

Atlanta Office Condos | Village Place Brookhaven | Atlanta Real Estate Forum

<http://www.atlantarealestateforum.com/office-condo-market-at-village-place-brookhaven-heats-up-33620/>

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HOT Atlanta Real Estate! Just last week, [Village Place Brookhaven](#) sold its fourth office condominium, and two more are under contract in the desirable live-work community located five minutes from Lenox Square. “This means that only five office condominiums are left for sale, notes Dillon Baynes, president of Orinda Corporation, who manages Village Place Brookhaven on behalf of Wrightwood Capital. “We’re pleased to see an increased interest in the office and residential components of our development – especially since our retail spaces are more than 85% leased.”



Atlanta-based Enepure closed on their office condominium last week and a legal services firm is expected to close later this month on its 4,375 square foot office space.

“Owning your own office and not having to worry about renegotiating your lease every couple of years is just one of the many reasons why small to mid-size businesses are taking a closer look at owning instead of renting their office space, says Baynes. “Office condos are less ‘investment-intensive’ than building or buying an entire structure, and offer a popular and economical alternative for business owners who want to control their property.

“In addition, office condo owners are able to take advantage of very generous tax benefits, as well as enjoy equity appreciation – something they would not be able to realize when leasing office space,” continues Baynes.

Not only is Village Place Brookhaven the perfect place to live, shop and eat, many business owners find that it is also the perfect place to work. Five office condominiums remain in the conveniently located mixed-use development. Their reduced, aggressive pricing is coupled with extremely favorable market rate financing terms, along with a preferred lender. The raw space is ready for custom build-outs that can be completed in as little as 60 – 90 days.



According to Kirk Rich of Rich Real Estate Services, who was recently named the mixed-use development’s broker for the office component, “Our fully accessible office condominiums at Village Place Brookhaven are new construction, filled with lots of windows that create an abundance of natural light.

“With quick and easy access to Buckhead as well as the Brookhaven Marta Station – just a short walk away – owning your own office in the heart of Brookhaven is not only a wise investment but it can also make your life easier. Just imagine: you pull in to ample free parking at your office, drop off your laundry at the dry cleaner conveniently located below your office, pick up coffee around the corner, plan to have lunch with colleagues or clients at one of the many neighborhood eateries and finally, meet your friends for a nice after-work dinner – all within steps from your office at Village Place Brookhaven.”

Located in Atlanta’s fashionable Brookhaven community on Dresden Drive within walking distance (less than a quarter mile) from the Brookhaven/Oglethorpe MARTA station, Village Place Brookhaven features 41 luxury residences and 11 office condominiums, built above retail and restaurant space in two buildings. The mixed-use development is nestled in a 5-acre park-like setting not far from Peachtree Road. The development is close to some of the city’s most popular restaurants and cafes and is just five minutes from Lenox Square, Phipps Plaza and the Buckhead business district.

The office condominiums at Village Place Brookhaven are conveniently located on the second floor of the popular development, directly above some of Atlanta’s favorite dining destinations, such as Verde Taqueria, Library Coffee, Yoforia, J. Christopher’s and later this year Kaleidoscope Bistro and Pub and Pour Wine Market and Tasting Room. Across the street, restaurants Haven and Valenza have become popular fine dining destinations in the neighborhood.

In addition to a variety of restaurants, Village Place Brookhaven’s other tenants include Little House of Art, Cocktails and Canvas, Natural Body Spa and Shop, The Mercantile, Davonshire, Allure, Pro Cleaners and later this year Egg’s Nest.

About Village Place Brookhaven

[Village Place Brookhaven](#) located on Dresden Drive in DeKalb County, less than ¼ mile from Peachtree Road and the Brookhaven Marta Station, features 41 residential units with 22 different floor plans, 11 office condominiums, assigned covered parking as well as more than 35,000 square feet of retail space.

Sales Center hours:

Monday – Thursday and Saturday: 11-5 and Sunday: 1-5. Email: info@vpbrookhaven.com.

About Wrightwood Capital

A commercial real estate investor with a credit point of view, Wrightwood Capital helps commercial real estate borrowers and investors capitalize opportunities nationwide. Wrightwood Capital’s integrated business provides customized debt and equity and has assets under management exceeding \$2.0 billion and has completed, over \$5.4 billion in investments to more than 200 sponsors nationwide.

About Orinda Corporation

Atlanta-based Orinda Corporation is a project management and development firm based in the Old Fourth Ward at Studioplex, a renovated cotton compress warehouse:

www.orindacorp.com

About Rich Real Estate Services

Rich Real Estate Services provides representation and consulting for clients with all commercial needs. The company represents all facets of commercial real estate, including needs of sellers, purchasers, landlords and tenants throughout the Atlanta area. From full-service requirements to simple transactions, Rich Real Estate Services can tailor its service-oriented expertise to suit your needs –

www.RRESinc.com