

# NORTH BUCKHEAD | 3,806 +/- RSF

## Prime Office Space for Lease

Tuxedo Atrium | Buckhead: \$15.00/RSF NNN  
3833 Roswell Road | Atlanta, GA | 30342



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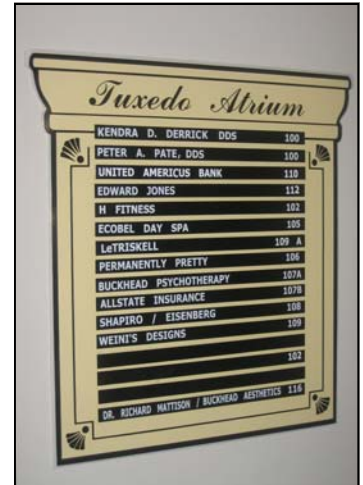
Prime opportunity to lease highly visible space in Buckhead. The Tuxedo Atrium is a well-known Buckhead landmark on Roswell Rd near Piedmont Rd. This impressive one-story, approximate 27,861 SF building has high-end office and retail tenants catering to the affluent Buckhead neighborhood clientele. Various suites available—Up to 3,000 contiguous SF available for lease.

- ✓ Your business can benefit from the large presence with building and monument signage on the high exposure Roswell Road, over 20,000 vehicles per day.
- ✓ Your business and tenants benefit from an almost unheard of in Buckhead 177 parking spaces, with around 170 covered.
- ✓ Once available space is leased, Tuxedo Atrium will be 100% occupied.

The Buckhead area is one of the most sought after office, retail and residential areas in the city of Atlanta. Buckhead offers one of the highest family incomes in the Southeast with family incomes averaging in excess of \$144,000 within a one-mile radius.



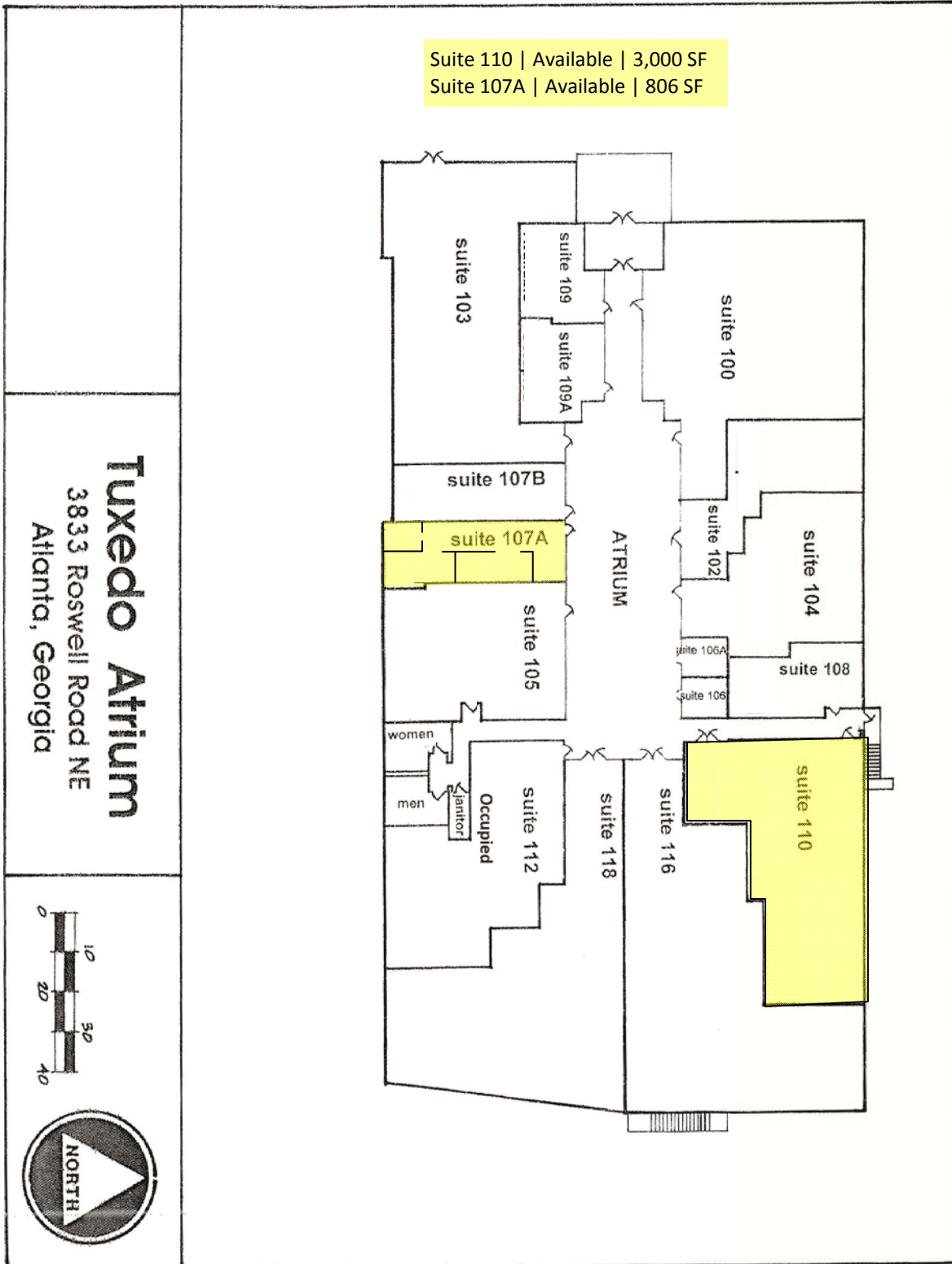
## Property Highlights & Additional Photos



