

35,551 RSF ON 2.68 AC

Modern Three-Story Office For Sale

1575 SHERIDAN RD NE
ATLANTA, GA 30324

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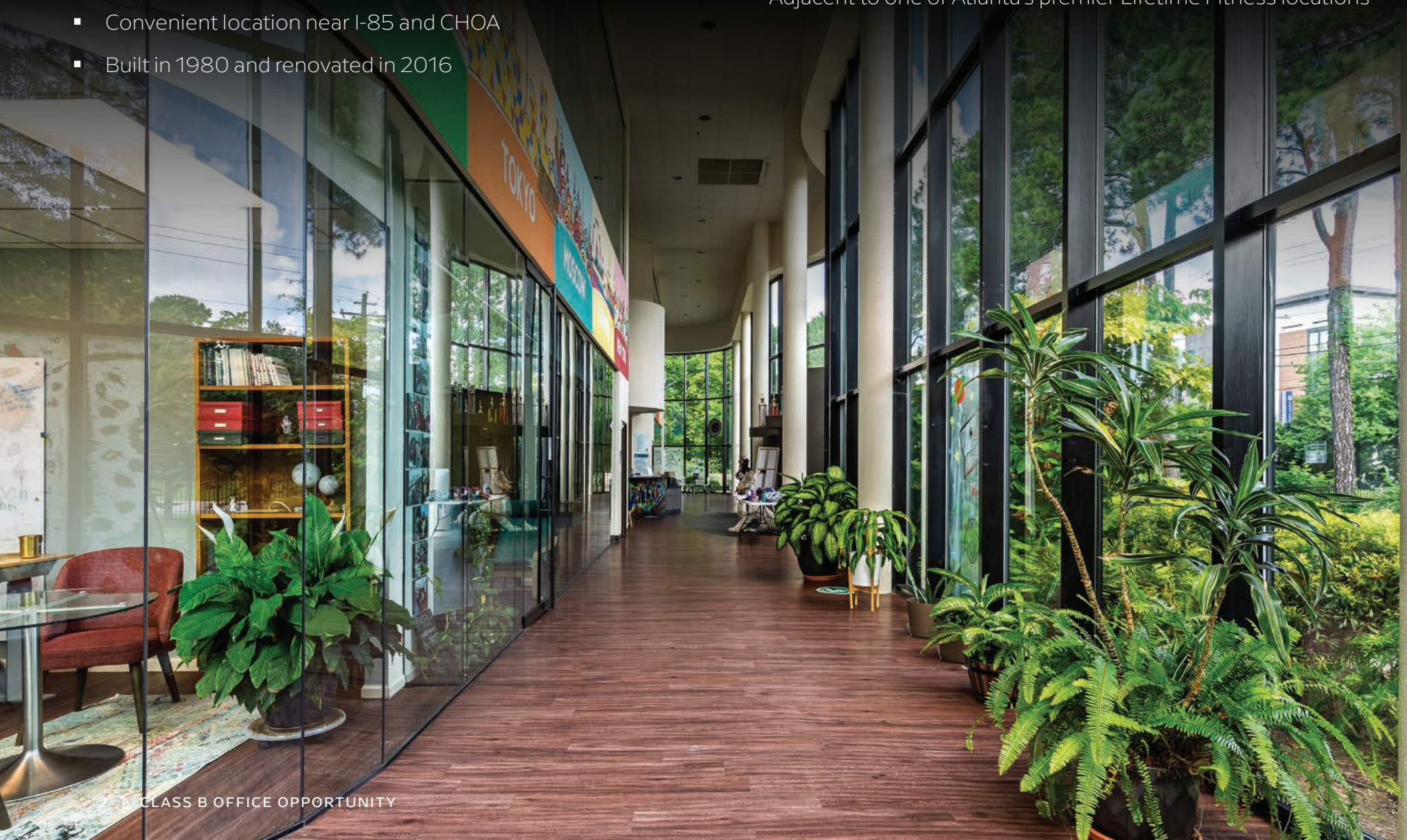
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ADDITIONAL
2.021 - ACRE
ASSEMBLAGE
OPPORTUNITY
NEXT DOOR!

