

OFFERING MEMORANDUM



OFFERING PRICE: \$4,650,000 | 325 HAMMOND DRIVE, SANDY SPRINGS, GA 30328

FOR SALE
A RARE OWNER-USER
INVESTMENT OPPORTUNITY



CHRIS GADRIX
COMMERCIAL INVESTMENT ADVISOR
RIVER ROCK CAPITAL, LLC
678.592.6714
chris.gadrix@outlook.com

EXECUTIVE SUMMARY

FOR SALE | 325 HAMMOND DR

325 Hammond Drive ("Sandy Springs Office Court") presents a rare opportunity to acquire a well-maintained, income-producing office asset in the heart of Sandy Springs. The Property combines stable in-place cash flow with immediate owner-user flexibility through the availability of approximately 6,000 RSF on the third floor, allowing purchasers to occupy space while benefiting from existing rental income.

Strategically located near GA-400, I-285, Pill Hill, and Perimeter Center, the Property serves a diverse mix of professional and medical tenants and has benefited from significant recent capital improvements, including a new roof and complete HVAC replacement.

17,990 RSF	Elevator Served	Signalized Corner
63 Parking Spaces	Approximately 6,000 -8,500 RSF Available	Fiber Available at Street



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INVESTMENT HIGHLIGHTS

FOR SALE | 325 HAMMOND DR

Offering Price: \$4,650,000

Prime Sandy Springs Office Location

17,990 RSF Institutional Office Building

78% Occupied with Existing Cash Flow

6,022 - 8,500 RSF Available for Immediate Owner Occupancy

New Roof & Complete HVAC Replacement (2022)

Elevator Served

Signalized Corner

Minutes to GA-400, I-285 & Pill Hill

Income-Producing Asset with Immediate Owner-User Opportunity

Recent Capital Improvements

- ♦ New Roof (2021)
- ♦ Complete HVAC Replacement (2021)
- ♦ Parking Lot Sealcoating
- ♦ 63 Parking Spaces
- ♦ Interior Renovations
- ♦ LED Lighting
- ♦ Diversified Tenant Base
- ♦ Private Restrooms in Every Suite
- ♦ Three Exterior Security Cameras
- ♦ Fiber Available
- ♦ Monument Signage



Confidential Due Diligence:

Detailed financial information, including the current rent roll, operating expenses, and additional due diligence materials, is available to qualified prospective purchasers upon execution of the Seller's Confidentiality and Non-Disclosure Agreement (NDA).

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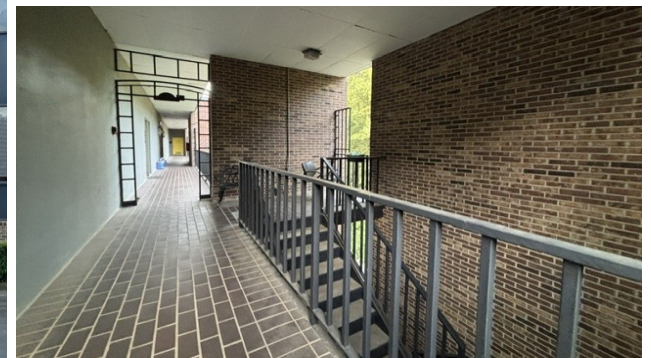
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PHOTOS

