

OFFERING MEMORANDUM

4 LENOX POINTE NE

Atlanta, Georgia 30324

Boutique Townhouse-Style Office in the Heart of Buckhead



ASKING PRICE

\$875,000



PRESENTED BY GRAHAM & ARTHUR, LLC

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01 EXECUTIVE SUMMARY

The Opportunity

ASKING PRICE	BUILDING SIZE	PRICE / SF
\$875,000	2,960 SF	~\$296

Graham & Arthur, LLC is pleased to exclusively present the opportunity to acquire 4 Lenox Pointe NE — a polished, two-story townhouse-style office building totaling 2,960 square feet in the heart of Atlanta's Lenox / Buckhead corridor. This is a rare owner-user opportunity in one of Atlanta's most coveted professional submarkets, paired with an in-place upstairs tenant whose monthly rent meaningfully offsets the cost of ownership from day one.

The seller, a long-tenured Atlanta law firm, will deliver the entire 1,480 SF lower level — Suite A — vacant at closing. The downstairs offers four private offices, a large open work area, a dedicated conference / executive office, and three restrooms — an ideal configuration for a growing legal, financial, medical, design, or consulting practice.

The matching 1,480 SF upper level — Suite B — is occupied by Girardot & LaRose, PC, a stable professional tenant on a month-to-month basis at \$3,000 per month, who has expressed a strong desire to remain. The month-to-month structure preserves maximum flexibility for an owner-user: keep the rental income or expand into the upper floor as the business grows.

Inside, the building is in turnkey condition — fresh paint and new luxury vinyl plank flooring throughout (within the last five years), nine-foot ceilings, AT&T fiber availability, a security system, and no known deferred maintenance. A full third-floor walk-up storage attic provides bonus utility seldom found in office condominium product.

Together, the prestige Buckhead address, the turnkey vacant suite, and the income in place make 4 Lenox Pointe a true “occupy your investment” play in one of Atlanta’s most competitive professional markets.

02 PROPERTY HIGHLIGHTS

At a Glance

- **Premier Buckhead address** — minutes from Lenox Square, Phipps Plaza, GA-400, and the Lenox MARTA Station
- **Distinctive townhouse-style configuration** — two private floors totaling 2,960 SF (1,480 SF per floor), an architectural format rarely available in this submarket
- **Owner-user ready** — seller's law firm will vacate the entire 1,480 SF downstairs Suite A at closing
- **Income in place** — established upstairs professional tenant currently paying \$3,000/month, with stated desire to remain (month-to-month, providing maximum flexibility)
- **Turnkey condition** — fresh paint and new LVP flooring throughout (within last 5 years), 9-foot ceilings, AT&T fiber available, security system, smoke alarms, no known deferred maintenance
- **Bonus full third-floor walk-up storage attic** with full stair access
- **Plentiful unreserved parking** in well-maintained, association-managed common areas
- **Zoned OI (Office/Institutional)** — flexible for legal, medical, financial, design, consulting, executive-suite, and other professional uses
- **Total restrooms:** 5 (3 down / 2 up) | Ceiling height: 9 ft | Flooring: LVP throughout

03 PROPERTY OVERVIEW

The Property

4 Lenox Pointe presents a rare opportunity to acquire a polished, townhouse-style office building in one of Atlanta's most coveted professional submarkets. With 2,960 total square feet spread across two thoughtfully appointed floors — plus a generous bonus walk-up attic — this property pairs the prestige of a Buckhead address with the privacy and functionality of a freestanding two-story office.



Front entrance — traditional brick architecture with mature landscaping

BUILDING CONFIGURATION

The building is divided into two independent suites of equal size, joined by a shared first-floor lobby entrance and downstairs kitchen / break room. This creates a professional, collegial environment without compromising the privacy of either tenancy.