Property Overview

- 35,551 SF on 2.68 Acres
- Assemblage opportunity with nextdoor property 2363 Briarcliff Rd NE, Atlanta, GA 30329 consisting of 2.021 Acres
- Convenient location near I-85 and CHOA
- Built in 1980 and renovated in 2016
- Secured outdoor space suitable for recreation
- 50 surface parking spaces, 1.41/1,000 SF
- Adjacent to one of Atlanta's premier Lifetime Fitness locations



The Offering



OPTION 1: OUTRIGHT SALE

- 1) Only 1575 Sheridan (Building + Land)
- OR
- 2) 1575 Sheridan Road NE and 2363 Briarcliff Road NE (assemblage land)



OPTION 2: SHORT-TERM SALE LEASE BACK

Tenant to sign a 1-year sale-leaseback through the 2025-2026 school year for \$470,000.00



OPTION 3: LONG-TERM INVESTMENT

Sell 1575 Sheridan with tenant signing a new 10 year lease with two 5-year options. Year 1 - \$30,000.00/month with 2.5% escalations

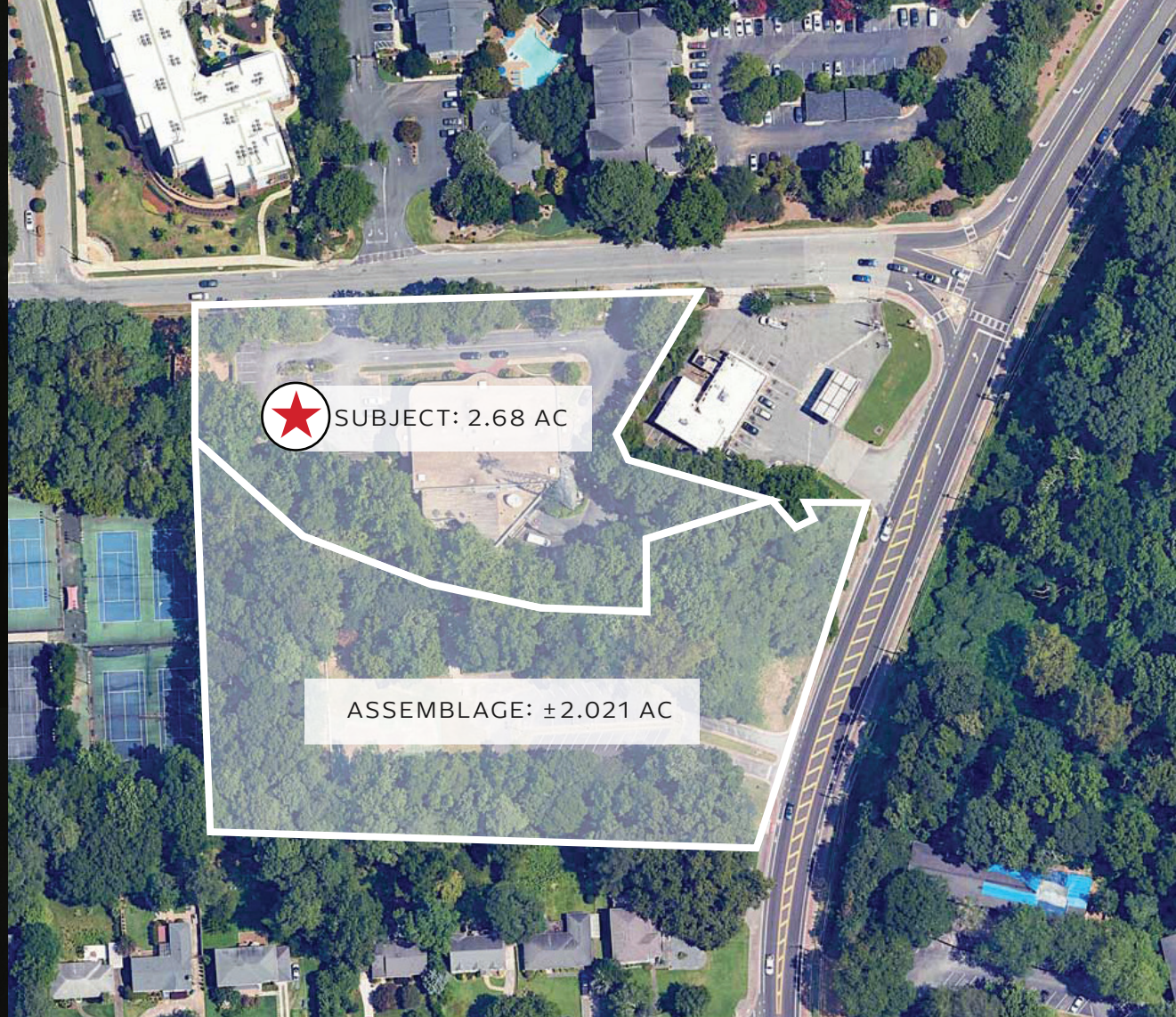
Redevelopment Opportunity & Adjacent Parcel

