



IN PARTNERSHIP WITH KW COMMERCIAL ATLANTA CLASSIC

URBAN PULSE COMMERCIAL GROUP

CHANGING THE NARRATIVE IN
COMMERCIAL REAL ESTATE



COMMERCIAL
ATLANTA CLASSIC

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Welcome to Urban Pulse Commercial Group

At Urban Pulse Commercial Group, we believe commercial real estate is more than simply buying, selling, or leasing property — it is about creating opportunity, building wealth, strengthening communities, and driving meaningful economic impact. As a full-service commercial real estate team operating in association with KW Commercial Atlanta Classic, we are committed to delivering strategic real estate solutions with integrity, professionalism, and purpose.

Our team was founded on the belief that commercial real estate can serve as a catalyst for transformation, particularly within underserved and emerging communities throughout South Metro Atlanta and beyond. We bring together a unique combination of experience in commercial real estate, economic development, development services, government administration, and real estate consulting to provide clients with a comprehensive and results-driven approach.

Whether representing buyers, sellers, tenants, landlords, investors, or development partners, our goal is to help clients identify opportunities, maximize value, and navigate complex transactions with confidence. We understand that every project and every client is unique, which is why we focus on building relationships, understanding long-term goals, and delivering customized solutions that create lasting success.

Urban Pulse Commercial Group also exists with a larger mission — to expand access and pathways into the commercial real estate industry while increasing minority participation and collective wealth-building opportunities. We are passionate about creating opportunities that not only strengthen our clients' portfolios, but also contribute to stronger, more vibrant communities.

Thank you for considering Urban Pulse Commercial Group as your trusted commercial real estate partner. We look forward to building relationships, creating opportunities, and helping shape the future of our communities together.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Chris Pike', is written over a faint, larger signature.

Christopher G. Pike, CEcD, CPM, EDFP
President & CEO
Urban Pulse Commercial Group

Brokerage Services
KW Commercial Atlanta Classic
1070 White Street, Suite A
Atlanta, Georgia 30310
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ABOUT URBAN PULSE COMMERCIAL GROUP



THE DIFFERENCE

Urban Pulse Commercial Group is a dynamic and multifaceted commercial real estate team, operating under the umbrella of KW Commercial Atlanta Classic Brokerage. We specialize in delivering comprehensive and cutting-edge commercial real estate services across various sectors, including office spaces, industrial properties, multifamily rentals, retail spaces, and providing expert representation for both buyers and sellers as well as tenants and landlords.

MULTIFACETED EXPERTISE

By leveraging the benefits of our combined expertise in economic development and commercial real estate, we provide a unique and valuable resource for our clients. With a track record of successful projects and satisfied clients we have built a reputation as a superior service provider in the commercial real estate industry. We offer a blend of expertise, innovation, and a commitment to making a difference in the urban landscape. Whether you are looking to buy, sell, lease, invest, or simply need expert representation, our team is here to guide you through every aspect of your commercial real estate journey.



OUR COMPANY MISSION

Our mission at Urban Pulse Commercial Group is to provide exceptional full-service commercial real estate services in partnership with KW Commercial, catering to the diverse needs of buyers, sellers, tenants, and landlords. We leverage our extensive industry expertise to ensure our clients receive top-tier service and unparalleled support throughout their real estate journey.

We are driven by integrity, transparency, and a relentless dedication to professionalism. Our focus is on nurturing long-term client relationships, delivering tailored solutions, and exceeding expectations. We aim to be the trusted advisors and partners our clients can rely on, helping them navigate the complexities of the commercial real estate market with confidence and success.

OUR COMPANY VISION

At Urban Pulse Commercial Group, our vision is to be a beacon of excellence in the commercial real estate industry. We aspire to set the standard for full-service solutions, representing buyers, sellers, tenants, and landlords in the dynamic world of commercial real estate. Our unwavering commitment is to create lasting value for our clients by delivering expert guidance and innovative strategies that align with their unique needs.



POWER OF KW COMMERCIAL



KW Commercial is a division of Keller Williams Realty, LLC, the number one real estate company in the United States.

As a proud member of KW Commercial Atlanta Classic Brokerage, Urban Pulse Commercial Group leverages the strength of one of the largest and most respected commercial real estate networks in the industry. This partnership provides us with access to expansive market data, innovative technology, and a global network of experienced professionals.