- **Suite A (Downstairs, 1,480 SF)** — delivered vacant at closing. Four private offices, a large open work area, a dedicated conference / executive office, three restrooms, and direct kitchen access.
- **Suite B (Upstairs, 1,480 SF)** — leased month-to-month at \$3,000. Four private offices, a large conference room, a generous open reception / work area, two restrooms.
- **Bonus Third-Floor Attic** — full stand-up walk-up storage with stair access — rare for an office condominium.

03 PROPERTY OVERVIEW (CONTINUED)

Condition & Systems

4 Lenox Pointe has been thoughtfully maintained by a long-tenured owner-occupant. Recent improvements within the last five years include fresh paint throughout and new luxury vinyl plank flooring in both suites. The building is move-in ready with no known deferred maintenance.

BUILDING SYSTEMS

- **HVAC** — Suite B (upstairs) unit approximately 10 years old; Suite A (downstairs) unit approximately 20 years old. Both operational at time of listing.
- **Roof** — Last replaced or repaired 10–15 years ago.
- **Plumbing & Electrical** — Original to building. No known issues.
- **Internet** — AT&T fiber available.
- **Life Safety** — Smoke alarms throughout.
- **Security** — Alarm system installed.

RECENT IMPROVEMENTS

- Fresh interior paint throughout (within last 5 years)
- New luxury vinyl plank (LVP) flooring throughout (within last 5 years)

DISCLOSURES

- No known water intrusion history
- No known mold issues
- No known structural issues
- No known environmental concerns
- No outstanding liens or financing

04 EXTERIOR

Curb Appeal & Architecture

4 Lenox Pointe sits within a community of brick-clad townhouse-style office buildings designed to reflect the timeless residential character of Buckhead. Mature landscaping, traditional shutters, and dormered roofs create a refined first impression for clients arriving at the property.



Front entrance, Lenox Pointe NE

04 EXTERIOR (CONTINUED)

Setting & Site



Aerial view — note the row of matching brick townhouse offices and plentiful unreserved parking



Rear elevation — secondary access and additional parking

05 LOBBY & COMMON AREAS

Shared First-Floor Entry

Both suites share a refined first-floor lobby entrance, creating a professional and welcoming arrival experience for tenants, clients, and guests. The downstairs kitchen / break room is shared by both tenants and provides a comfortable space for staff and informal client meetings.



Lobby — entrance from front door



Lobby — looking back toward entrance

06 SUITE A — DOWNSTAIRS

1,480 SF — Delivered Vacant at Closing

Suite A occupies the entire 1,480 SF lower level and will be delivered vacant at closing — a rare opportunity for an owner-user to step directly into a turnkey, high-image office in a premier Buckhead address. The layout offers four private offices, a generous open work area, a dedicated conference room / executive office, three restrooms, and direct access to the shared kitchen / break room.

- **Four (4) private offices** — ample natural light
- **One (1) large open office area** — flexible for support staff or collaborative space
- **One (1) executive office or conference room** — versatile use
- **Three (3) restrooms**
- **Direct access to shared kitchen / break room**