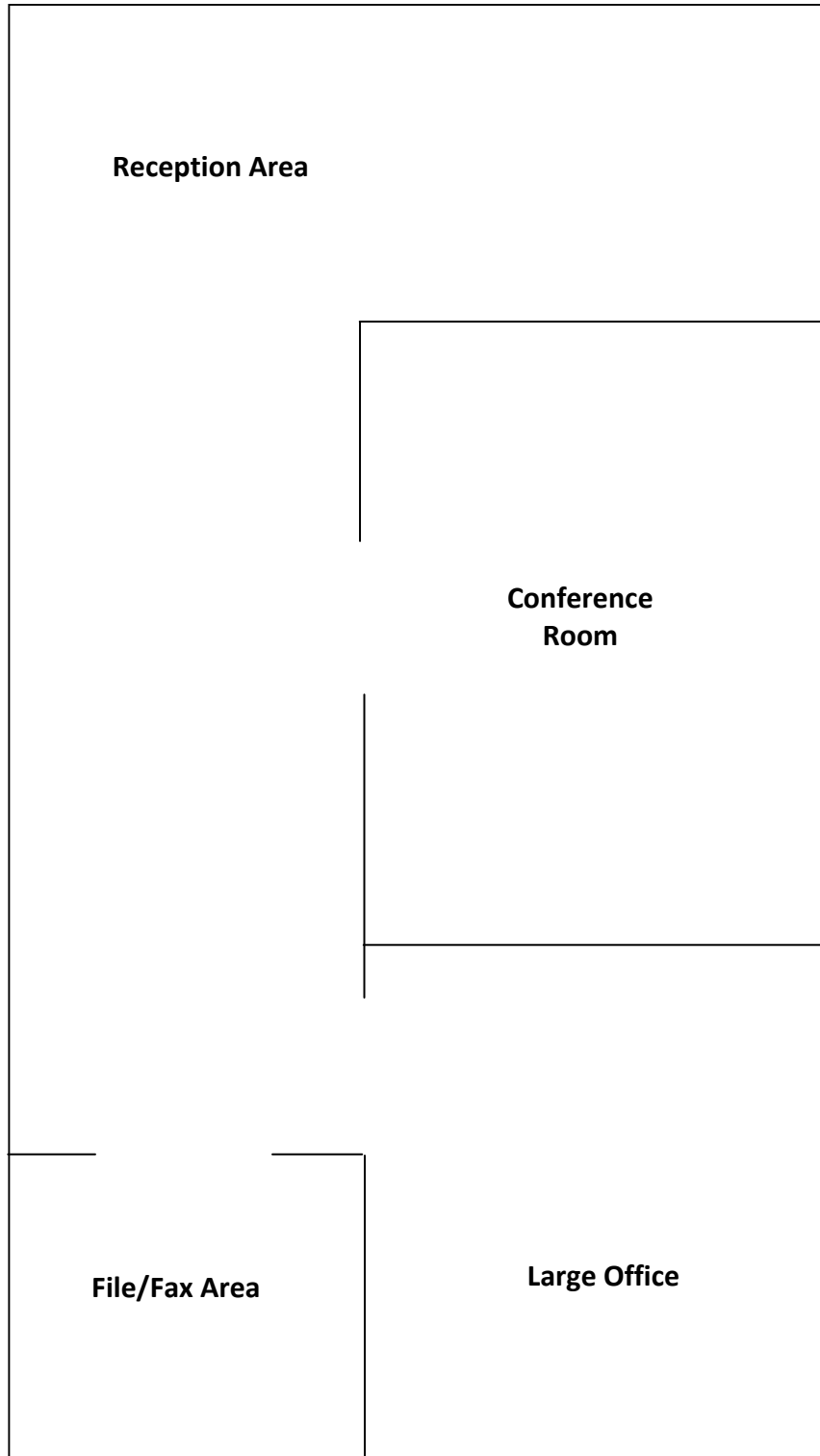
Buckhead is Georgia's second largest "downtown," with three-fourths as much office space as downtown Atlanta, with approximately 1,400 retail outlets, grossing more than \$1 billion in annual sales. Buckhead contains only a little more than 2 percent of the Atlanta region's single family housing, but almost 40 percent of the region's supply of homes valued at over \$500,000. Atlanta's three wealthiest zip codes are in Buckhead.



