

# OVERLOOK AT SUGARLOAF

ASSUMABLE DEBT | 4.45%



EXECUTIVE SUMMARY





# The Sugarloaf micro-market is historically one of the highest micro-markets in Atlanta with 10-year average occupancy exceeding 90%

OVERLOOK AT SUGARLOAF OFFERS  
ATTRACTIVE ASSUMABLE DEBT AT A BELOW  
MARKET RATE OF 4.45%

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Transwestern's Southeast Investment Services Group and Merit Realty Partners are pleased to exclusively offer for sale Overlook at Sugarloaf, a 157,686 SF suburban trophy asset situated in the rapidly urbanizing Sugarloaf micro-market, the premier office location in Atlanta's Northeast submarket.

Currently 90% occupied, the Property is leased to tenants in a variety of industries from technology to manufacturing to construction. Notable tenants include Fox Factory, Inc., recognized as one of the 2021 Fortune 100 fastest growing companies and Waystar, consistently ranked as a top revenue management company for hospitals.

The Property is surrounded by some of the most affluent suburban communities in Atlanta including prestigious Sugarloaf Country Club (TPC Sugarloaf) and is minutes away from a number of superior amenities for entertainment, dining, shopping, and sports. Additionally, the Property is adjacent to the Gas South District, currently undergoing a \$100 million dollar renovation and expansion with future plans for a mixed-use development.

The Northeast submarket is well-positioned in the center of one of the fastest growing counties in the US and has historically been at the forefront of Atlanta's rapid population expansions. Boasting a well-educated population, strong school systems, and an array of attractive residential communities in close proximity, this area is one of Atlanta's foremost corporate office locations.



## INVESTMENT HIGHLIGHTS

### ATTRACTIVE ASSUMABLE, NON-CMBS, DEBT

Assumable debt in the amount of \$13,150,842 at an interest rate of 4.45%. The loan expires on 6/1/2027.

### STABILIZED ASSET PROVIDING LONG TERM STABILITY

Currently 90% occupied, the Property has seen recent leasing success through COVID and provides investors long term stability with over 5 years WALT remaining.

### INSTITUTIONAL QUALITY ASSET

Efficient floorplates, abundant parking and parallel frontage exposure on main thoroughfares add to the Property's suburban trophy asset status.

### EXTREMELY WELL-MAINTAINED, NO CAPITAL REQUIRED

The Property has been impeccably maintained with recent investment in a new fitness center and lobby upgrades, appealing to corporate users in a time of flight to quality.

### GAS SOUTH DISTRICT VIEWS

A 118-acre multipurpose campus featuring an arena, theater and convention center hosting +890 events and over 1,000,000 attendees annually. Currently undergoing a \$100 million dollar expansion and renovation including a new Westin headquarter style hotel with plans for a mixed-use entertainment district to be announced shortly.

### HIGH-PERFORMING, SUGARLOAF MICRO-MARKET

Historically one of the tightest micro-markets in Atlanta averaging a 90% occupancy over the last decade and poised for continued rent growth.

### PRIME SUGARLOAF LOCATION

Immediate access to two major I-85 Interchanges, Sugarloaf Parkway and proximate to prestigious Sugarloaf Country Club (TPC Sugarloaf) a renowned gated community and host to a number of major professional golf tournaments.

### DESIRABLE NORTHEAST ATLANTA DEMOGRAPHICS

Located in Gwinnett County, Georgia's second most populated county and projected to surpass Fulton County in population by 2040. Gwinnett's growth can be attributed to its pro-business environment, premier educational system and wide talent pool.