Open office area



Executive private office

06 SUITE A — DOWNSTAIRS (CONTINUED)

Additional Views



Conference room or private office



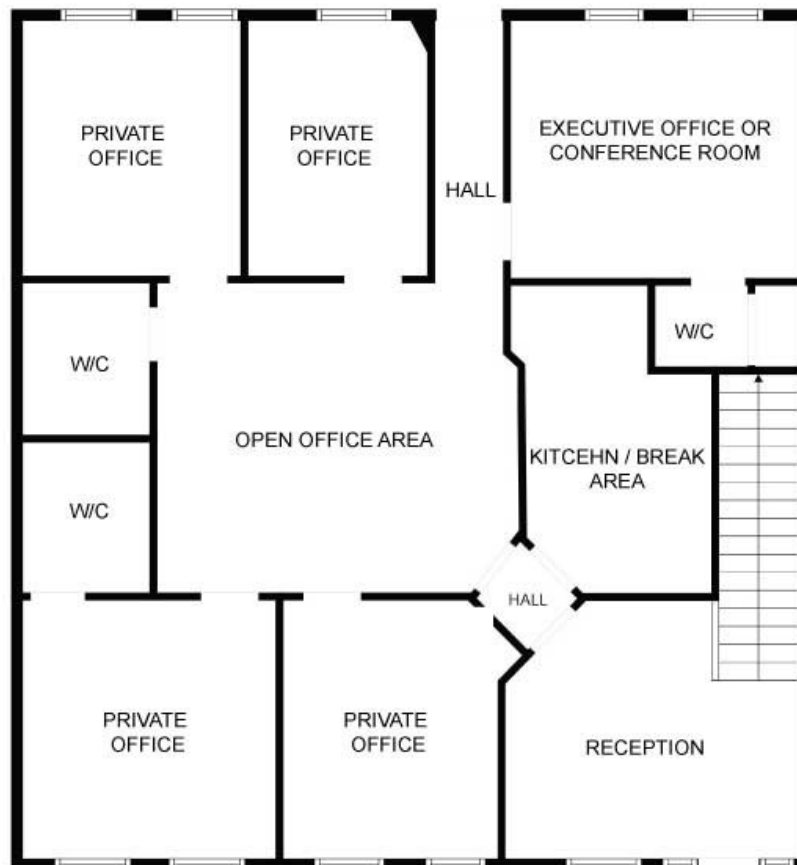
Kitchen / break area

The downstairs configuration is purpose-built for a professional services tenant — legal, financial, medical, design, or consulting. The combination of multiple private offices, an open work area, and dedicated meeting space accommodates a wide range of practice models, while the three restrooms support sustained client traffic.

07 SUITE A — DOWNSTAIRS FLOOR PLAN

Floor Plan

4 Lenox Pointe - Suite A
1st Floor - Floor Plan



Floor plan is not to scale. No warranties are made, either expressed or implied, to the accuracy of this marketing floor plan.

Suite A — 1st Floor — Floor plan not to scale; for marketing purposes only

08 SUITE B — UPSTAIRS

1,480 SF — Income in Place

Suite B occupies the entire 1,480 SF upper level and is currently leased to Girardot & LaRose, PC — a stable professional tenant on a month-to-month basis at \$3,000 per month, who has expressed a strong desire to remain. The rental income meaningfully offsets the cost of ownership from day one, while the month-to-month structure preserves the owner-user's flexibility to expand into the upper floor whenever business growth calls for it.

- **Four (4) private offices**
- **One (1) large conference room**
- **Generous open reception and work area**
- **Two (2) restrooms**
- **Tenant pays internet and telephone; owner pays remaining utilities**