FUTURE DEVELOPMENT OPPORTUNITY

IRREPLACEABLE location

Tenant SIGNAGE opportunity

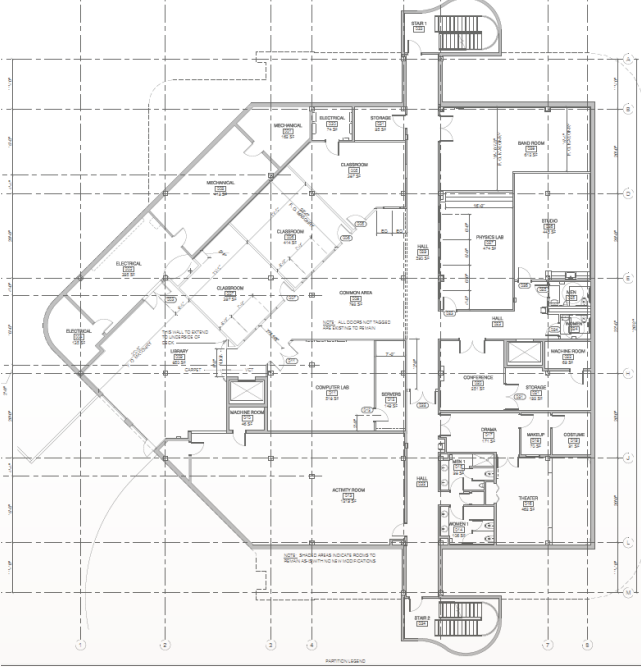
USES
Medical Office
Corporate Users
Multi-Family Redevelopment



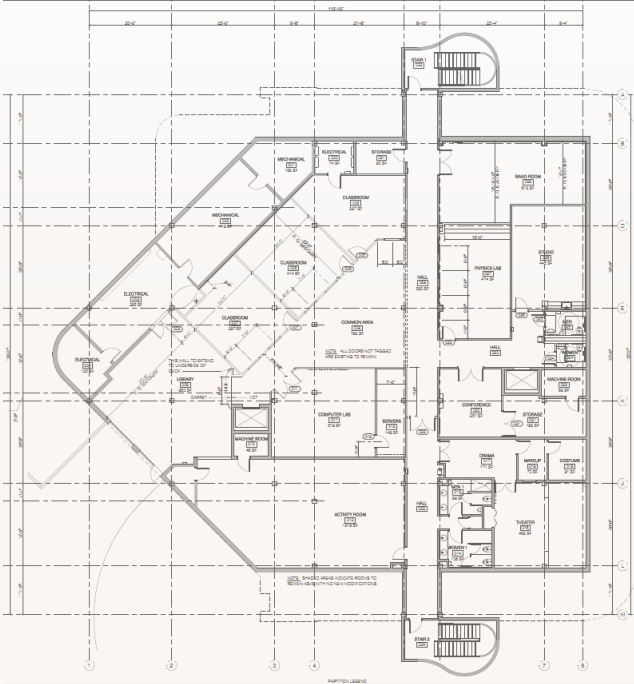
ZONING - OI (OFFICE-INSTITUTIONAL) DISTRICT

Allows for most types of offices and professional buildings such as religious facilities, day care facilities, funeral homes, multi-family dwellings, hotels/motels and schools. Development such as high-rise apartments and senior housing are allowed with a special use permit. A complete listing of permitted uses can be found [here](#).

