



OFFICES FROM \$400 AND UP!

2818 EAST POINT STREET
EAST POINT, GA 30344

Brian Bell
Managing Director
404.500.5800
brian.bell@svn.com

Property Summary



OFFERING SUMMARY

Available SF: 682 - 3,120 SF

Lease Rate: \$18.00 SF/yr (Full Service)

Lot Size: 1.035 Acres

Year Built: 1971

Building Size: 12,123 SF

Market:

PROPERTY OVERVIEW

This second story office space is ready to move in now! This space is great for any firm looking for a multiple private office set up with a receptionist desk. There is also space available that could be built out to your firms needs on the second and third floor. The 2nd floor of this building has a break room and a conference room area that can be used by the tenants as needed. Great for any small business, law firm, real estate office, etc.

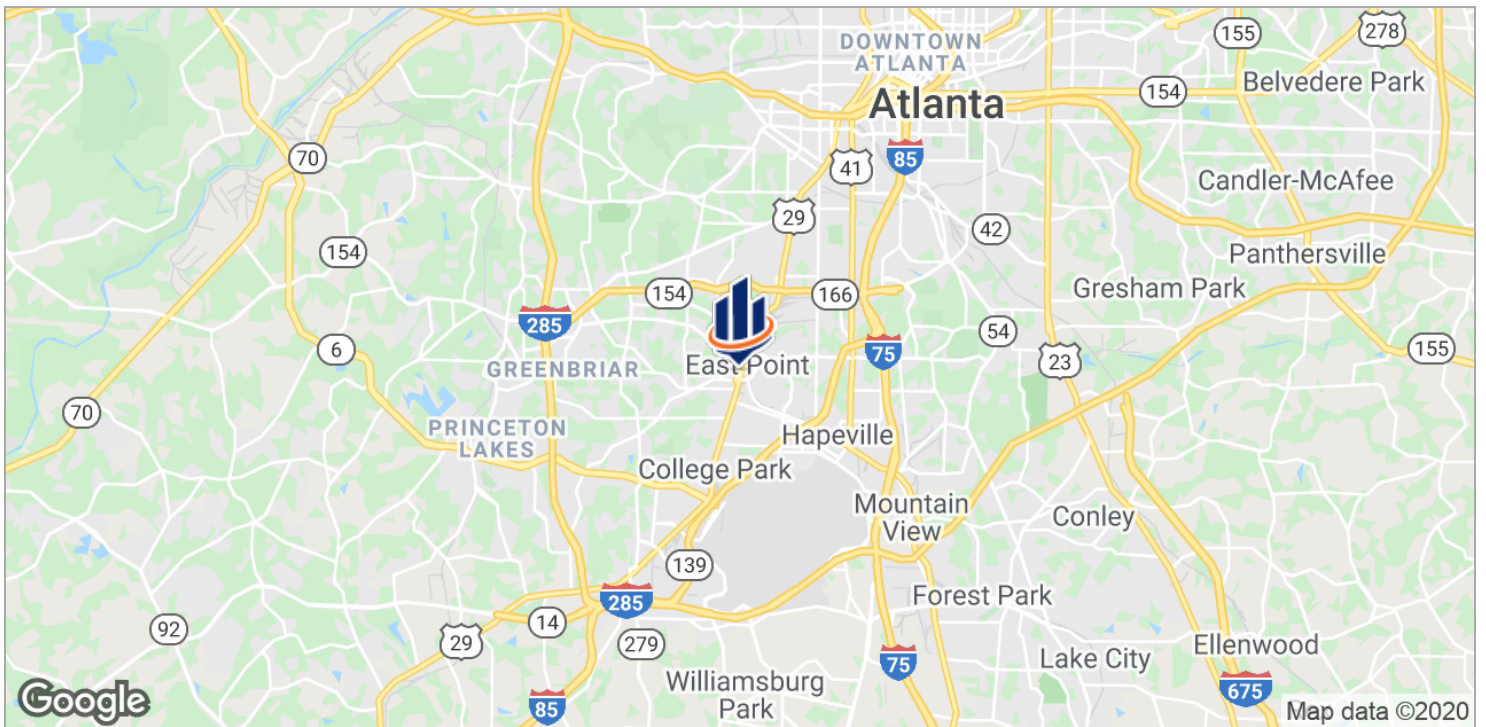
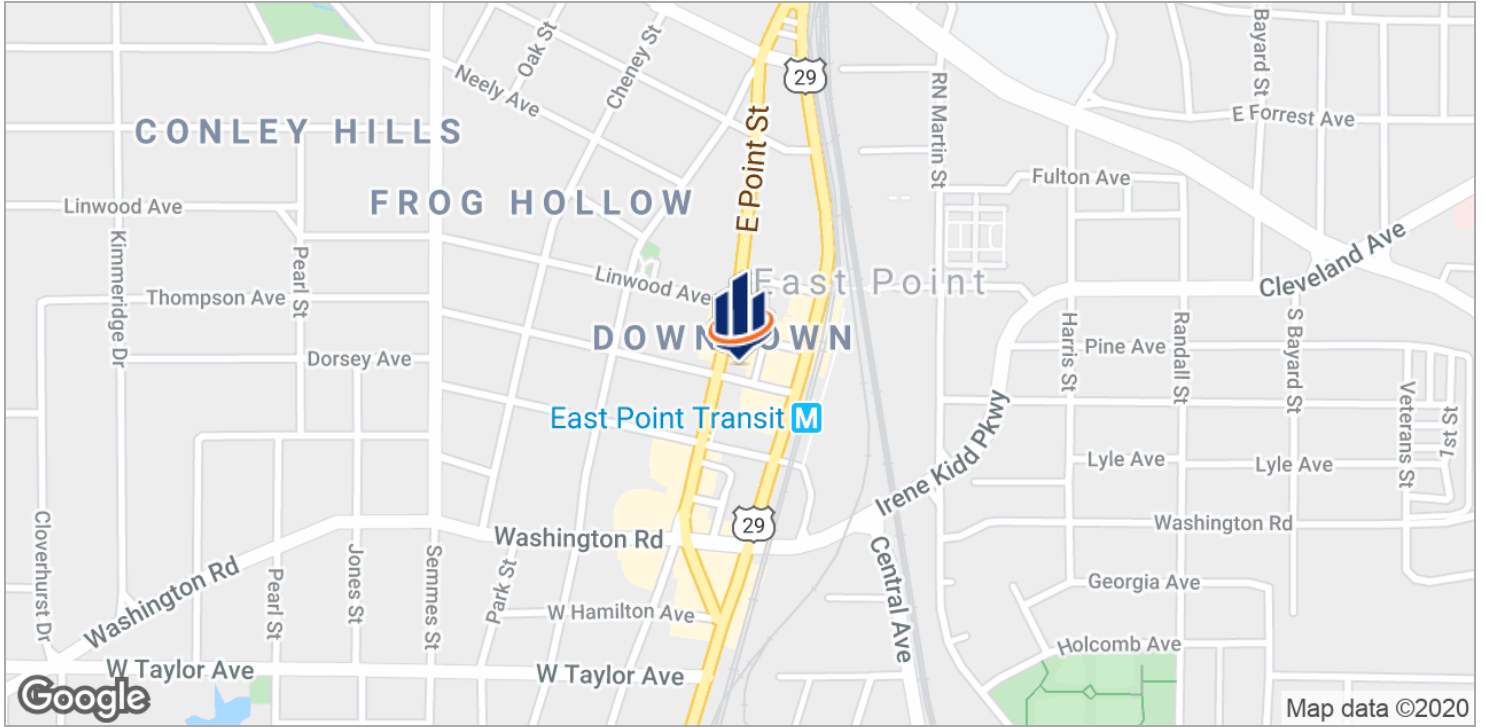
PROPERTY HIGHLIGHTS