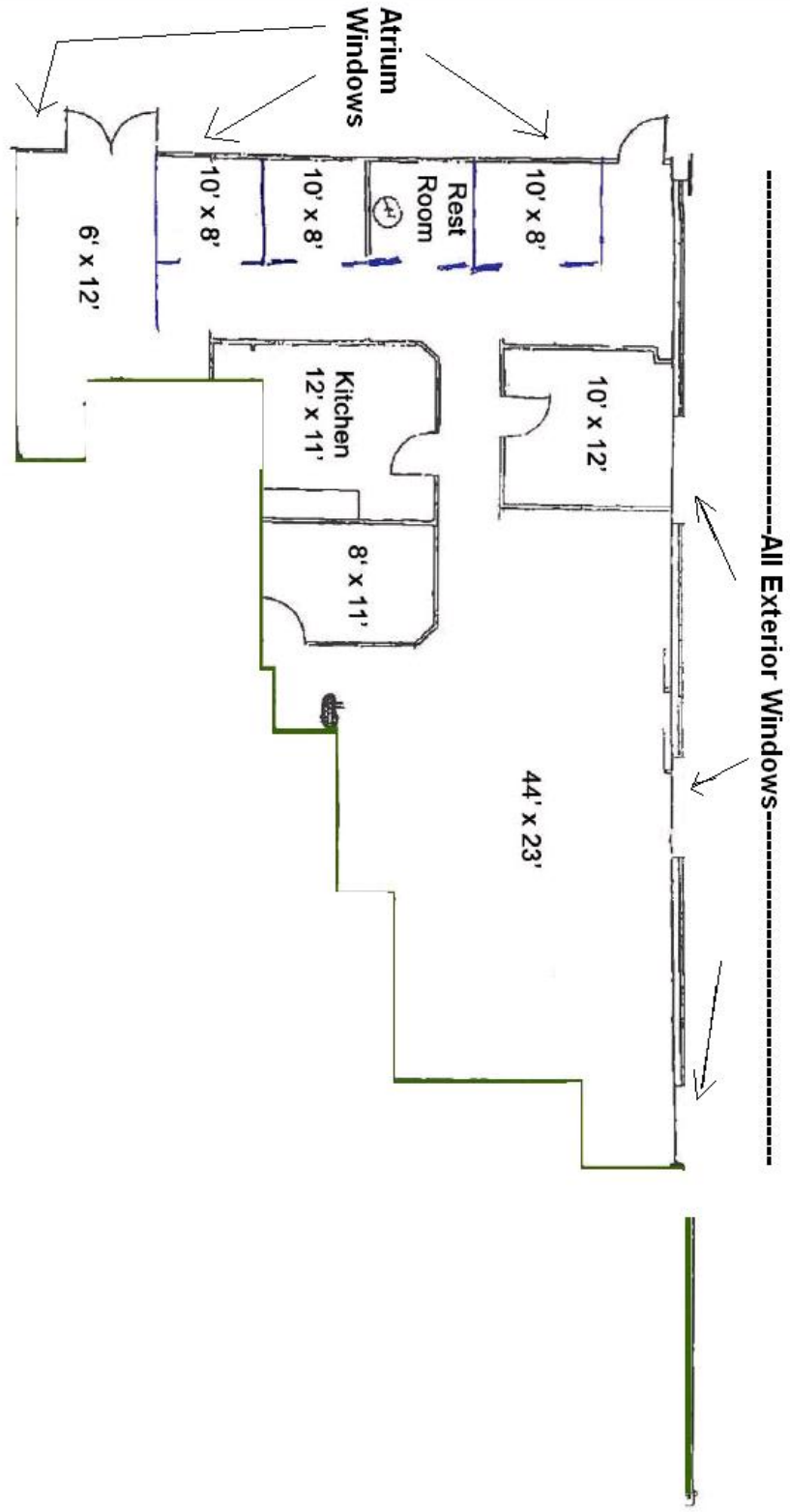




Floor plans and square footages are for illustration purposes only. Subject not drawn to scale.



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Dentistry **in** BUCKHEAD  
Peter A. Pate, DDS  
*Fellow, Academy of General Dentistry*