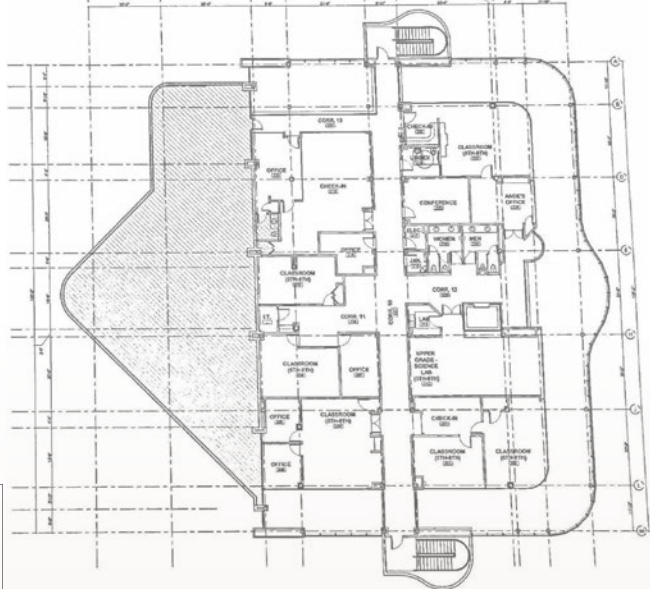
Floorplans



LOWER LEVEL
11,138 SF



MAIN LEVEL
14,724 SF



UPPER LEVEL
9,509 SF

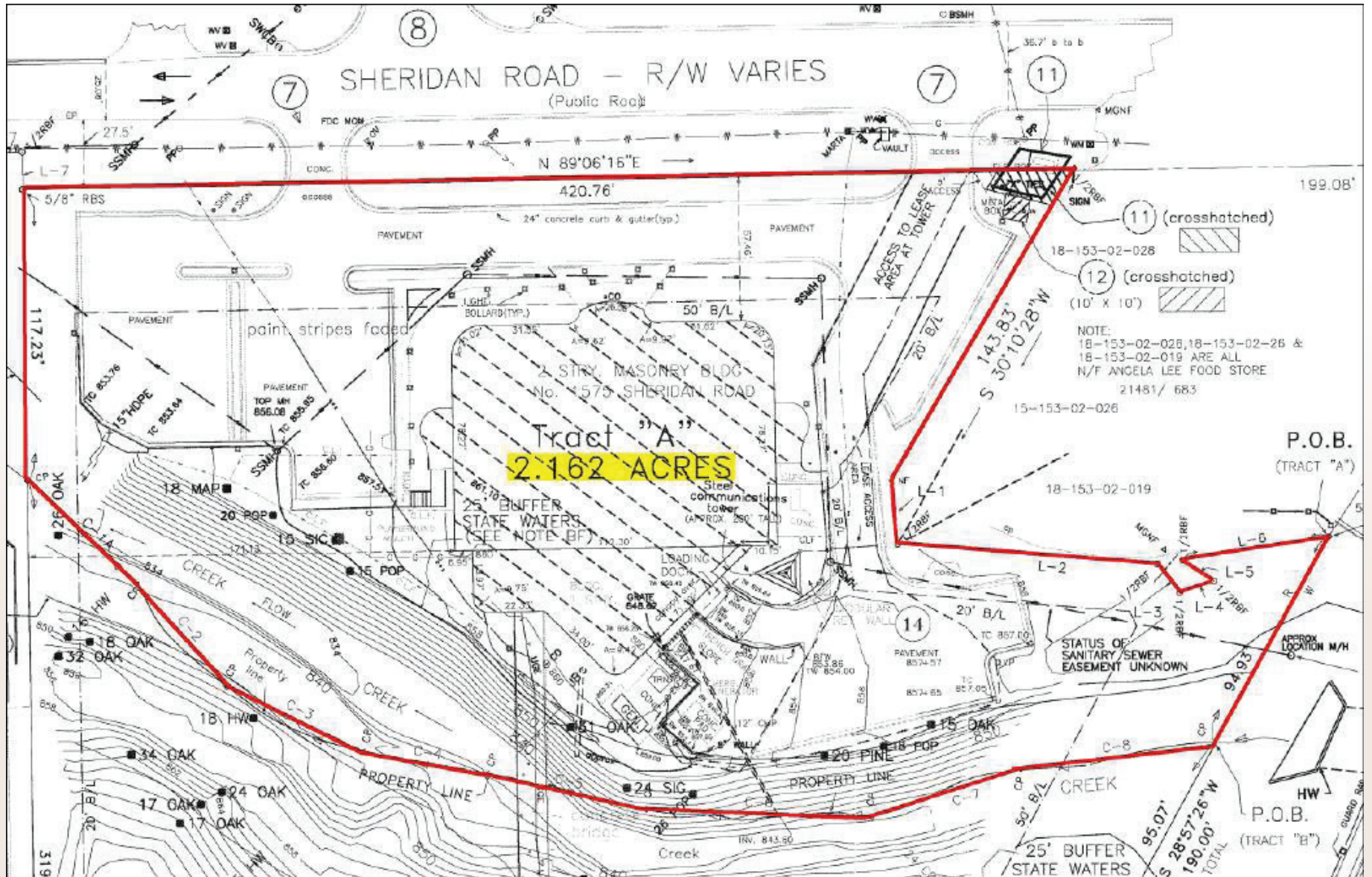




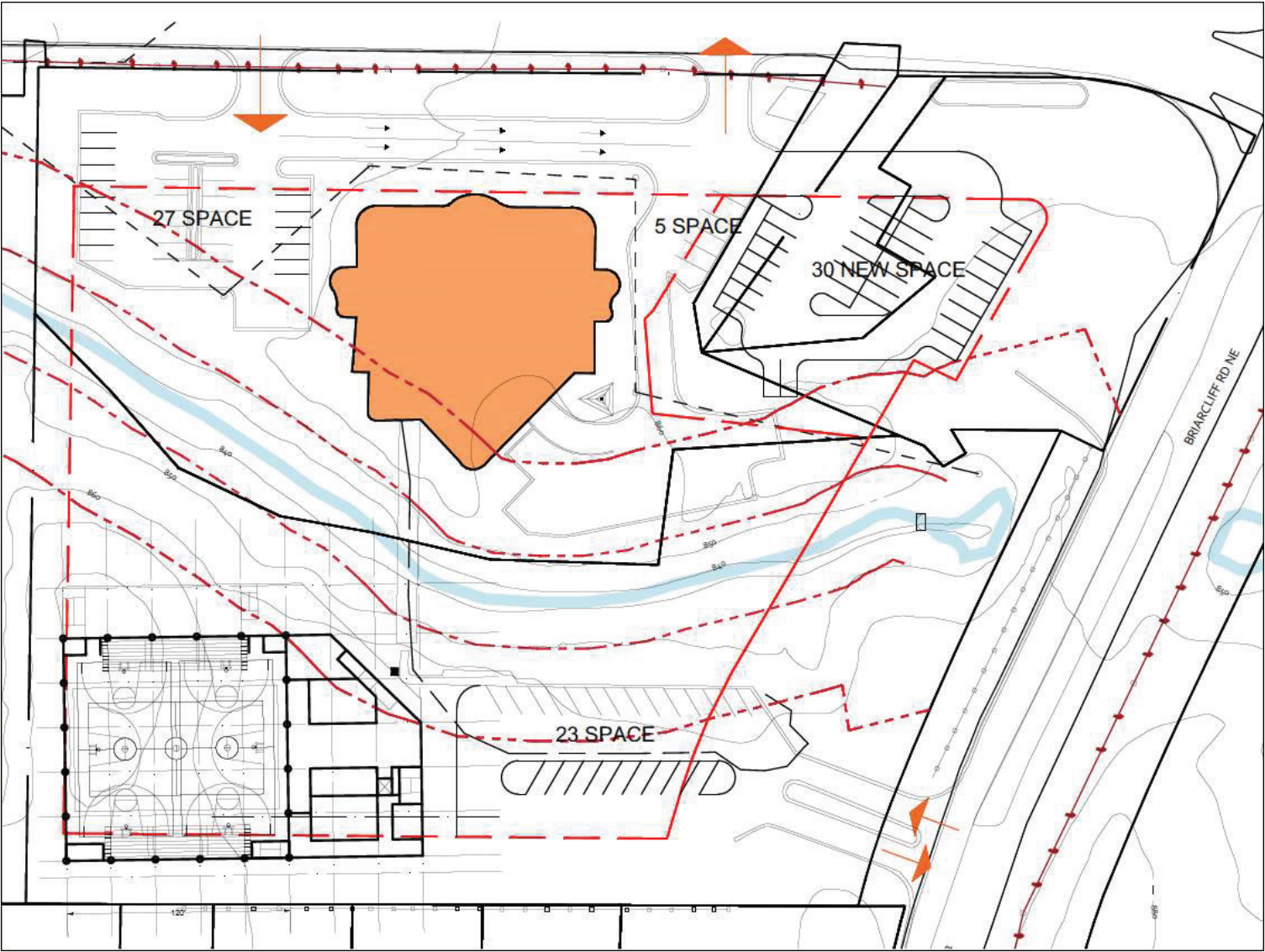
Building Specs

Foundation/Structural	Concrete slab on grade with structural steel and concrete block
Roof System	Structural steel with built-up roof and tar and gravel roof
Exterior Walls	Synthetic stucco over concrete walls
Electrical/Lighting	Multiple circuit breaker box panels with capacity; acoustical tile ceilings with overhead strip fluorescent or recessed lighting
Plumbing	Typical rest rooms in multiple areas of each section; additional plumbing for kitchen/cafeteria etc.
Wet Sprinklered	Yes