By combining these powerful resources with our local expertise and client-focused approach, we are able to deliver strategic insights, broader market exposure, and exceptional results. Our affiliation with KW Commercial enhances our ability to identify opportunities, navigate complex transactions, and provide our clients with a competitive advantage in today's dynamic commercial real estate market.

TOGETHER WE WIN

Agents and brokers at KW Commercial are supported with the most innovative and scalable technology that the commercial real estate industry has to offer. Our commercial team consists of knowledgeable, results-driven individuals who aim to provide clients with one-of-a-kind experiences. We understand that choosing the right agent for you can be tough, which is why KW Commercial strives to make it easier. Take comfort in knowing that at KW Commercial you are not simply working with one individual; you are championed by a vast network of dedicated commercial real estate professionals.



OUR TEAM



CHRISTOPHER G. PIKE

President & CEO
Commercial Broker,
Realtist, REALTOR®

Specialization

Government Services
Mixed-Use Development
Multi-Family
Land & Development



GEORGE ROLAND RENDER

Executive Vice-President
Commercial Broker,
REALTOR®

Specialization

Retail & Industrial
Landlord/Tenant &
Buyer/Seller
Representation



DAAIYAH SALAAM

Director of Research
and Data Analysis

Specialization

Research and data analysis
professional specializing in
market intelligence,
economic trends, community
insights, and strategic
decision-making support.



ORLANDO RAMBO

Director of Financial
Analysis & Project Feasibility

Specialization

Financial analysis
professional specializing in
project feasibility, investment
evaluation, underwriting, and
strategic financial planning
for development projects.

PROFESSIONAL SERVICES

GOVERNMENT SERVICES

Urban Pulse Commercial Group is a trusted partner in providing specialized Real Estate Services tailored to meet the unique needs of government entities. Our team is dedicated to facilitating efficient and effective real estate transactions for government organizations. Here's a detailed description of the real estate services we offer to government entities:

- Site Selection and Acquisition
- Property Valuation
- Asset Monetization
- Public-Private Partnerships (P3)
- Zoning and Regulatory Compliance
- Due Diligence and Environmental Assessments
- Project Development and Redevelopment
- Lease Negotiation and Management
- Economic Development Initiatives
- Portfolio Optimization
- Strategic Planning
- Public Engagement and Communication

LAND REAL ESTATE SERVICES

Urban Pulse Commercial Group offers specialized Land Services that are essential for those seeking to make the most of their real estate assets. Our experienced team possesses an in-depth understanding of real estate dynamics, and we provide the following key services:

- Highest and Best Use Analysis.
- Development Potential Assessment
- Transaction Structuring
- Land Acquisition
- Site Selection
- Development Strategy
- Sales and Leasing
- Due Diligence
- Zoning and Entitlements
- Market Positioning
- Ongoing Support

LANDLORD REPRESENTATION

Urban Pulse Commercial Group offers Landlord Representation services designed to assist property owners, landlords, and real estate developers in maximizing the value of their commercial real estate assets. Our team of dedicated professionals specializes in tailoring strategies to attract and retain high-quality tenants, ensuring the optimal leasing and management of commercial properties. Here is a detailed description of our Landlord Representation services:

- Property Assessment
- Market Analysis
- Marketing and Promotion
- Tenant Identification
- Lease Negotiation
- Financial Analysis
- Lease Administration
- Tenant Retention
- Reporting and Communication
- Lease Renewals and Expansions



INDUSTRIAL REAL ESTATE SERVICES

Urban Pulse Commercial Group provides a comprehensive suite of Industrial Services tailored to meet the unique needs of businesses operating in the industrial sector. With our deep industry knowledge and experience, we are committed to delivering solutions that optimize industrial real estate assets and facilitate successful transactions. Here's a detailed description of the Industrial Services we offer:

- Site Selection
- Market Research and Analysis
- Tenant Representation
- Leasing and Sales
- Development and Redevelopment
- Investment Analysis
- Environmental Compliance
- Site Due Diligence

TENANT REPRESENTATION

Urban Pulse Commercial Group offers comprehensive Tenant Representation services to assist businesses in finding the ideal commercial real estate space for their needs. Our team of experienced professionals is dedicated to helping clients navigate the complex world of commercial leasing, making the process efficient and successful. Here is a detailed description of our Tenant Representation services:

- Needs Assessment
- Market Research
- Property Identification
- Site Visits
- Lease Negotiation
- Financial Analysis
- Lease Review
- Tenant Improvement Coordination
- Due Diligence
- Lease Execution