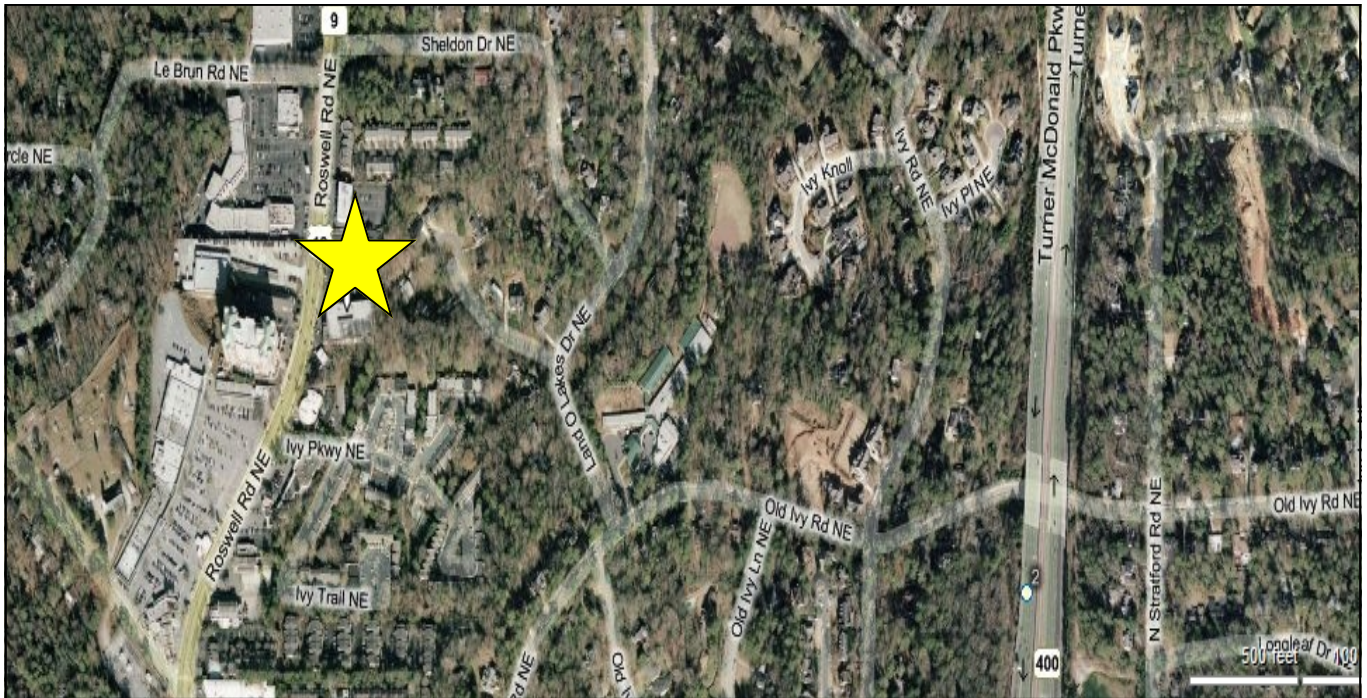


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### The Beverly Hills of the East

It has been called "The Beverly Hills of the East." Buckhead is, indeed, an exceptional place. It is a community that shines with vitality and vision. Buckhead is one of the country's largest urban mixed-use development areas, combining major offices, retail outlets, hotels, restaurants, entertainment spots and high-rise residential units within its commercial core. And closely surrounding its bustling business center, beneath a community-wide tree canopy, are serene and stable neighborhoods. Buckhead is a city by every definition except incorporation. Everything is here, and everyone is welcome. It's a great place to visit, to play, to work, to live. It's such a major part of Atlanta that if you don't know Buckhead, you don't know Atlanta!



### Tourism

It's hard to believe you can be in the beauty, the comfort and the excitement of a place like Buckhead, and yet be only a few miles from central Downtown Atlanta and 'limited access, multi-lane' convenience to its international airport. Here you have open spaces, exciting entertainment and diversified dining; you can spend a day in the History Museum, tour beautiful residential areas and "shop 'til you drop." You will feel safe and welcome. Look around and you'll find many visitors from other parts of Atlanta who come here to dine, travelers from other cities in Georgia who are here to shop, and people from around the country and around the world here on business. Can you believe four luxury hotels in one suburban area?

### Relocation

Some of the top Realtors in the country - both residential and commercial - have their offices right here in Buckhead. This is not by chance, as the growth and quality of growth for this community frequently receives national attention. The business core of Buckhead provides amenities that make the surrounding residential areas Atlanta's most convenient