### HIGH WALKABILITY SCORE

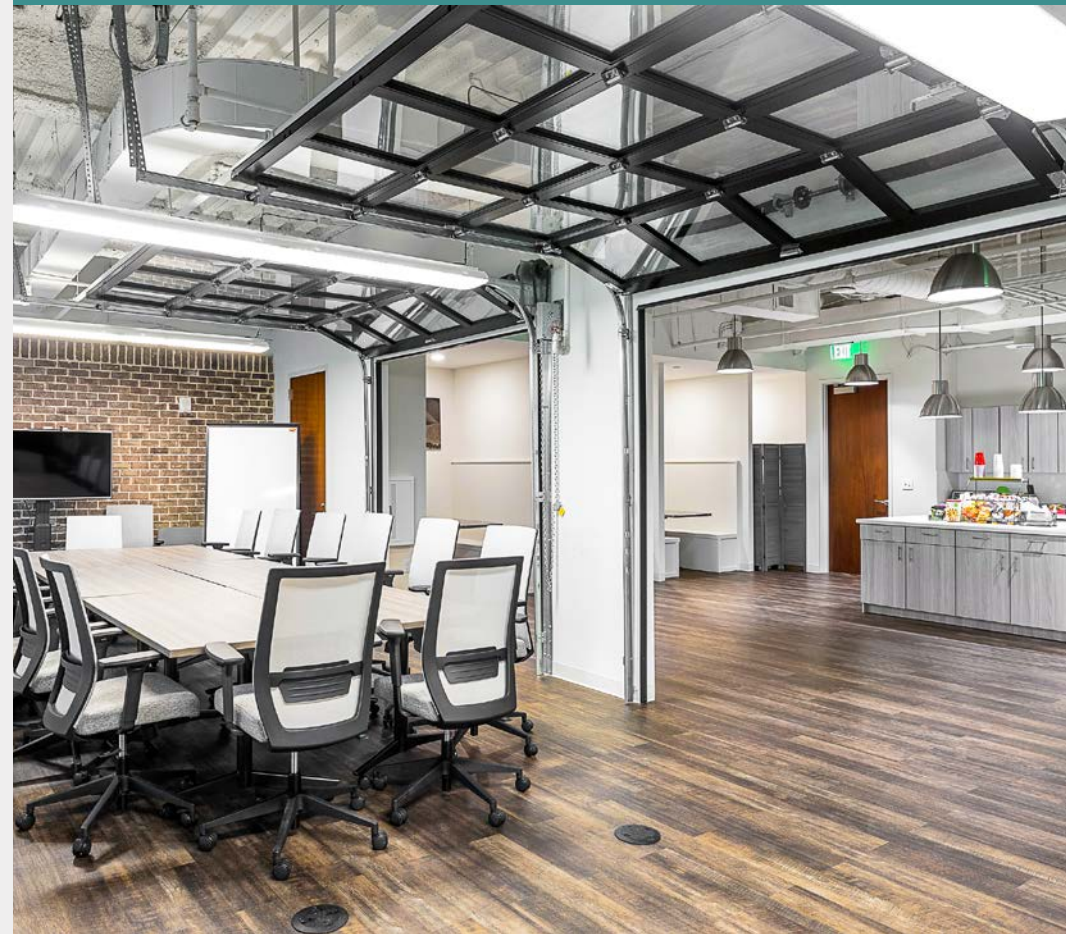
Direct access to Gas South District and a plethora of restaurants, hotel and retail.

### BELOW REPLACEMENT COST

At a time of rising construction costs, the Property is offered at a significant discount to replacement cost.

## PROPERTY SUMMARY

|                 |                            |
|-----------------|----------------------------|
| LOCATION        | 2055 Sugarloaf Circle      |
| CITY, STATE     | Duluth, Georgia            |
| YEAR BUILT      | 2000                       |
| # OF STORIES    | 7                          |
| SQUARE FOOTAGE  | 157,686 SF                 |
| SITE            | ±8.40 Acres                |
| PARKING RATIO   | 655 Spaces   4.16/1,000 SF |
| LEASED          | 90%                        |
| LARGEST TENANTS | Fox Factory<br>Waystar     |






**Office Property**


**New Multifamily Built Since 2019**



**Sugarloaf Country Club**

Home Values Exceeding \$5M

**PROPOSED MIXED-USE DEVELOPMENT**

JLB Partners & Toll Brothers are planning a mixed-use project that will replace office space with 585 apartments and 122 high end townhomes.

**FUTURE MIXED-USE DEVELOPMENT**

Gwinnett County officials are expected to revisit plans for a mixed-use entertainment district as developers diligently work on proposals for Gas South District



**RENOVATION PROJECT**

**Convention Center Expansion: Complete**  
New Exhibit Hall | 4 New Meeting Rooms | New Junior Ballroom

**Convention Center Renovation: Underway**  
Renovating 21,600 SF Grand Ballroom | Renovating Food Hall

**Westin Gwinnett Hotel: Underway**  
364-rooms | 11-stories | 3 restaurants

**6.3M VISITS | #2 VISITED IN 10 MI.**

|            |                |                  |
|------------|----------------|------------------|
| FOREVER 21 | Jaks OFF 5TH   | NikeFactoryStore |
| crocs      | DAVE & BUSTERS | Levi's           |
| Lids       | LEGO           | Foot Locker      |
| Burlington | five BELOW     | H&M              |



**\$484,900**

Average Home Value

**OVERLOOK AT SUGARLOAF**



**GAS SOUTH DISTRICT IS UNDERGOING AN INCREDIBLE  
\$100 MILLION DOLLAR EXPANSION AND RENOVATION.**



The expanded Gas South Convention Center opened in November 2021, and the renovation and update of the ballrooms, breakout space and additional Exhibit Hall space should be completed in November 2022.

**A 350-ROOM, 4-STAR WESTIN IS UNDER CONSTRUCTION**

**WESTIN**

Adjacent to the Convention Center, a new Westin will serve as the Convention Center's headquarters hotel. Anticipated opening date is March 2024.



**Sugarloaf Country Club**

Convention Center

Arena

Theater

41,046  
VPD

SUGARLOAF PARKWAY

EMBASSY  
SUITES  
by HILTON



18,339  
VPD

SATELLITE BLVD

OVERLOOK  
AT SUGARLOAF

SUGARLOAF CIRCLE

The Gas South District's renovation and future mixed-use development will serve as a catalyst for rental rate growth and heightened office space demand for properties within walking distance including Overlook at Sugarloaf.





# OVERLOOK AT SUGARLOAF

## INVESTMENT ADVISORS

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