Mechanical/HVAC	Central heating and cooling throughout with multiple units for separate zoning
Floor Covering	Good grade carpeting, wood laminate, and composition vinyl tile throughout; ceramic tile and composition vinyl in bathrooms
Other Features	Asphalt paved parking lot with 50 conventionally marked spaces; fenced playground area; alarm system, rec. wood deck off upper level, video surveillance system, audio/video production systems, 2 elevators, commercial kitchen

Property Survey



Site Plan





www.misatl.org

Suites: Entire Building
Size: 35,551 RSF
% Of Building Leased: 100%

Midtown International School serves gifted and academically superior students who thrive in small class environments. The Globally minded curriculum and problem-based instruction create a community of engaged global leaders dedicated to the values of respect, responsibility, citizenship, and justice.

The School immerses students in a diversity of viewpoints that transcend national, ethnic, and socio-economic boundaries. Problem solving and critical thinking are the foundation of their integrated curriculum.

Accreditations include the National Association of Independent Schools, Georgia Accreditation Commission, AdvancED (formerly Southern Association of Colleges & Schools), & Georgia Independent School Association.



The Heart of Druid Hills

PRIME INTOWN LOCATION WITH UPSCALE AMENITIES, DINING, AND EASY ACCESS TO MAJOR ROUTES

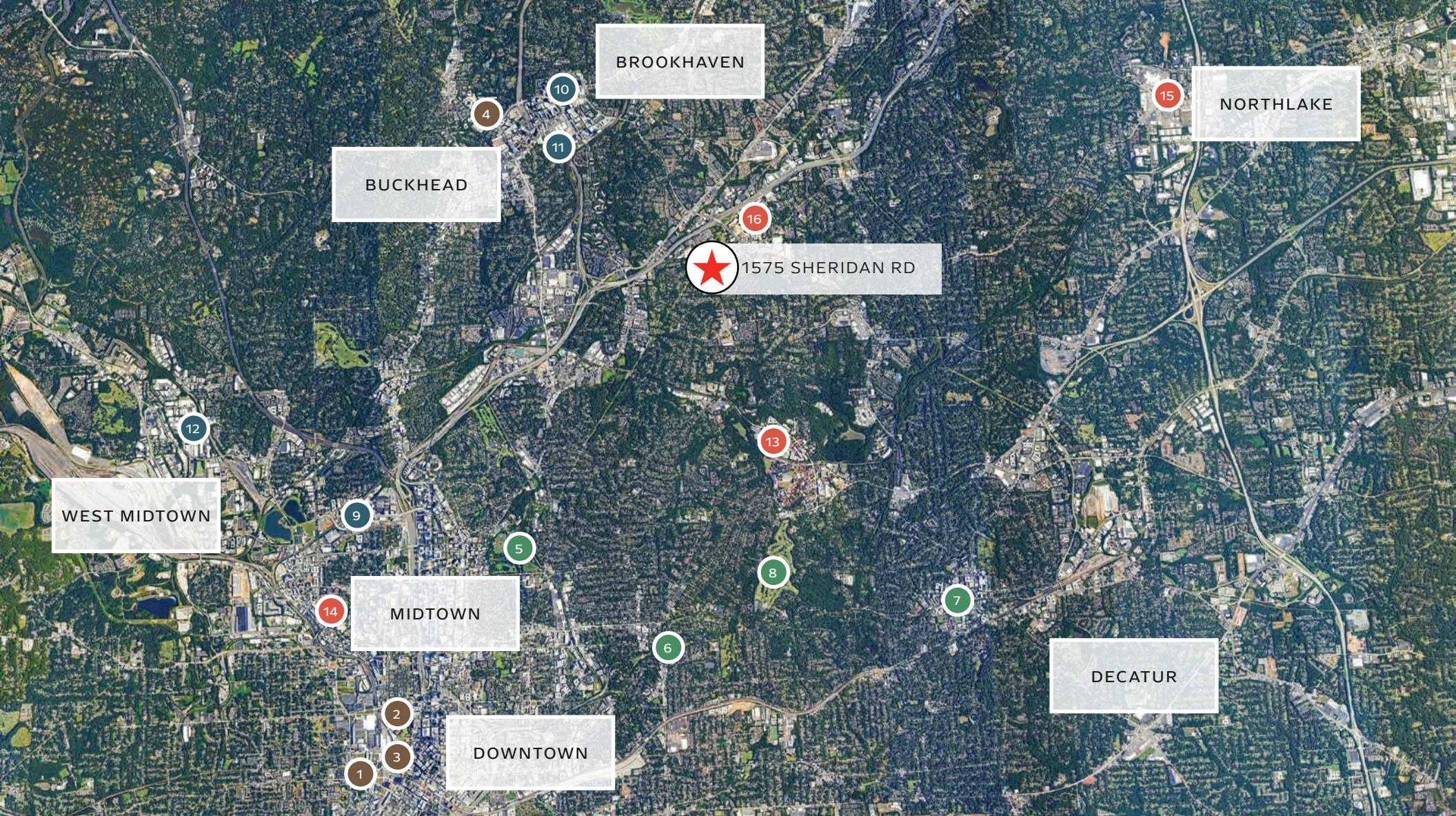
28 MINUTE
drive to Hartsfield Jackson International Airport