place to live. In many instances, residents who work in Buckhead's offices and stores can walk or ride bikes to their jobs. Take a look at the prestigious schools, stately houses of worship and active civic organizations, and you'll immediately see the bonding that makes for a healthy community. Buckhead has something for everyone, which explains why it's often described as "a state of mind."

### Economic Growth

The facts speak for themselves: Atlanta's largest percentages of population and employment growth have occurred here year after year. Buckhead had about a ten percent increase in its commercial space in recent years, when much of the country was talking recession. In fact, in 1992, Atlanta's Commissioner of Planning predicted Buckhead's business core will triple its 1992 size by the year 2007! The reason: We now have access to the Interstate Highway system (and the rest of the world) through the extension of Georgia Highway 400. Buckhead is also a haven for entrepreneurs. Inc. Magazine identified Buckhead as the community with "the greatest concentration of small companies anywhere in the U.S." The latest national report, "Emerging Trends in Real Estate 2001" by Lend Lease Real Estate Investment and Pricewaterhouse Coopers, describes Buckhead as one of the "nation's best sub cities". Come on in, the opportunity is fine.



Metro Atlanta is home to nearly five million people and more than 137,000 businesses. Its vibrant economic growth attracts hundreds of companies and thousands of well educated job seekers annually. In addition, Atlanta is home to over 15 Fortune 100 companies. Metro Atlanta has drawn more in-migration than any area in the nation over the past two decades and has an average of 100,000 new people a year moving in the city. By year 2030, 6.7 people will call Atlanta home – an increase of 1.7 million people from today. Atlanta’s low cost of living, high employment and strong, diverse industry base will ensure its continued record setting growth.

