

CHATTAHOOCHEE RIDGE

BUILDING A



8800 Roswell Rd, Sandy Springs, GA | Offering Memorandum

INVESTMENT SUMMARY

Hailey Realty Company is pleased to offer the opportunity to acquire Chattahoochee Ridge - Building A, a 26,684-SF multi-tenant office building. The property is situated on a 2.03-acre fee simple parcel with cross-access easement and is part of Chattahoochee Ridge, a three building 73,725 SF office park located at the intersection of Dunwoody Place and Roswell Road in the City of Sandy Springs. The Property is ideally positioned among some of Atlanta's most prestigious infill neighborhoods with excellent access points to GA 400, Dunwoody, East Cobb, and Roswell. Building A is currently 100% leased among six diverse tenants offering investors a well stabilized asset with a strong historical record for occupancy.



INVESTMENT OVERVIEW

Address: 8800 Roswell Rd,
Bldg. A, Sandy Springs

Price: \$4,600,000

NOI: \$371,704

Occupancy: 100% leased

WALT: 52 months

Lease Structure: Full-Service

- **Proven** Office Location with Strong Historical Occupancy
- **Quality** Construction with Excellent Visibility
- **Surrounded** by Several Affluent Neighborhood
- **Diverse** Tenant Mix
- **Convenient** Corporate Access
- **Recent** renovations to common areas and bathrooms



BUILDING OVERVIEW

Year Built: 1986

Tax Parcel ID: 06-0368-LL-153-1

Building SF: 26,684

Floors: Two Story

Parcel Size: 2.03 acres

Parking: 93 +/- spaces
(3.5/1000 ratio)

Zoning: C-1 Community
Business

Construction: Masonry and
Brick with Steel Decking

Roof: New TPO roof with
warranty

Mechanical: Suite-specific

Access: Direct Access

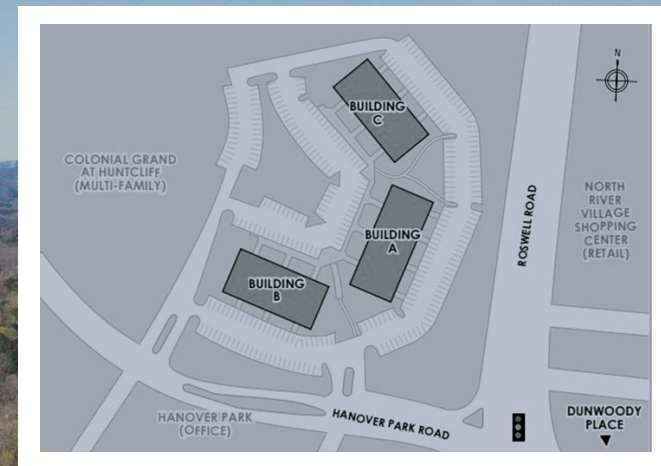
Submarket: North Central
Perimeter/ North Fulton

Chattahoochee Ridge is situated on a gently sloping grade and offers all tenants direct grade level access to their suites, with mechanical systems configured for suite specific control

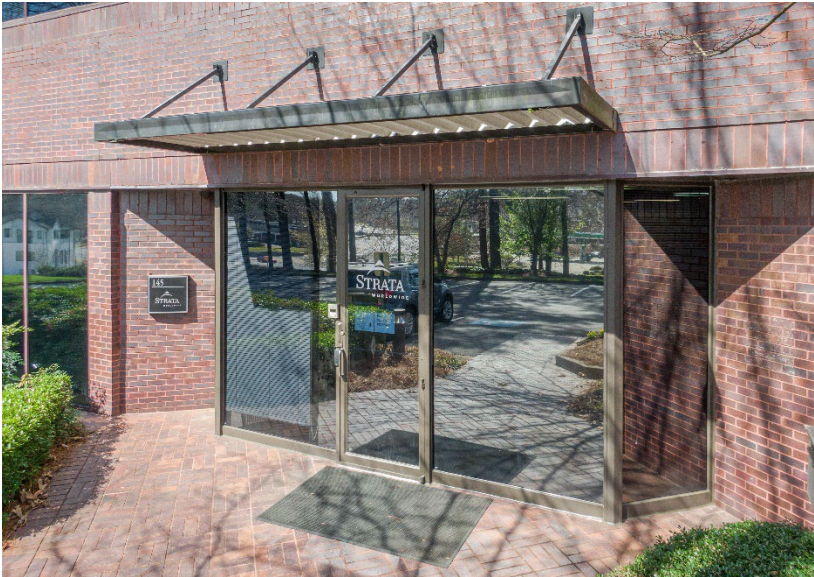
- Attractive brick construction within a nicely landscaped setting
- Prominent signage along Roswell Road and Dunwoody Place interchange
- Convenient front door parking and walk-in access for every suite
- Ideal alternative to other multi-story office buildings in the market
- Full-height glass windows with views of mature landscaping
- 9-foot ceiling heights
- Updated lighting throughout tenant suites and common areas
- Strong historical occupancy
- Flexibility to accommodate varying tenant size with suites ranging from 1,104 to 11,136 SF
- Well-located on Roswell Road and primary north-south artery
- Central to decision makers in three adjacent cities: Sandy Springs, Dunwoody, Roswell and Esat Cobb
- Numerous and convenient access points to GA 400
- Proximity to some of Atlanta's wealthiest residential communities
- Adjacent to Cherokee Country Club and Huntcliff Subdivision
- Prominent business hub and home to several Fortune 100 firms