25 MINUTE
walk to Lindbergh Center MARTA Station

40+ RESTAURANTS
in a 1 mile radius



★ 1575 SHERIDAN RD



AREA OVERVIEW

- | | | | |
|--------------------------|---------------------------|-----------------------------|-------------------------------------|
| 1 Mercedes Benz Stadium | 5 Piedmont Park | 9 Atlantic Station | 13 Emory University |
| 2 Georgia Aquarium | 6 Freedom Park | 10 Phipps Plaza | 14 Georgia Institute of Technology |
| 3 State Farm Arena | 7 Decatur Square | 11 Lenox Square | 15 Northlake Mall |
| 4 Atlanta History Center | 8 Fernbank Science Center | 12 Chattahoochee Food Works | 16 Children's Healthcare of Atlanta |



Market Overview

AREA OVERVIEW

1575 Sheridan Road NE is in an affluent, urban area about 5 miles north of downtown Atlanta, with good amenities and moderate to high population density. Major nearby developments include the \$1.5B Children's Healthcare of Atlanta (CHOA) Arthur Blank Hospital and Corporate Square Redevelopment only 1 mile away with proximity to Emory University and Emory Hospital. The area is generally affluent, with executive housing and upscale commercial amenities. Proximity to Buckhead and Brookhaven further enhances the subject property's appeal.

Druid Hills remains to be Atlanta's most affluent and culturally diverse neighborhoods with strong healthcare, education, and tech sectors. It offers excellent transportation access via I-85, Druid Hills Road, and Buford Highway. The steady population growth, a competitive median income, and a high quality of life makes the area attractive to residents and businesses alike.

Demographics

	1 mile radius	3 mile radius	5 mile radius
Population Summary			
2025 Estimated Population	15,619	158,863	400,986
2030 Projected Population	15,794	161,526	415,020
Household Summary			
2025 Estimated Households	7,705	79,146	198,085
Income & Home Value			
2025 Average Household Income	\$138,226	\$175,540	\$181,282
2030 Average Household Income	\$152,686	\$194,104	\$198,258
2025 Median Household Income	\$89,440	\$111,921	\$118,182
2030 Median Household Income	\$102,598	\$127,712	\$133,443
2025 Disposable Income, Networth, Wealth			
Average Disposable Income	\$95,079	\$117,494	\$117,494
Average Net Worth	\$922,403	\$1,442,980	\$1,496,114
Population by Age & Sex			
Age 18+	13,469 86.2%	135,215 85.1%	338,123 84.3%
Age 65+	1,576 10%	21,441 13.5%	50,555 12.6%
2025 Median Age	32.6	34.5	34.7



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