### History

Atlanta was founded in 1837 as the end of the Western and Atlantic railroad line (Atlanta was first named Marthasville in honor of the then-governor’s daughter, then called Terminus for its rail location and then changed soon after to Atlanta, the feminine of Atlantic, as in the railroad. Today, the fastest growing city remains a transportation hub for the world as Atlanta’s Hartsfield-Jackson International Airport is one of the world’s busiest in daily passenger flights.

Atlanta is the Capital city of the southeast with a strong future and strong ties to its past. In the past two decades Atlanta has experienced unprecedented growth with the growth of the metro population in the past decade increasing by over 50%, from approximately 2.1 million people to over 4.9 million people.

One of Atlanta’s oldest and most well-known companies, Coca-Cola, made its start in Atlanta in 1888 and is now of the top 100 companies in revenue in the United States. Another Atlanta success story, Home Depot started in Atlanta in 1978 and is now the 13<sup>th</sup> largest company in the United States. In the 1970s and 80s, other notable companies such as Georgia-Pacific and the American Cancer Society moved their headquarters to Atlanta. In 1996, Atlanta was honored as the city to host the Centennial Olympic Games, a milestone in Atlanta’s colorful history.



### Additional Atlanta Facts

Metro Atlanta ranks among the top five in the nation in net new job growth for the last decade, adding nearly 460,000 new jobs and is forecasted to be the third largest job generator over the next decade.

Trade, transportation and utilities industry sector is the area’s largest employment category, employing nearly 535,000 people or 23 percent of Atlanta’s workers.

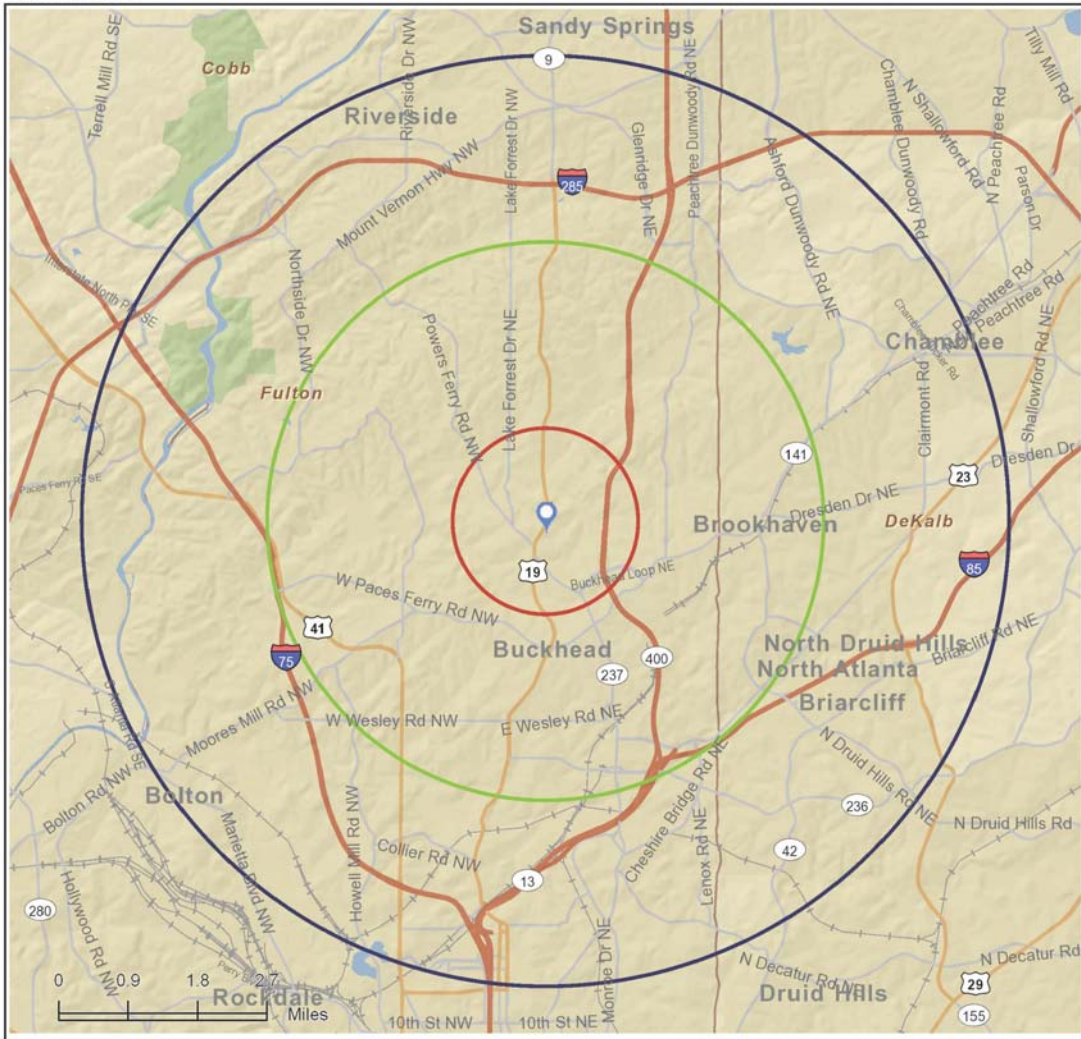
Combined, metro Atlanta’s two largest public universities, Georgia State University & Georgia Tech enroll more than 44,000 students each year. Metro Atlanta is also home to Emory University, Morehouse, Spelman, Agnes Scott College, Mercer and Oglethorpe University.