MULTI-FAMILY HOUSING

Urban Pulse Commercial Group is your trusted partner for comprehensive Multi-Family Buy and Sell Services, tailored to meet the needs of both buyers and sellers in the multi-family real estate market. With our in-depth knowledge and expertise, we facilitate seamless transactions and maximize the value of multi-family properties. Here's a detailed description of the services we offer:

- Property Valuation
- Marketing and Promotion
- Buyer Identification
- Due Diligence Assistance
- Transaction Management
- Market Research and Analysis



MIXED-USE REPRESENTATION

Urban Pulse Commercial Group is a trusted partner in providing specialized real estate services for buyers and sellers of mixed-use developments. Our team understands the complexities of mixed-use projects and provides strategic guidance throughout the acquisition, disposition, and redevelopment process. We help clients identify opportunities, maximize property value, and navigate the unique challenges associated with mixed-use assets that combine residential, retail, office, hospitality, and entertainment uses.

Buyer and Seller Representation
Site Selection and Acquisition
Market Analysis and Property Positioning
Zoning and Regulatory Compliance
Due Diligence and Environmental Assessments
Financial and Project Feasibility Analysis
Tenant Mix and Leasing Strategy
Portfolio Optimization

HOSPITALITY SERVICES

Urban Pulse Commercial Group provides specialized brokerage services for hospitality real estate transactions. We represent buyers, sellers, investors, and developers in the acquisition and disposition of hospitality assets, including hotels, boutique properties, extended-stay developments, and mixed-use hospitality projects. Our team delivers market insight, strategic positioning, and transaction support to help clients maximize value and identify growth opportunities.

Buyer and Seller Representation
Hospitality Property Acquisitions and Dispositions
Hotel Investment Sales
Site Selection and Market Analysis
Asset Valuation and Pricing Strategy
Development and Redevelopment Opportunities
Investment and Feasibility Analysis
Negotiation and Transaction Management
Portfolio Expansion Strategies

RETAIL LEASING SERVICES

Urban Pulse Commercial Group provides strategic retail leasing services for landlords, tenants, investors, and developers. Our team specializes in connecting businesses with high-visibility retail opportunities while helping property owners attract and retain quality tenants. We provide market-driven leasing strategies designed to maximize occupancy, increase asset value, and position retail spaces for long-term success.

Tenant and Landlord Representation
Retail Site Selection
Lease Negotiation and Transaction Management
Market Analysis and Retail Positioning
Shopping Center and Mixed-Use Retail Leasing
Retail Expansion Strategies
Lease Renewals and Relocations
Development and Redevelopment Leasing Support

OFFICE LEASING SERVICES

Urban Pulse Commercial Group provides professional office leasing services for tenants, landlords, investors, and property owners. Our team assists clients in identifying office space solutions that align with their operational goals, workforce needs, and growth strategies. We deliver market expertise, strategic lease negotiations, and transaction support for traditional office, medical office, coworking, and flex space environments.

Tenant and Landlord Representation
Office Site Selection
Lease Negotiation and Transaction Management
Corporate Relocation Services
Office Market Analysis
Class A, B, and C Office Leasing
Medical and Professional Office Leasing
Lease Renewals and Expansions

ASSET MONETIZATION SERVICES

Urban Pulse Commercial Group helps property owners, institutions, and investors unlock the full value of their real estate assets through strategic monetization solutions. Our team provides advisory and transaction services focused on maximizing returns, increasing property performance, and identifying redevelopment or disposition opportunities across a variety of commercial asset classes.

Asset Disposition Strategies
Investment Sales
Sale-Leaseback Transactions
Portfolio Evaluation and Optimization
Property Repositioning Strategies
Redevelopment and Adaptive Reuse Opportunities
Land and Underutilized Asset Sales
Public-Private Partnership Opportunities
Market Valuation and Pricing Analysis
Strategic Transaction Management

OUR BUSINESS APPROACH

MULTIFACETED EXPERTISE

By leveraging the benefits of our combined expertise in economic development and commercial real estate, we provide a unique and valuable resource for our clients.

With a track record of successful projects and satisfied clients we have built a reputation as a superior service provider in the commercial real estate industry. We offer a blend of expertise, innovation, and a commitment to making a difference in the urban landscape. Whether you are looking to buy, sell, lease, invest, or simply need expert representation, our team is here to guide you through every aspect of your commercial real estate journey.