Reception and open office area



Conference room

08 SUITE B — UPSTAIRS (CONTINUED)

Additional Views



Executive office



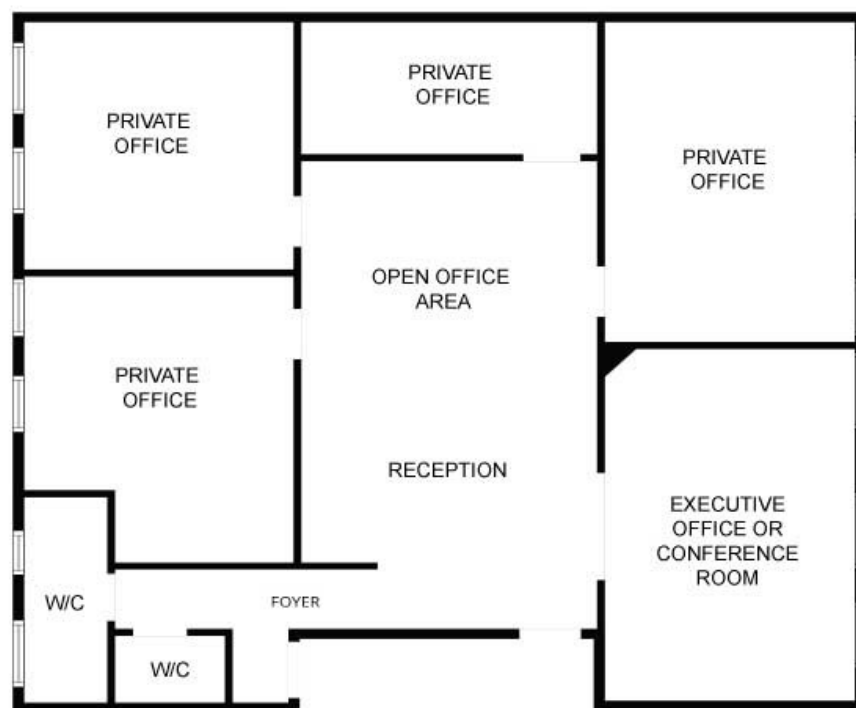
Executive office

Suite B mirrors the downstairs configuration in size and quality, with a layout that emphasizes a comfortable client reception area, multiple private offices, and a large dedicated conference room. The current tenant configuration demonstrates the suite's appeal to professional service firms operating in the Buckhead market.

09 SUITE B — UPSTAIRS FLOOR PLAN

Floor Plan

4 Lenox Pointe - Suite B 2nd Floor - Floor Plan



Floor plan is not to scale. No warranties are made, either expressed or implied, to the accuracy of this marketing floor plan.

Suite B — 2nd Floor — Floor plan not to scale; for marketing purposes only

10 BONUS — THIRD-FLOOR STORAGE

Full Walk-Up Attic

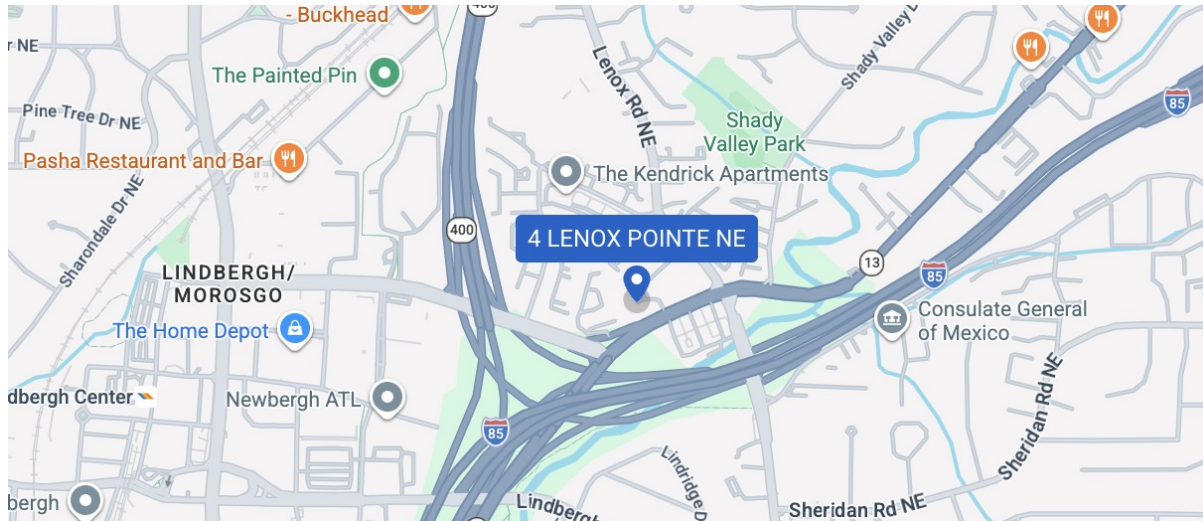
4 Lenox Pointe includes an architectural rarity for an office condominium of this size: a full third-floor stand-up attic with full stair access. The space provides meaningful, dry, on-site storage — eliminating the need to rent off-site warehousing for files, archives, or seasonal items, and adding measurable utility (and flexibility) to the buyer's investment.