## Site Map

**Tuxedo Atrium**  
3833 Roswell Rd NE, Atlanta, GA 30342  
Ring: 1, 3, 5 Miles

Latitude: 33.859758  
Longitude: -84.38058



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	1 mile radius	3 miles radius	5 miles radius
<b>2010 Population</b>			
Total Population	10,575	98,470	260,684
Male Population	48.0%	51.1%	51.8%
Female Population	52.0%	48.9%	48.2%
Median Age	39.4	36.0	35.0
<b>2010 Income</b>			
Median HH Income	\$98,416	\$84,453	\$76,075
Per Capita Income	\$73,242	\$60,505	\$52,466
Average HH Income	\$144,251	\$129,201	\$115,017
<b>2010 Households</b>			
Total Households	5,818	45,804	117,905
Average Household Size	1.80	2.12	2.17
<b>2010 Housing</b>			
Owner Occupied Housing Units	45.9%	39.0%	38.0%
Renter Occupied Housing Units	33.7%	45.5%	48.0%
Vacant Housing Units	20.4%	15.5%	13.9%
<b>Population</b>			
1990 Population	6,784	61,873	170,630
2000 Population	7,855	80,246	214,454
2010 Population	10,575	98,470	260,684
2015 Population	11,974	108,071	283,666
1990-2000 Annual Rate	1.48%	2.63%	2.31%
2000-2010 Annual Rate	2.94%	2.02%	1.92%
2010-2015 Annual Rate	2.52%	1.88%	1.7%

In the identified market area, the current year population is 260,684. In 2000, the Census count in the market area was 214,454. The rate of change since 2000 was 1.92 percent annually. The five-year projection for the population in the market area is 283,666, representing a change of 1.7 percent annually from 2010 to 2015. Currently, the population is 51.8 percent male and 48.2 percent female.

<b>Households</b>			
1990 Households	3,817	30,388	83,028
2000 Households	4,430	38,284	100,178
2010 Households	5,818	45,804	117,905
2015 Households	6,596	50,230	128,007
1990-2000 Annual Rate	1.5%	2.34%	1.9%
2000-2010 Annual Rate	2.69%	1.77%	1.6%
2010-2015 Annual Rate	2.54%	1.86%	1.66%

The household count in this market area has changed from 100,178 in 2000 to 117,905 in the current year, a change of 1.6 percent annually. The five-year projection of households is 128,007, a change of 1.66 percent annually from the current year total. Average household size is currently 2.17, compared to 2.09 in the year 2000. The number of families in the current year is 47,068 in the market area.

#### Housing

Currently, 38.0 percent of the 136,949 housing units in the market area are owner occupied; 48.0 percent, renter occupied; and 13.9 percent are vacant. In 2000, there were 108,763 housing units - 43.2 percent owner occupied, 48.9 percent renter occupied and 7.9 percent vacant. The rate of change in housing units since 2000 is 2.27 percent. Median home value in the market area is \$325,553, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 0.27 percent annually to \$329,996. From 2000 to the current year, median home value changed by 0.96 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing, Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.