FOR SALE | 325 HAMMOND DR



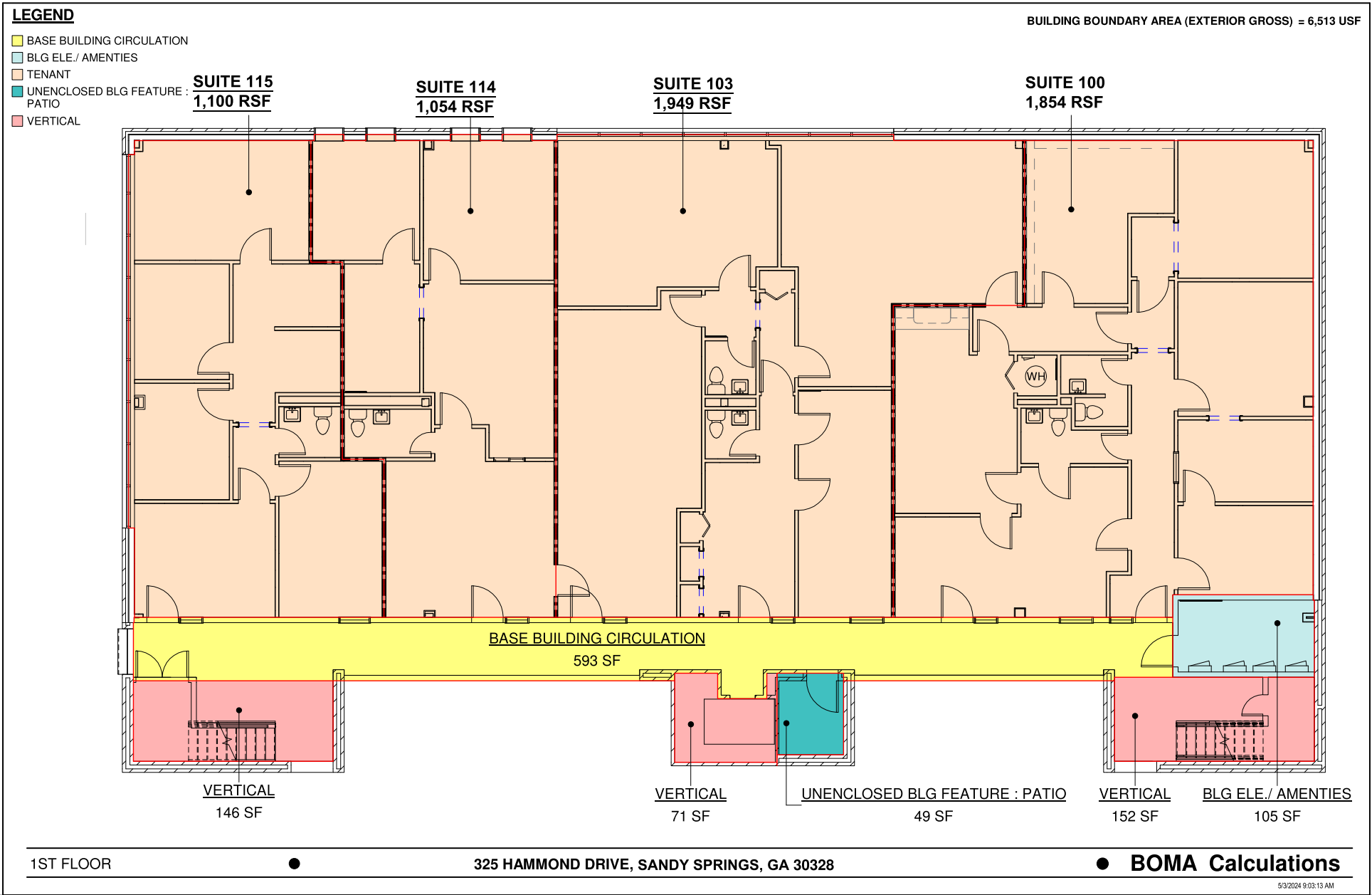
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FLOOR PLAN