Third-floor walk-up storage attic — full stair access

11 LOCATION

Lenox / Buckhead, Atlanta



4 Lenox Pointe NE — moments from GA-400, I-85, Lenox Square, and Lindbergh MARTA

Tucked just off Lenox Road between Buckhead Village and the Lenox Square / Phipps Plaza corridor, 4 Lenox Pointe places clients, partners, and staff moments from everything that defines Buckhead. The property sits at the convergence of GA-400 and I-85 — two of metro Atlanta's most important arteries — and is walkable to the Lindbergh MARTA Station for direct rail access to downtown, Midtown, and Hartsfield-Jackson Atlanta International Airport.

- **Lenox Square Mall & Phipps Plaza** — luxury retail and dining moments away
- **The St. Regis, JW Marriott, Grand Hyatt, Whitley** — luxury hotels for visiting clients
- **GA-400 access** — under one mile
- **Lenox MARTA Station** — direct rail to Midtown, Downtown, and the airport
- **Buckhead Class-A office, dining, and financial corridor**
- **Hartsfield-Jackson Atlanta International Airport** — approximately 25 minutes

12 BUCKHEAD SUBMARKET

Atlanta's Premier Professional Address

Buckhead is consistently ranked among the strongest office submarkets in the Southeast, anchored by Class-A towers along Peachtree Road, the high-end retail of Lenox Square and Phipps Plaza, and a dense cluster of luxury hotels and residential addresses. The submarket is home to a deep concentration of legal, financial, advisory, medical, and consulting professionals — the natural client base for an asset of this character.

WHY BUCKHEAD

- **Concentrated professional services demand** — a Buckhead address signals quality and stability to clients in legal, financial, medical, and advisory practices
- **Limited boutique-format inventory** — most Buckhead office product is high-rise or mid-rise office condo. Townhouse-style offices like 4 Lenox Pointe are scarce
- **Walkable amenities** — Lenox Square, Phipps Plaza, hotels, restaurants, and gyms all within minutes
- **Transit & highway access** — GA-400, I-85, and Lindbergh / Lenox MARTA all immediately accessible
- **Long-term tenant base** — the broader Lenox Pointe community supports a stable mix of professional users

ZONING

4 Lenox Pointe is zoned OI (Office / Institutional) under the City of Atlanta zoning code. The classification supports a wide range of professional and institutional uses — including legal, medical, financial, design, consulting, executive-suite, and similar professional service uses. Buyers are encouraged to verify permitted uses with the City of Atlanta Department of City Planning.

13 FINANCIAL SUMMARY

Pricing & Income

ASKING PRICE	PRICE / SF
\$875,000	~\$296

INCOME IN PLACE

Suite A — Downstairs	Delivered vacant at closing — available for owner-user occupancy
Suite B — Upstairs	Leased to Girardot & LaRose, PC
Lease Type	Month-to-month
Monthly Rent	\$3,000
Annual Gross Rent	\$36,000
Tenant-Paid Utilities	Internet and telephone
Owner-Paid Utilities	All others (incl. natural gas, water, common area)
Tenant Status	Current; no defaults or payment issues

OWNER OPERATING EXPENSES (REFERENCE)

Property Taxes (2025)	\$9,818.16 (Fulton County \$2,170 + City of Atlanta \$7,648.80)
HOA Dues	\$5,400 / year (security lighting, parking maintenance, dumpster)
Insurance	Property & liability — \$1,387 / year
Janitorial	Approx. \$650 / month (lower-cost providers available)
Management Fees	None — owner-managed
Liens / Financing	None known

Detailed financials, lease, HOA documents, tax bills, and utility statements available to qualified buyers under confidentiality agreement.

14 TENANT INFORMATION

Suite B Tenancy

Suite B is leased to Girardot & LaRose, PC, a professional services firm in current occupancy of the upstairs suite. The tenant has expressed a strong desire to remain in place and has reported no payment issues, defaults, or pending disputes. The lease is month-to-month, providing a stable income stream while preserving complete flexibility for the new owner.

