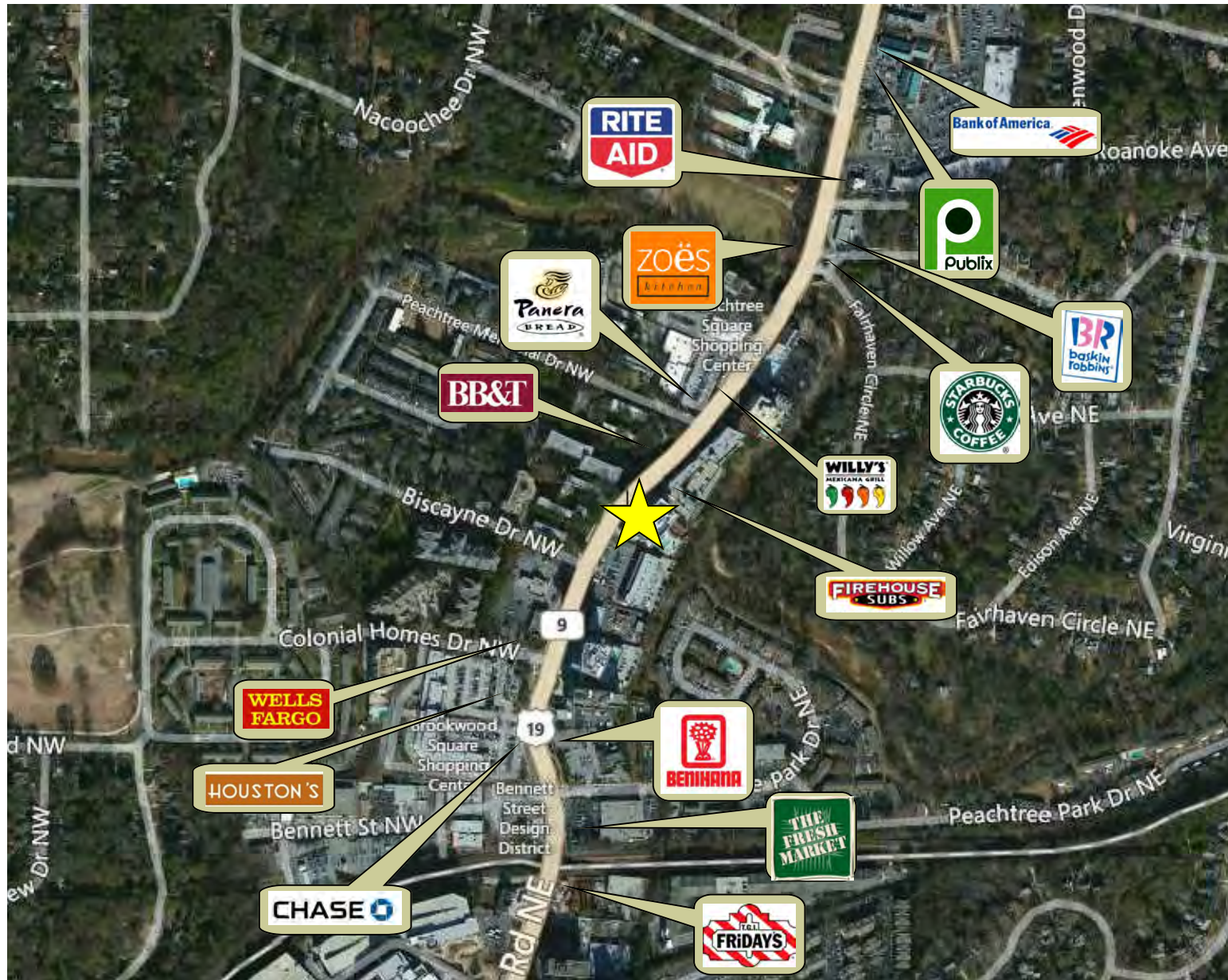
Location Aerial

Astoria at the Aramore
Atlanta, Georgia



Surrounding Retail Map

Astoria at the Aramore
Atlanta, Georgia



Astoria at the Aramore
Atlanta, Georgia



Demographics & Traffic Count

Astoria at the Aramore
Atlanta, Georgia

2015 Demographics (Esri)	
	1 mile
Population	9,973
Households	3,408
Average Household Income	\$63,077
	3 mile
Population	96,387
Households	40,023
Average Household Income	\$79,561
	5 mile
Population	282,921
Households	118,309
Average Household Income	\$90,495



Building Overview

Astoria at the Aramore
Atlanta, Georgia



The Astoria at the Aramore is a newly constructed 173,057 square foot mixed-use development building. This mixed use development includes 70 sold-out residential condos and over 25,000 square feet of office suites located directly above the street level retail on the second and third floors. This mixed use concept translates to a very strong in-building customer base for the retail units.