FOR SALE | 325 HAMMOND DR



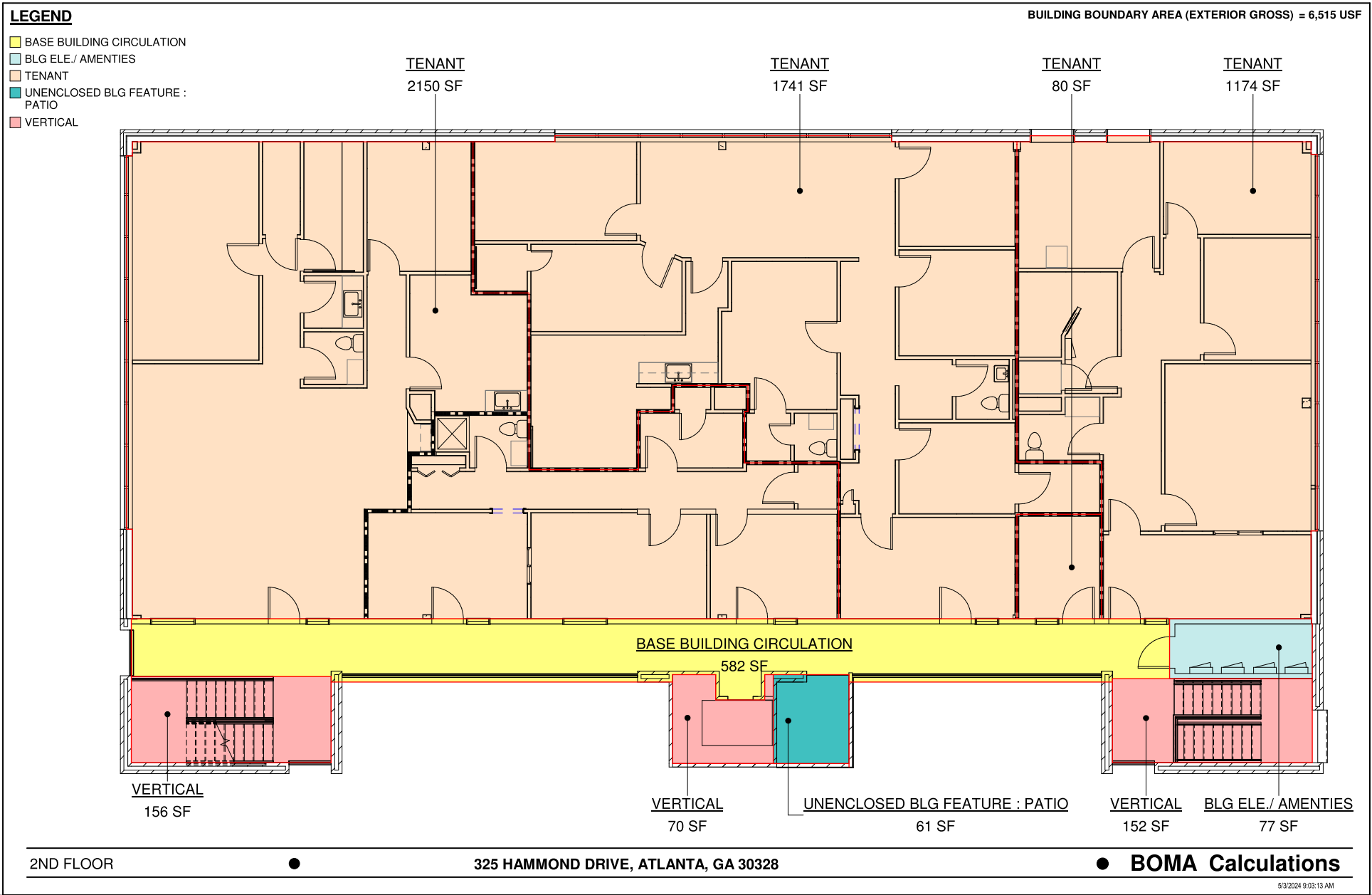
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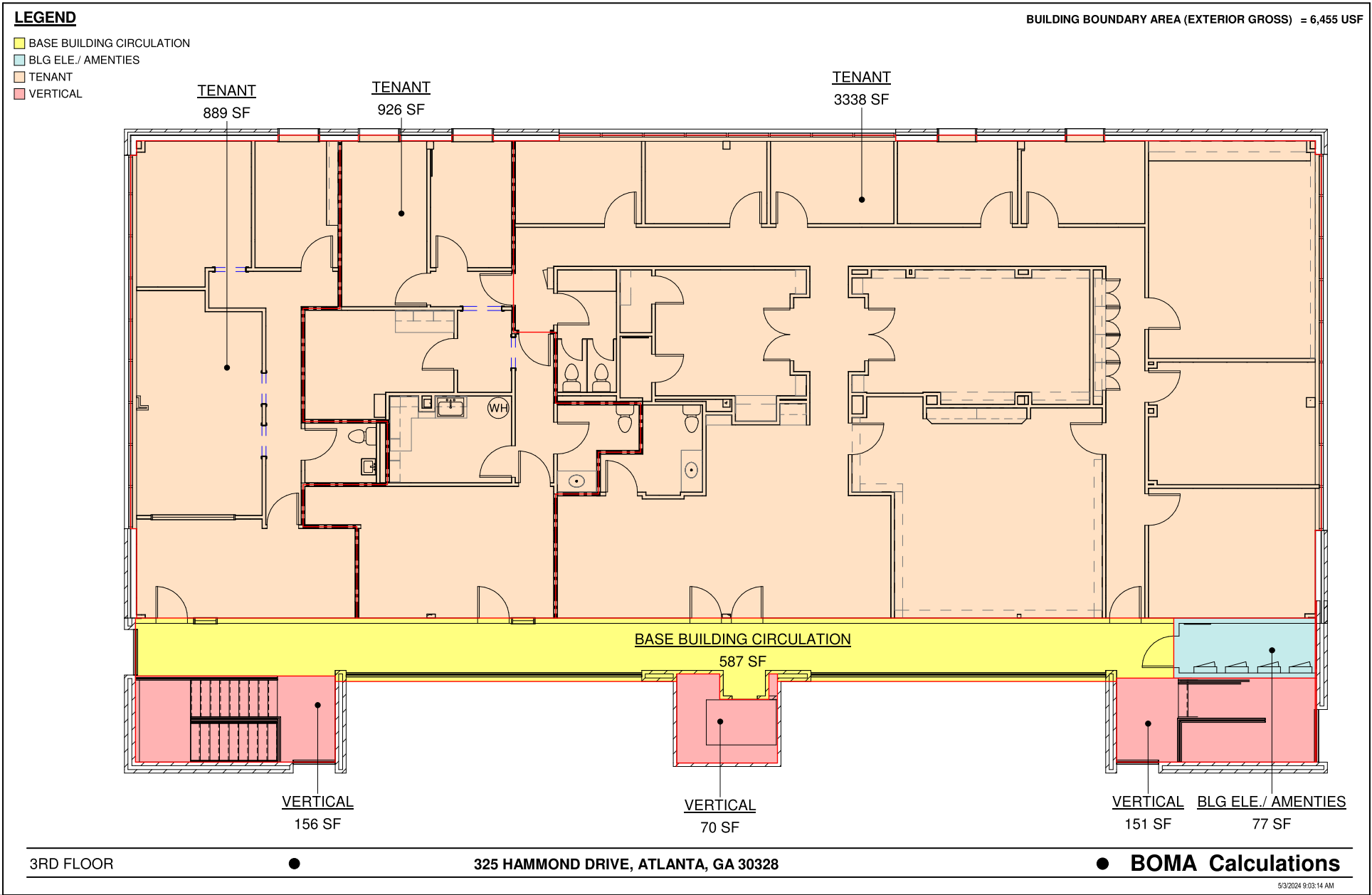
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PROPERTY AERIAL VIEW