CHATTAHOOCHEE RIDGE

BUILDING A



EXTERIOR PROPERTY



INTERIOR PROPERTY



INTERIOR PROPERTY





AREA OVERVIEW

Chattahoochee Ridge is ideally located in the Central Perimeter submarket in the City of Sandy Springs along the Roswell Road Corridor. Connecting some of Atlanta's wealthiest residential neighborhoods, this corridor extends five miles south from Roswell through Sandy Springs and Dunwoody paralleling GA 400. The Property's location also benefits from excellent intra-market access and only 25 minutes north of downtown Atlanta and Hartsfield-Jackson International Airport. Furthermore, Sandy Springs and Dunwoody combine to form the

36.7-million square foot Central Perimeter office submarket, which is home to a variety of Fortune 100 and Fortune 1000 companies, as well as a full array of regional and local businesses. Chattahoochee Ridge is also proximate to several bicycle/ pedestrian trails along Azalea Drive and Morgan Falls Overlook Park and will be a major beneficiary of the planned Chattahoochee River bicycle and pedestrian bridge at Roswell Road.



Howard Boyd, SIOR

Direct: (678) 904-6800

hboyd@haileyrealty.com

Michael Beck, SIOR

Direct: (678) 904-6804

mbeck@haileyrealty.com

Hailey Realty Company, Inc.

Main: (404) 355-9300

900 Circle 75 Parkway, Suite 525
Atlanta, GA 30339



Hailey Realty Company. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

Confidentiality and Registration Agreement

**Building A
Chattahoochee Ridge Office Park
8800 Roswell Road
Sandy Springs, GA 30350**

THIS CONFIDENTIALITY AGREEMENT (the "Agreement") is entered into and effective as of the _____ day of _____, 2026, by and between HAILEY REALTY COMPANY, INC. ("Disclosing Party") and the Recipient Party _____ ("Broker") and _____ ("Principal"), its agents, affiliates, nominees, successors and assigns ("Recipient Party").

WHEREAS, Recipient Party has requested certain information from Disclosing Party in connection with a possible transaction involving the office building located at Building A, 8800 Roswell Road, Sandy Springs, GA 30350 or relationship between Recipient Party and Disclosing Party; and

WHEREAS, Disclosing Party desires that such information it furnished to Recipient Party remain its confidential and proprietary and/or trade secrets material ("Information").

NOW, THEREFORE, for good and valuable consideration, the parties hereby agree as follows:

1. The information shall be reviewed by Recipient Party in accordance with the following conditions; (a) it shall keep the Information strictly confidential; (b) the Information shall not be used by it, directly or indirectly for any purpose, except as reasonably required to assess its willingness to enter into a transaction(s) with Disclosing Party; and (c) Recipient Party shall only disclose the Information to those of its directors, officers, auditors, attorneys, consultants, accountants, advisors, financial partners, investors and employees (collectively "Representatives") who need to know the Information for the purposes of the Recipient Party assessing a transaction with Disclosing Party, and who are informed of the Recipient Party's obligations under this Agreement.
2. Notwithstanding any provision contained herein to the contrary, Information shall in no event include (a) materials that are or become generally available to the public; (b) materials provided by another party not known by Recipient Party to be subject to an effective confidentiality agreement; and (c) materials independently developed by the Recipient Party which were not obtained, in whole or in part, from Disclosing Party.
3. Upon written request of Disclosing Party, Recipient Party shall immediately destroy all copies of the Information disclosed to it by or on behalf of Disclosing Party.
4. Recipient Party shall not be prohibited from disclosing such portions of the Information as may be required pursuant to law, court order or regulation or legal or regulatory proceeding; provided, however, that Recipient Party, if legally permissible, shall give Disclosing Party written notice of such anticipated disclosure promptly after Recipient Party discovers the need therefore.
5. The terms and conditions of this Agreement shall terminate the earlier of consummation of the contemplated transaction or one year after the date hereof.
6. This Agreement may not be amended or terminated in any manner except by an instrument in writing executed by the parties.
7. Both parties agree that unless and until a definitive agreement with respect to the contemplated transaction has been executed and delivered, neither party will be under any legal obligation of any kind whatsoever to enter into a transaction by virtue of this Agreement.
8. This Agreement shall be governed and construed in accordance with the laws of the State of Georgia. Further that any action or claim arising from this Agreement shall be subject to a competent court of jurisdiction within the State of Georgia, including its federal district court.

9. This Agreement shall inure to the benefit of and shall be binding upon the heirs, legal representatives, successors and assigns of the parties hereto, but shall not be assigned without the prior written consent of the parties hereto.
10. The Recipient Party will not initiate, solicit, enter into, or engage in any discussions, correspondence, negotiations, agreements or understandings or otherwise have any contact with the owners or occupants, or their employees, of the real estate contemplated in this possible transaction, unless authorized by the Disclosing Party.

DISCLOSING PARTY: Howard H. R. Boyd/Michael Beck
Hailey Realty Company, Inc.
900 Circle 75 Parkway, Suite 525
Atlanta, GA 30339

RECIPIENT PARTY:

BROKER: _____

Accepted and Agreed to this _____ day of _____, 2026.

Signature: _____

Print Name: _____

Title: _____

Company: _____

Street Address: _____

City, State, Zip: _____

Phone: _____

Email: _____

PRINCIPAL: _____

Accepted and Agreed to this _____ day of _____, 2026.

Signature: _____

Print Name: _____

Title: _____

Company: _____

Street Address: _____

City, State, Zip: _____

Phone: _____

Email: _____