

biscardi creative media | 6,000 sq. ft. production space for sale / lease, Buford GA

Biscardi Creative Media is relocating from its home of the past 5 years and the facility is for Sale / Lease in Buford, GA, just north of Atlanta. This custom designed creative production space is the perfect home for any film, video or interactive media design firm. Located just 5 minutes from Lake Lanier Islands Resort. Some details about the space:

BUILDING	Designed by Walter Biscardi, Jr. Engineered by Bob Zelin & the WH Platts Company Built in 2010. Metal Building Frame, three sides Brick. 1.63 Acres. Facility is unmarked for privacy and features a private backyard on almost 2 acres of land. 21 off street parking spaces plus room for additional vehicles on side of building.
POWER	400 amp service to the building. 200 amps to main offices. 200 amps available in the warehouse. 166 amp automatic backup generator NOT included in the price, but negotiable to stay.
HVAC	Three HVAC units. One Unit dedicated to the Machine Room.
MACHINE ROOM	Centrally located to feed 9 office / creative suites, 5.1 surround theater, media library. 6 dedicated 20 amp power drops. More can be added. All power and cabling drops from the ceiling, no power on the floor. Underground channel to 5.1 surround theater for cabling directly to mixing console.
OFFICES / CREATIVE SUITES	9 oversized office / creative spaces with 9 foot drop ceilings for easy access to cabling. Plenty of room for editorial, color, graphics, animation and production office space. Double walls with air gap between suites for sound deadening between rooms.
MEDIA LIBRARY	22 x 11 foot room can house media management, tape logging, archiving and more. Connected directly to the Machine Room for efficient movement of media to equipment.
AUDIO MIXING THEATER / SCREENING ROOM	Room designed by Patrick Belden, Sound Designer for "Good Eats." Room within a room design with all walls angled, ceiling angled, heavy exterior doors. Underground wire channel from the Machine Room to bring cabling directly to audio console. Can seat 6 to 12 comfortably as a screening room.
VOICE OVER	8" Walls all around and Plenum Chamber in Air Conditioning duct for noise canceling. In wall wiring for two microphones.
CONFERENCE ROOM	Can easily seat 12 around an oversized table. Dry erase wall. A/V and Network wiring back to the Machine Room.
INSERT STAGE / WAREHOUSE	1400 square feet with 18.5' ceilings 14' drive in truck door.
KITCHEN / GAME ROOM	Oversized kitchen / game room with 50's Retro Diner theme Can be configured to seat 20
PRICE	Sale: \$155/sq ft or \$930,000 Lease: \$14/sq ft or \$7000/month
CONTACT	The Simpson Company. Lee Hemmer 770-530-3646, lee@simpsoncompany.com Facility is shown by appointment only.

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Oversized Kitchen / Game Room



Office / Creative Space



5.1 Mixing Theater / Screening Room / Classroom



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Creative Production Space, 4942 Summer Oak Drive, Buford, GA

simpsoncompany.com 770-530-3646



1400 sq.ft. warehouse / insert stage. 14' drive in door, 18' ceilings. Attic space upstairs.



Conference Room



Voice Over with video feed.



Machine Room



Back Yard

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