

# FOR SALE

2425 Wall Street  
Conyers, Georgia 30013



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## Investment Summary



### OVERVIEW

Qualified investors are extended the opportunity to purchase the fee simple interest in the 10,307 square foot, two-story, single-tenant office building located at 2425 Wall Street in Conyers, Georgia. This property represents an excellent opportunity to acquire a well-located, fully-leased investment property in a stable submarket.

### TENANT

The property is leased to CardioNet, Inc., the world's leading supplier of mobile cardiac outpatient telemetry. CardioNet became an operating company in 1999 and is publicly traded on NASDAQ (BEAT). Founded on an innovative, patented technology, CardioNet prides itself on helping clinicians prevent morbidity, mortality and disability with rapid diagnosis and treatment of patients with cardiovascular disease.

### PROPERTY

Building Size: 10,307 SF  
Year Built: 1994  
Zoning: OI (Office-Institutional)

## Property Summary

### LOCATION

The subject property is an office building located in Conyers, Rockdale County, Georgia, approximately 25 miles east of the Atlanta CBD. The subject property is located off Wall Street, just west of its intersection with Salem Road.

### ACCESSIBILITY

Specific access to the property is provided from Wall Street via Salem Road. The interchange of Salem Road and Interstate 20 is located approximately one (1) mile from the property.

### LAND AREA

The subject building is situated on 1.31 acres.

### ASKING PRICE

\$ 1,408,635 (8.5% CAP Rate)