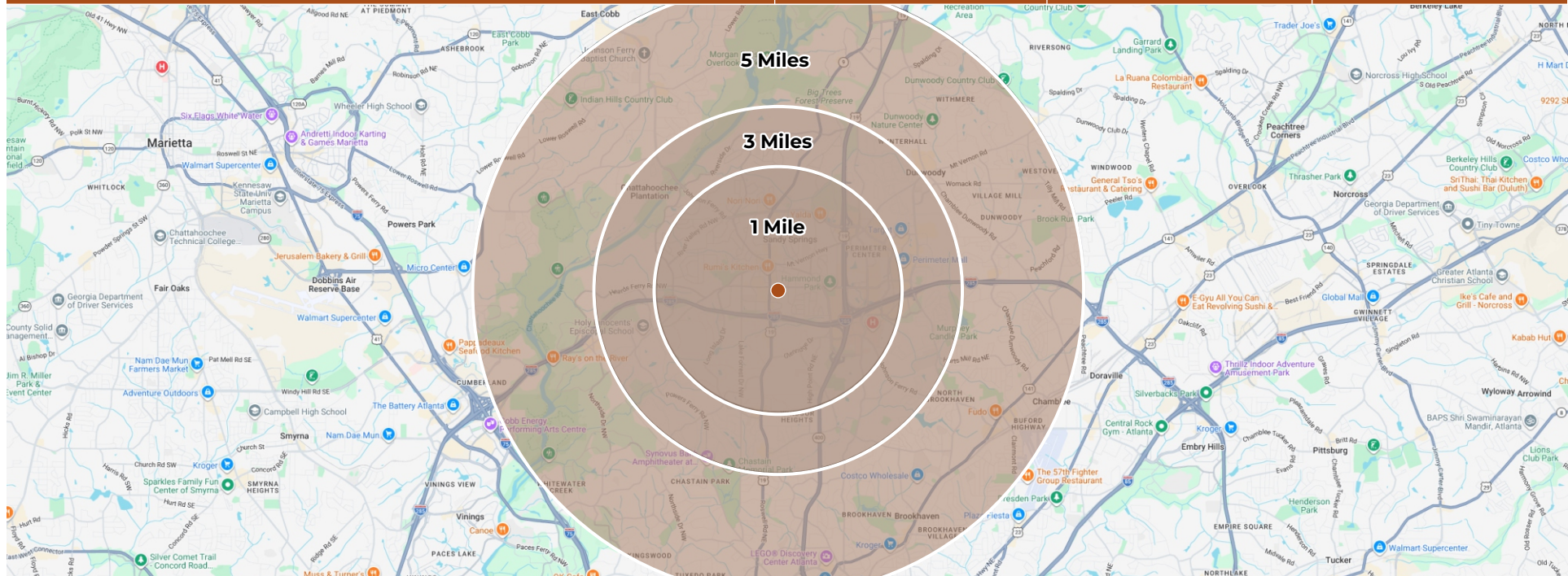
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DEMOGRAPHICS