Office Tenants: Astoria Dentistry; Joffe Land Companies; Mandel Media Group; The Muscle Relaxers Massage Therapy; The Murray Law Firm; L&H Internal Medicine; Groverstudios; Elite Solutions; Corrective Chiropractic; Maziar Rezvani, MD; M.E.B. Medical; Electronic Systems Italy; Buckhead Acupuncture & Herbal Center; Morriss & Shim, Attorneys at Law

THE ASTORIA BUILDING AMENITIES:

Exterior Features: Rich Architectural Details; Concrete Construction; Brick, Cast Stone, and Glass Facade; Professionally Landscaped and Maintained; Grand Lobby with 24/7 Concierge; Guest Suite; All Units Equipped with Interior Alarms; Controlled Access into Residential Areas; Gated Parking.

Building Amenities: Pet Walking Area; Decorative Post Lanterns along Peachtree Road; Shops and Restaurants within Community; Walk to Fine Restaurants, Galleries and Shopping; Over One-Acre of Greenspace; Swimming Pool and Amenity Deck with Heated Spa and Outdoor Fireplace; Grilling Area with Natural Wood Trellises over Cabana-style Seating; Wellness Center Fully Equipped with State-of-the-Art Equipment; Clubroom with Catering Kitchen; Peachtree Road Address; Central Location to Buckhead Financial District and Midtown / Downtown Business District.



Buckhead

Buckhead, the epicenter of Atlanta, is widely considered to embody the ultra-elite luxurious lifestyle. In addition to its highly desirable residential neighborhoods, Buckhead combines dynamic submarkets for office, retail, hotel, and restaurant & entertainment. Buckhead's daytime population is 346,781 with estimated average household incomes topping \$105,000. The community represents one of the largest concentrations of income and buying power in the United States and is often referred to as the "Beverly Hills of the East."

Within Buckhead

- 40% of the homes in Atlanta valued in excess of \$500,000 are in Buckhead.
- Executives and professionals make up 51% of Buckhead's population.
- Over 200 restaurants.
- Nearly 12 million square feet of office space spanning Atlanta's infamous roads like Peachtree, Lenox, Roswell, Paces Ferry and Piedmont.
- 1,400 retail stores, occupying 7.7 million square feet – the highest concentration of retail activity per square mile of any portion of the metro area.
- Spanning six city blocks is Buckhead's newest luxury retail, dining, residential and office experience, Buckhead Atlanta. Having opened early 2015, this 1.5 million SF multiuse development hosts international retailers like Hermes, Christian Louboutin, Canali and Brunello Cucinelli, partners with local and national restaurateurs to provide over 70,000 SF of fine dining, offers a vibrant living community comprised of over 370 luxury apartments, and is now home to Spanx world headquarters.
- More than 5,000 hotel rooms at such distinctive properties as Ritz-Carlton, JW Marriott, Intercontinental, and Grand Hyatt. The St. Regis (immediately adjacent to the Buckhead Atlanta development) and The Mansion on Peachtree are also a popular choice among elite travelers.
- Buckhead is home to the Georgia Governor's Mansion, The Cherokee Town and Country Club, and The Atlanta History Center.



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SEAN WILLIAMS

Sean Williams is a commercial real estate broker with vast experience in several property types including retail, industrial, and office properties. His specialty is providing value for institutional investors and corporate users of office properties. Since 2004 Sean has sold and leased substantial properties and land in the Atlanta MSA and Georgia.

Each corporate user's needs are unique. Sean studies corporate trends and specific needs- both initially and for the long term- to ensure the user's ability to establish and maintain long term success. As a native and life-time resident of Atlanta, Sean has nearly half a century of history and first-hand knowledge of real estate in Atlanta and the southeastern region.

Some of Sean's recent clients & projects include:

- 1-800-FLOWERS
- Century Trade Show Services
- Cobb Pediatric Therapy Services
- IndustryPro
- EZ Pawn
- Center for Allergy & Asthma
- Southern Playgrounds
- DSI Renal Kennesaw
- Barrett Court
- DynamiX Web Design
- IP Communications
- Weber Law
- Precision Fabrics
- Byram Healthcare
- QuikTrip Corporation
- The Walk at Mars Hill
- Areté
- Woodpark Medical Office
- Northwinds Summit
- Milan Eye Center
- The Eclipse Buckhead
- Adaptive Learning Center
- Alpharetta Medical Group
- Davis & Church Engineering
- Springer CPA
- Erickson Advisors
- Robert Perry Law
- jobTopia

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Bull Realty is a U.S. commercial real estate sales, leasing and advisory firm headquartered in Atlanta. The firm was founded in 1998 with two primary missions: grow a company of brokers known for integrity, and provide the best disposition marketing in the nation.

- Commercial real estate services include acquisition, disposition, project leasing, tenant representation and advisory services.
- Areas of expertise include office, retail, industrial, multifamily, land, healthcare, single tenant net lease, special asset, self-storage, automotive and daycare properties.
- Disposition services for appropriate properties can include exposure on up to 415 websites, 17 marketing systems and 4 to 6 e-marketing systems.
- Additional disposition and lease marketing services may include video, social media, auctions and national radio exposure.
- The firm hosts the Commercial Real Estate Show, a nationally syndicated talk show about commercial real estate. The weekly show has been on the air for over 5 years. The show is nationally syndicated on 32 radio stations and is available on [iTunes](#) and the show website [CREshow.com](#).
- Bull Realty is licensed in nine southeast states and works with affiliates from all over the country.

