

# EKA Chemicals

Atlanta, Georgia



## Property Description

**EKA CHEMICALS** Office Building is an 80,000 square foot, two story office building that is 100% occupied by EKA Chemicals, the U.S. operating arm of EKA Chemicals AB Sweden which is a wholly-owned subsidiary of Akzo Nobel N.V. The building is located on an approximate 7.2 acre site in West Oak Center in Cobb County, Atlanta, Georgia.

West Oak Center is a 325 acre master-planned business park that provides immediate access to Interstate 75 in the Northwest submarket of Atlanta. Wide curving parkways professional landscaping, natural woodlands, garden areas and two pristine 5.5 acre lakes characterize the Park. The EKA Chemical building is situated on a prime location along one of these lakes.

The EKA building's exterior facade consists of brick veneer and insulated reflective glass mounted on an aluminum storefront. The building structure is steel frame with a metal roof deck. The building floors are approximately 40,000 square feet with a 6500 square foot lobby. The facility is served with a single passenger elevator and the site provides 3.10 parking spaces per 1000 square feet of building area.

## Investment Performance

Development Cost	\$8,004,000
Sales Price	\$10,465,000
Investor IRR	100+%
Holding Period	11 mos
Development Commencement Date	5/1/95
Completion Date	3/14/98
Date Sold	3/25/98