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	1 mile radius	3 miles radius	5 miles radius
<b>Median Household Income</b>			
1990 Median HH Income	\$51,628	\$41,354	\$38,827
2000 Median HH Income	\$79,641	\$67,191	\$59,296
2010 Median HH Income	\$98,416	\$84,453	\$76,075
2015 Median HH Income	\$125,913	\$105,549	\$93,624
1990-2000 Annual Rate	4.43%	4.97%	4.33%
2000-2010 Annual Rate	2.09%	2.26%	2.46%
2010-2015 Annual Rate	5.05%	4.56%	4.24%
<b>Per Capita Income</b>			
1990 Per Capita Income	\$42,664	\$36,123	\$31,757
2000 Per Capita Income	\$64,176	\$54,974	\$46,290
2010 Per Capita Income	\$73,242	\$60,505	\$52,466
2015 Per Capita Income	\$95,135	\$73,230	\$62,585
1990-2000 Annual Rate	4.17%	4.29%	3.84%
2000-2010 Annual Rate	1.3%	0.94%	1.23%
2010-2015 Annual Rate	5.37%	3.89%	3.59%
<b>Average Household Income</b>			
1990 Average Household Income	\$83,299	\$71,928	\$64,558
2000 Average Household Income	\$120,482	\$113,204	\$97,400
2010 Average HH Income	\$144,251	\$129,201	\$115,017
2015 Average HH Income	\$188,347	\$156,578	\$137,615
1990-2000 Annual Rate	3.76%	4.64%	4.2%
2000-2010 Annual Rate	1.77%	1.3%	1.64%
2010-2015 Annual Rate	5.48%	3.92%	3.65%

**Households by Income**

Current median household income is \$76,075 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$93,624 in five years. In 2000, median household income was \$59,296, compared to \$38,827 in 1990.

Current average household income is \$115,017 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$137,615 in five years. In 2000, average household income was \$97,400, compared to \$64,558 in 1990.

Current per capita income is \$52,466 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$62,585 in five years. In 2000, the per capita income was \$46,290, compared to \$31,757 in 1990.

**Population by Employment**

Total Businesses	1,306	7,495	19,121
Total Employees	18,261	88,935	263,960

Currently, 90.6 percent of the civilian labor force in the identified market area is employed and 9.4 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 92.5 percent of the civilian labor force, and unemployment will be 7.5 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 73.4 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.1 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 77.0 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 13.2 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 9.8 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 72.9 percent of the market area population drove alone to work, and 4.9 percent worked at home. The average travel time to work in 2000 was 23.3 minutes in the market area, compared to the U.S. average of 25.5 minutes.

**Population by Education**

In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 8.8 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 10.7 percent were high school graduates only (29.6 percent in the U.S.)
- 4.1 percent had completed an Associate degree (7.7 percent in the U.S.)
- 39.0 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 25.2 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.





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Rick Ferguson, originally from Albany New York, graduated from Siena College with a degree in Marketing & Management. He moved to Atlanta in 1981 and for 23 years was a top nationwide representative for Inter-Tel Technologies. Rick provided telecommunication systems and services in Atlanta Ga., specializing in firms that were relocating or expanding their facility. He was consistently a member of Inter-Tel's President Club and President Circle for top sales performance.

**Expertise:**

Rick specializes in tenant and landlord representation in the Central Perimeter, Brookhaven, Buckhead, Midtown and Downtown Atlanta Markets.

**Recent Transactions:**

- Tenant representation for leasing office space (latest client Syracuse University)
- Leasing representation for leasing office space (latest client Blue Wave Properties)
- Purchaser representation for acquisition of office building (latest client Kennedy Associates)
- Purchaser representation of in town land parcels (latest client Atlanta Demolition)

**Organizations:**

National Association of Realtors Georgia  
Association of Realtors Atlanta Commercial Board of Realtors  
Buckhead Club  
Siena Alumni Organization  
Dunwoody Baptist Church

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