- Full Service
- Lease Term Negotiable
- Located in Downtown East Point
- Marta 1 block away
- 10 Minutes from airport

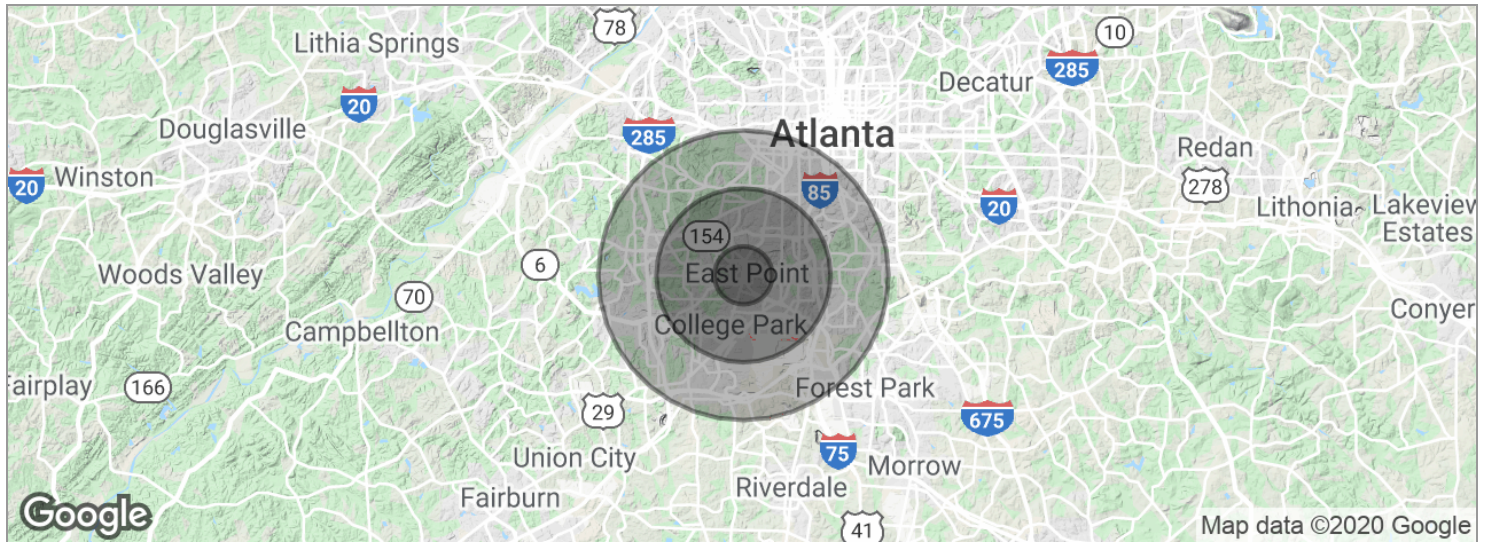
Additional Photos



Location Maps



Demographics Map



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|---------------|----------------|----------------|
| Total population | 9,706 | 68,823 | 169,355 |
| Median age | 32.5 | 34.3 | 34.6 |
| Median age (Male) | 33.4 | 32.8 | 32.5 |
| Median age (Female) | 32.1 | 35.0 | 36.2 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total households | 3,689 | 27,546 | 67,268 |
| # of persons per HH | 2.6 | 2.5 | 2.5 |
| Average HH income | \$47,443 | \$44,084 | \$42,944 |
| Average house value | \$141,220 | \$168,550 | \$161,283 |

* Demographic data derived from 2010 US Census

Advisor Bio 1



BRIAN BELL

Managing Director

brian.bell@svn.com

Direct: 404.500.5800 | Cell: 404.900.8557

GA #366717

PROFESSIONAL BACKGROUND

Experienced real estate professional Brian Bell has over 15 years of financial and real estate experience to bring to his clients. A graduate from the University of South Carolina with a B.S Degree in Accounting and a minor in Statistics, Brian obtains the added asset of a well-versed accounting background. Based on his record, Brian is a leader in office and investment sales transactions, financial modeling, and evaluating commercial real estate investment projects for investors. With this, Brian has been ranked in the top 1% of performing advisors by SVN.

To guarantee that his clientele receives quality service, he has hand selected a group of licensed real estate professionals formed under SVN Bell Commercial. His team is focused on tailoring the best results to your real estate needs by offering more prominent adaptability [ensuring flexibility in every transaction] with a goal to provide exceptional services.

When he is not selling commercial real estate, his time is devoted to his family and urban farm. Brian has been an ambassador for several charities and organizations and enjoys dedicating his time to those in need.

EDUCATION

BS, Business Administration- Accounting, minor in Statistics

MEMBERSHIPS

SC Commercial Realtor Association

Atlanta Commercial Realtor Association

CCIM Candidate

AICPA Member

SVN | BELL COMMERCIAL

One Atlantic Center 1201 West Peachtree Street NW Suite 2340

Atlanta, GA 30309

404.977.7005

About SVN

The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

Today, SVN® International Corp., a full-service commercial real estate franchisor of the SVN® brand, is comprised of over 1,600 Advisors and staff in over 200 offices across the globe. Geographic coverage and amplified outreach to traditional, cross-market and emerging buyers and tenants is the only way to achieve maximum value for our clients.

Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value NetworkSM and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