UNIQUE EXPERTISE

The Urban Pulse Commercial Group brings a unique combination of experiences to the table. Our team members possess diverse backgrounds, including economic development, development services, government administration, and real estate consulting. This wealth of knowledge enables us to provide holistic and insightful guidance to our clients, whether they are seeking urban development insights, navigating complex regulatory landscapes, or making strategic real estate decisions.

FULL-SERVICE COMMERCIAL REAL ESTATE

Urban Pulse Commercial Group offers a wide array of services to cater to the diverse needs of our clients. Whether you are seeking the ideal office space, industrial property, multifamily investment, or retail location, our team has the expertise to guide you through the entire real estate journey. We also offer specialized representation for buyers, sellers, tenants, and landlords, ensuring that each client receives tailored support.

CLIENT-CENTRIC APPROACH

We prioritize our clients' success and objectives above all else. We understand that each real estate transaction is unique and requires a personalized approach. Our commitment to professionalism, transparency, and integrity ensures that every client receives the highest level of service and support.



PORTFOLIO



135 North Main Street, Jonesboro, GA, 30236

\$90,000

Date Closed: 09/21/22

Property Type: Land
Property Size: 0.20 AC

This property is located in the heart of historic downtown Jonesboro with great traffic visibility and within walkable distance to shops, banks and restaurants. Perfect for retail, restaurant or office with loft apartment above.



104 | 106 | 110 N. Washington Street Albany, GA

\$870,000

Date Closed: 04/13/26

Property Type: Commercial
Property Size:

These commercial properties in downtown Albany were acquired as part of a larger assemblage effort focused on revitalizing and redeveloping a major downtown corridor.



114 North Washington Street, Albany, GA, 31701

\$495,000

Date Closed: 06/01/24

Product Type: Office | Retail
Building Size: 19,398 SF

This Victorian style building, known as the Silvers Building, is located in the heart of Downtown Albany and is within walking distance to dining, shoppes, entertainment and the Flint River.

PORTFOLIO



**1513 East Cleveland Avenue
Building 100 Unit A105
East Point, GA 30344**

\$197,000

Date Closed: 12/05/23

Term: 5 Years | Lease

Property Type: Office
Property Size: 1940 SF

This 1,940-square-foot office space at 1513 East Cleveland Avenue, Building 100, Unit A105, in East Point, Georgia, was leased under a five-year tenant representation agreement.



**1841 Peachtree Road NW
Atlanta, GA 30309**

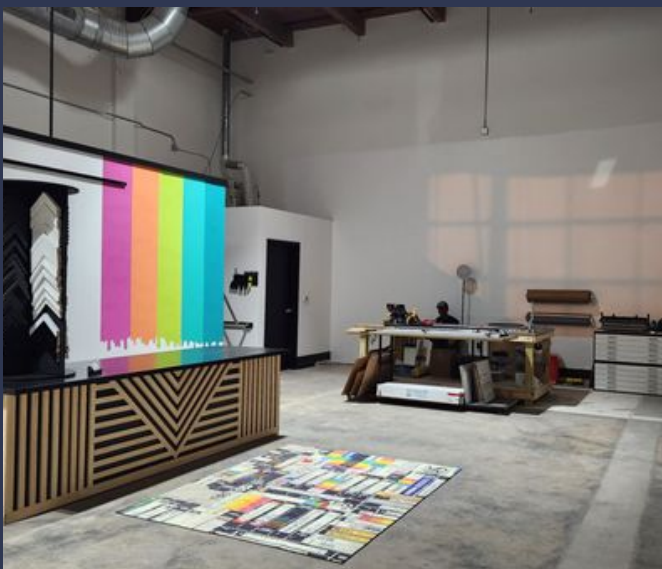
\$254,830

Date Closed: 09/01/24

Term: 7 Years | Lease

Property Type: Commercial | Retail
Property Size: 1270 SF

Located along one of Atlanta's premier commercial corridors, the space provides strong visibility, convenient access, and an ideal setting for the company's specialty CBD retail operations.



**2969 East Ponce de Leon Avenue
Suite 370
Decatur, GA 30030**

\$70,038

Date Closed: 12/01/24

Term: 2 Years | Lease

Product Type: Commercial | Flex Space
Building Size: 1,500 SF

Space was secured for a custom frame shop and art gallery, providing a creative destination for professional framing services and local artwork exhibitions.