FOR SALE | 325 HAMMOND DR

	1 Mile	3 Miles	5 Miles
Population (2025)	16,810	93,430	238,092
Households (2025)	7,703	41,666	107,000
Average Household Size	2.10	2.20	2.20
Median Household Income	\$113,045	\$123,668	\$120,520
Median Home Value	\$690,851	\$735,510	\$721,990
Average Age	40	39	40
Population Growth (2025–2030)	2.87%	1.85%	1.86%
Household Growth (2025–2030)	2.89%	1.84%	1.88%
Average Vehicles per Household	1.0	2.0	2.0



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PUBLIC INFRASTRUCTURE INVESTMENT

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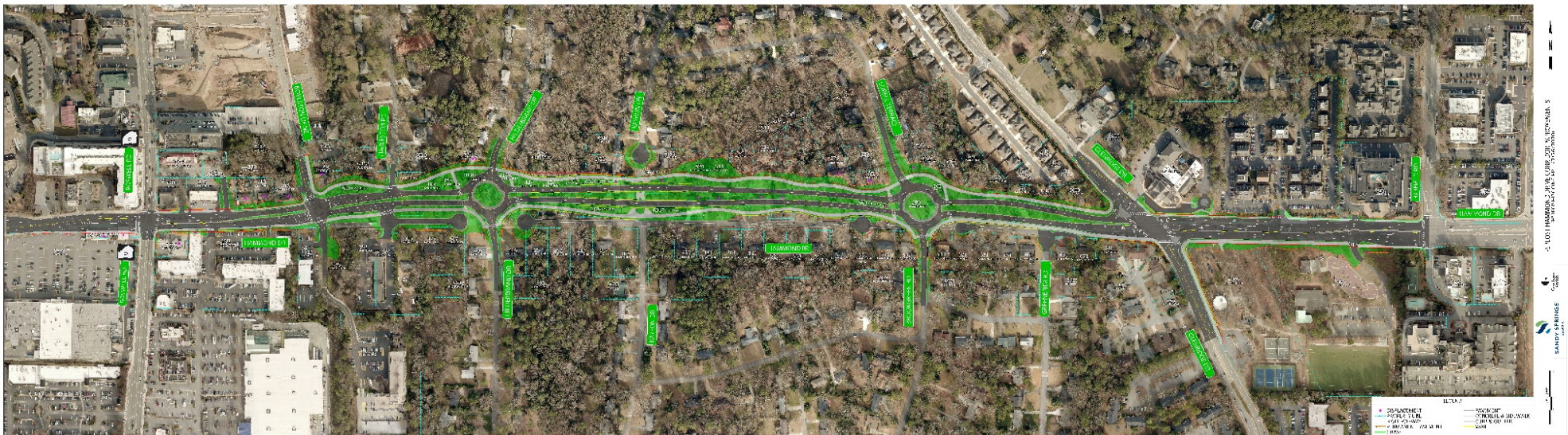
325 Hammond Drive is strategically positioned to benefit from the City of Sandy Springs' ongoing Hammond Drive Corridor Improvement Project, a significant public infrastructure initiative designed to enhance mobility, accessibility, safety, and the long-term appeal of the corridor.

Planned improvements include:

- ♦ Roadway widening and intersection enhancements
- ♦ Improved traffic circulation and mobility
- ♦ New sidewalks and multi-use paths
- ♦ Enhanced pedestrian crossings
- ♦ Streetscape, landscaping, and green space improvements
- ♦ Bicycle and transit accessibility enhancements

These improvements are expected to strengthen one of Sandy Springs' primary office corridors while improving accessibility for office users, employees, and visitors.

For additional information, visit: <https://www.sandyspringsga.gov/hammond-drive-improvements>



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PROPERTY FEATURES

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Feature	Details
Building Size	17,990 RSF
Stories	3
Elevator	Yes
Parking	63 Spaces
Roof	New (2021)
HVAC	Replaced (2021)
Fiber	Available at Street
Security	3 Exterior Cameras
Restrooms	Private in Each Suite
Monument Sign	Yes
Occupancy	78%
Available Space	Approx. 6,000 RSF



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