Tenant	Girardot & LaRose, PC
Suite	B (Upstairs)
Approx. Rentable Area	1,480 SF
Lease Type	Month-to-month
Monthly Rent	\$3,000
Annual Gross	\$36,000
Tenant Wishes to Remain	Yes
Defaults / Disputes	None
Tenant-Paid Utilities	Internet and telephone
Lease Document	Available upon request under confidentiality agreement

OWNER-USER FLEXIBILITY

The month-to-month structure of the Suite B tenancy gives a new owner-user three distinct paths forward:

- **Hold the income** — retain the tenant on existing month-to-month terms and preserve the rental cash flow from day one
- **Re-paper the tenancy** — negotiate a new written lease with the tenant at market terms once the new owner takes possession
- **Expand into Suite B** — deliver appropriate notice and absorb the full 2,960 SF as the buyer's business grows

15 PROPERTY SPECIFICATIONS

Specifications

Property Address	4 Lenox Pointe NE, Atlanta, GA 30324
County	Fulton
Parcel ID	17 000600040020
Legal Owner	BROOKSWOLF, LLC
Building Size	2,960 SF (1,480 SF per floor)
Floors	2 stories + walk-up storage attic
Zoning	OI — Office / Institutional
Ceiling Height	9 ft
Flooring	Luxury vinyl plank (LVP) throughout
Restrooms	5 total (3 down / 2 up)
Parking	Plentiful, unreserved
Internet	AT&T fiber available
Security	Alarm system installed; smoke alarms
HVAC — Suite A	~20 years old, operational
HVAC — Suite B	~10 years old, operational
Roof	Last replaced/repared 10–15 years ago
Recent Improvements	Paint and LVP flooring within last 5 years
HOA	Lenox Pointe Owners Association
HOA Dues Cover	Security lighting, parking maintenance, dumpster
Liens / Financing	None known

16 BROKER CONTACT

For Inquiries & Tours



GRAHAM & ARTHUR, LLC

Atlanta Commercial Real Estate

DAVID MAUER

B R O K E R

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Showings by appointment.

Please contact the listing broker for the lease abstract, floor plans, and operating details.

17 CONFIDENTIALITY & DISCLAIMER

Important Notice

This Offering Memorandum has been prepared by Graham & Arthur, LLC (“Broker”) for use by a limited number of qualified parties evaluating a potential acquisition of 4 Lenox Pointe NE, Atlanta, Georgia 30324 (the “Property”). It does not purport to be all-inclusive, nor does it contain all information a prospective purchaser may require.

All information herein has been obtained from sources deemed reliable. While believed to be accurate, no representation or warranty is made by Broker, the Owner, or any of their respective affiliates, employees, agents, or representatives as to the accuracy or completeness of the information set forth herein. Prospective purchasers are advised to conduct their own independent investigation and verification of all information, including but not limited to building square footage, zoning permitted uses, operating expenses, lease terms, condition of the Property, and the current and projected financial performance of the Property.

Neither Broker nor the Owner makes any representation or warranty, express or implied, regarding the present or future condition of the Property, the existence of any environmental hazards, or financial performance.

Prospective purchasers should rely solely upon their own investigation and the representations and warranties of the Owner contained in any definitive purchase and sale agreement.

By accepting this Offering Memorandum, recipient agrees to hold and treat the contents in strictest confidence and will not, without prior written consent of Broker, disclose this Memorandum or its contents to any other person or entity, except to outside legal, accounting, and financial advisors with a need to know in connection with evaluating a potential acquisition. Recipient further agrees that, upon request, it will return this Memorandum to Broker.

The Owner reserves the right, at the Owner's sole discretion, to withdraw the Property from the market at any time, to reject any offer, and to terminate discussions with any party at any time, with or without notice.

E X C L U S I V E L Y M A R K E T E D B Y

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