CLEANING IN MOTION

AUGUST 31, 2026

VOL. 1 · WEEKLY TERRITORY BRIEF

ATLANTA METRO · COMMERCIAL FACILITY-SERVICES OPPORTUNITY BRIEF

EDITOR'S NOTE

Atlanta's **20 qualified triggers** this week lead with a fresh wave of medical-office and clinic activity plus two Buckhead institutional resets. The Small & Mid-Size section opens with newly operating restaurants and clinics where a local crew can lock a recurring clean quickly — Potbelly Sandy Springs, the Atlanta Autism Center and two new medical-office tenancies; the anchor section follows with the **Christ Covenant / Piedmont Place $16.9M Buckhead office buy**, a $18.6M downtown Decatur office sale, CBRE IM's ~$100M Cobb warehouse acquisition and the Stone Mountain Costco opening. **Dial the NOW tier first:** the newly operating restaurants and clinics are setting vendors now, and Costco Stone Mountain is live. **Apollo enrichment was unavailable this cycle; CALL rows use verified business-line property contacts (Google Maps) instead. Editor's note:** Christ Covenant's Piedmont Place acquisition is a church-to-sanctuary conversion of a Buckhead office building — a real institutional reset, not a recycled office lead.

PLAYS TO RUN THIS WEEK

1. **Call the newly operating restaurant and clinic cluster before routines harden.** Potbelly (Sandy Springs) and the Atlanta Autism Center are live with verified business lines — sell a responsive daily clean while operators are still choosing vendors.
2. **Lock the fresh medical-office tenancies.** The 2 Dunwoody Park and 2201 Newnan Crossing medical-office deals put clinical tenants into space now — offer clinical-grade daily cleaning and high-touch disinfection to the new occupants.
3. **Get in front of the Christ Covenant / Piedmont Place conversion.** The $16.9M Buckhead office acquisition (Transwestern services the building) converts office space into a sanctuary — an institutional reset for post-construction detail, floor care and grounds.
4. **Track the CBRE IM Cobb warehouse portfolio and Costco opening.** The ~$100M Cobb industrial buy and the new Stone Mountain Costco are large-lot and right-sized janitorial plays now under fresh ownership/operation.

HOW TO READ A LEAD

NEW OWNER trigger event & asset type **WHO** = decision-making party **CALL** = verified contact (Google Maps business lines)

● HIGH/MED/LOW CLEAN = serviceable scope (not building size) ● CLEANING ● PARKING LOT ● LANDSCAPING

SMALL & MID-SIZE — RIGHT-SIZED JOBS

10 RIGHT-SIZED LEADS

Square footage is not the filter — **serviceable footprint** is. HIGH / MED / LOW CLEAN = cleanable scope.

HOT · NOW · 0–90 DAYS · HIGH CLEAN

ATLANTA AUTISM CENTER — Flowery Branch (Hall)

PROPERTY SALE / NEW OWNER · HEALTH CLINIC · $7.2M · CLEANING

WHO **Atlanta Autism Center** was acquired in a $7.2M owner-user medical sale (Marcus & Millichap, June). A wall-to-wall pediatric therapy clinic with exam/therapy rooms, waiting areas and restrooms is a strong clinical daily-clean target under fresh ownership.

JOB **Right-sized:** daily clinical crew, ~5x/wk

CALL Atlanta Autism Center — (833) 628-8476 · business line

MOVE **Cleaning —** Position a clinical daily clean with high-touch disinfection, therapy/exam-room detail, waiting-area care and restroom service.

WATCH · Ask for the clinic/practice administrator.

Source: Marcus & Millichap — Atlanta Autism Center $7.2M sale

HOT · NOW · 0–90 DAYS · HIGH CLEAN

POTBELLY SANDWICH SHOP — Sandy Springs (Fulton)

NEW OPENING · RESTAURANT · AUG · CLEANING

WHO **Potbelly** opened a new Sandy Springs sandwich shop this cycle. A fresh full-service counter with a prep line, dining area and restroom is a recurring nightly-clean target while its vendor cadence is still forming.

JOB **Right-sized:** nightly close-clean crew, ~5–6x/wk

MOVE **Cleaning —** Offer a nightly kitchen, dining, counter and restroom close clean with a flexible launch schedule.

WATCH · Ask for the store manager/franchisee.

Source: Rough Draft Atlanta — Sandy Springs retail & business openings

HIGH · NOW · 0–90 DAYS · HIGH CLEAN

2201 NEWNAN CROSSING MOB — Newnan (Coweta)

NEW MEDICAL TENANCY · MEDICAL OFFICE · ANCHOR HEALTH · CLEANING

WHO **Anchor Health Properties** placed a new medical tenancy at the 2201 Newnan Crossing medical-office building (Lee & Associates Q2 medical-office report). A wall-to-wall MOB with clinical suites needs clinical-grade daily cleaning and high-touch disinfection.

JOB **Right-sized:** daily clinical crew, ~5x/wk

CALL Anchor Health Properties — (434) 293-8004 · business line

MOVE **Cleaning —** Position a clinical daily clean with exam-room detail, waiting-area care, high-touch disinfection and restroom service.

WATCH · Reach the MOB property manager / practice administrator.

Source: Lee & Associates — Q2 2026 Atlanta Medical-Office Market Report

HIGH · NOW · 0–90 DAYS · HIGH CLEAN

2 DUNWOODY PARK — MEDICAL-OFFICE TENANCY, Dunwoody (DeKalb)

NEW MEDICAL TENANCY · MEDICAL OFFICE · DUNWOODY · CLEANING

WHO **2 Dunwoody Park** added a new medical-office tenancy this quarter (Lee & Associates Q2 medical-office report). A clinical suite in a suburban MOB is a strong recurring daily-clean target as the tenant stands up operations.

JOB **Right-sized:** daily clinical crew, ~5x/wk

MOVE **Cleaning —** Offer a clinical daily clean: exam-room detail, high-touch disinfection, waiting-area care and restroom service.

WATCH · Reach the building property manager and the new practice administrator.

Source: Lee & Associates — Q2 2026 Atlanta Medical-Office Market Report