PORTFOLIO



**206 North Avenue,
Villa Rica, GA, 30180**

\$1,000,000

Date Closed: 11/21/23

Property Type: Specialty | Church | Gym
Building Size: 24,505 SF

This six-parcel assemblage in historic downtown Villa Rica includes a community center and full gymnasium, offering outstanding potential for redevelopment, institutional use, or community-focused investment.



**426 West Broad Street,
Fairburn, GA 30213**

\$1,800,000

Date Closed: 03/05/26

Property Type: Restaurant | Retail
Building Size: 8,852 SF

This prominent corner property in Fairburn features an 8,852 SF restaurant and bar with additional land, creating exceptional opportunities for retail, dining, and future development.



**310 West Oglethorpe Boulevard,
Albany, GA 31701**

\$2,300,000

Date Closed: 04/30/24

Product Type: Office | Retail | Commercial
Building Size: 15,216 SF

Located at a high-traffic intersection in Albany's historic Harlem District, this former bank building offers prime visibility and versatile office and retail potential.



PORTFOLIO



**3621 SE Vinings Slope
Atlanta, GA 30339**

\$305,000

Date Closed: 5/20/25

Buyer - Purchase

Property Type: Office Condominium
Property Size: 3000 SF

Located within Vinings Main, a premier mixed-use development on Paces Ferry Road in the historic Vinings community.



**5238 McGinnis Ferry Road
Unit 5238
Alpharetta, GA 30005**

\$476,518

Date Closed: 09/22/25

Term: 10 Years | Lease

Property Type: Commercial | Restaurant
Property Size: 1400 SF

Secured for Minstons Jamaican Deli, bringing authentic Jamaican cuisine to one of North Fulton's thriving commercial corridors.



**3150 East Highway 34
Newnan, GA. 30265**

\$1,194,632

Date Closed: 4/01/26

Term: 10 Years | Lease

Product Type: Commercial | Restaurant
Building Size: 3827 SF

Strategically located along a major commercial corridor, the property offers excellent visibility, strong traffic counts, and an ideal setting for a restaurant concept.

PORTFOLIO



**2145 Slater Mill Road,
Douglasville, GA, 30135**

\$475,000

Date Closed: 04/30/23

Property Type: Office | Medical
Building Size: 9,765 SF

This 9,765 SF former medical building in Douglasville being transformed into modern office space, offering strong redevelopment potential in a growing commercial corridor.



**00 Oglethorpe Blvd
Albany, GA, 31705**

\$250,000

Date Closed: 01/31/26

Parcel 00188/00001/18A | 00188/00001/18C

Property Type: Land
Property Size: 6.85 AC

This 6.85-acre assemblage in Albany includes two parcels along Oglethorpe Boulevard, creating strategic development opportunities for future commercial or mixed-use investment projects.



**418 Sand Drive | 902 Oglethorpe Blvd |
906 Oglethorpe Blvd
Albany, GA, 31705**

\$110,000

Date Closed: 01/31/26

Property Type: Land
Property Size: 18.64 AC

This 18.64-acre assemblage of four vacant lots near Albany State University offers strong potential for student-focused housing, mixed-use, or complementary campus-oriented development.

PORTFOLIO



203, 207, 211, 213, 215, 217 Solomon Court Albany, GA

\$429,000

Date Closed: 02/21/25

Property Type: Portfolio Townhomes
Property Size: 6 Units

This portfolio features 22 strategically located properties, including a mix of townhomes and buildable lots, offering exceptional opportunities for residential development, investment growth, and future expansion in a high-potential market.



219, 221, 223, 225, 227, 229, 231, 233, 235, 237, 224, 226 Solomon Circle

900, 902 Sunbury Lane Albany, GA

\$200,000

Date Closed: 02/28/25

Property Type: Portfolio Townhomes
Property Size: 14 Units

This portfolio includes 22 properties featuring townhomes and buildable lots, providing strong opportunities for residential development, investment potential, and long-term community growth.



201, 205 Solomon Circle Albany, GA

\$71,000

Date Closed: 02/20/25

Property Type: Portfolio Townhomes
Property Size: 2 Units

This 22-property portfolio combines townhomes and buildable lots, creating a unique opportunity for residential expansion, strategic investment, and future development potential.



COMMERCIAL ATLANTA CLASSIC

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