

PROGRESSING THE COMMON WORKPLACE ENVIRONMENT

SPACE AVAILABILITIES FOR SMALL BUSINESSES AND FULL BUILDING USERS ALIKE



IMPACTFUL EXTERIOR RENOVATIONS COMPLETE

- Eclectic, industrious exterior
- Enhanced modern landscaping
- Improved campus signage and wayfinding
- Impactful tenant signage opportunities

PROJECT HIGHLIGHTS

- Seven building, 38+ acre campus, located directly off GA-400 with high-visibility from Dunwoody Place
- Stable, motivated ownership
- Wide range of space availabilities from 1,993 rsf to 44,000 SF full building opportunities
- Centralized to Sandy Springs, Roswell, Dunwoody, and surrounding suburban neighborhoods
- Flexible space builds - ideal for a wide-range of professional service, creative office, small business, or specialty retail tenants
- Home to the new Pontoon Brewery



For leasing information, contact:

Matt Spickard
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 **TRANSWESTERN**[®]
NORTHEDGECOMMONS.COM

ACCESSIBLE LOCATION, CLOSE TO HOME.

SANDY SPRINGS-ROSWELL-ATLANTA ON THE FORBES LIST OF 'AMERICA'S FASTEST GROWING CITIES 2017'

- Located immediately off the GA-400 Northridge exit
- Less than one mile to other major thoroughfares
- Preferred cut-through access to several affluent DeKalb and Fulton County surrounding neighborhoods
- Two miles to Canton Street restaurants, breweries, and retail
- MARTA bus stops on-site, North Springs Station close by

SURROUNDING DRIVE TIMES

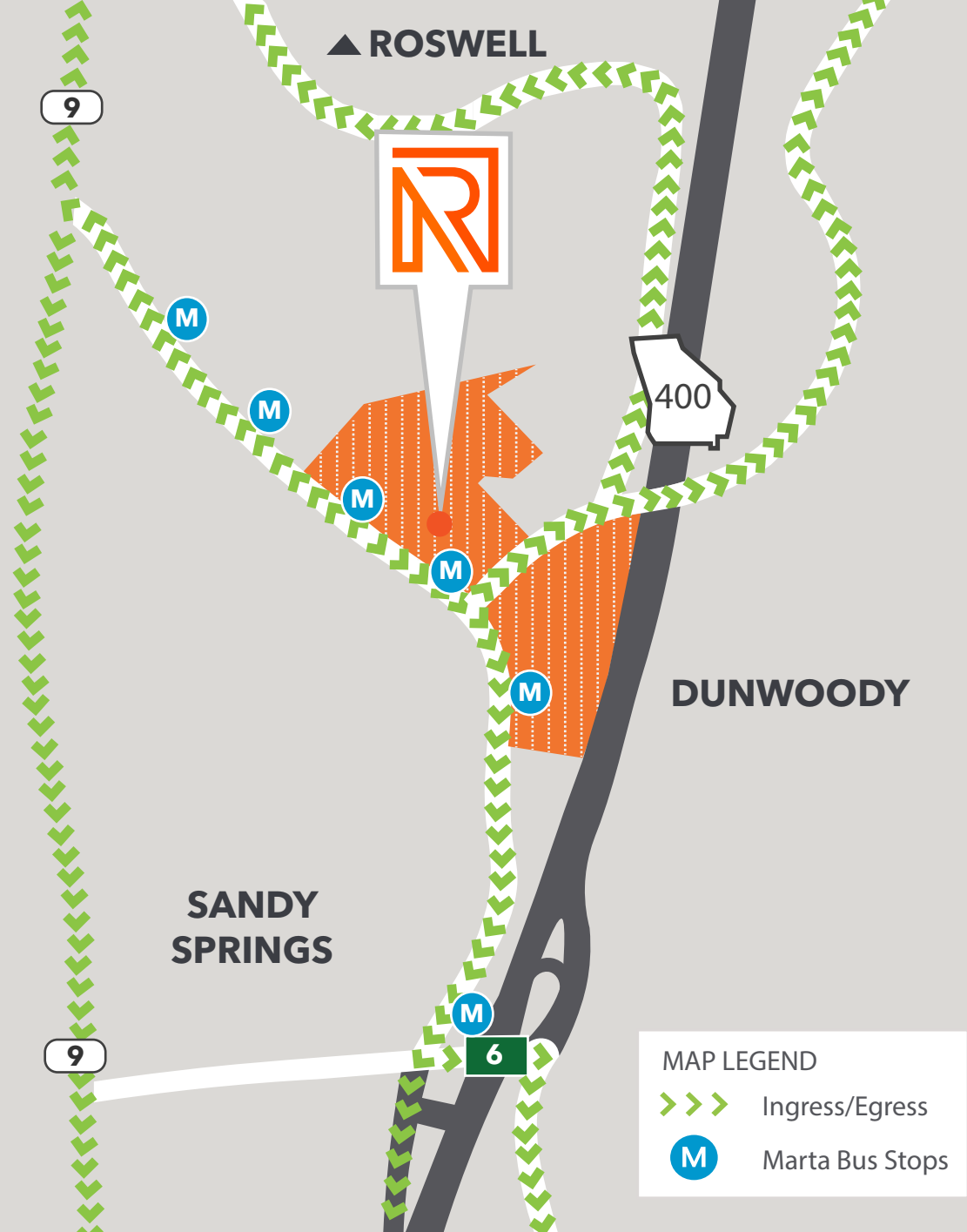
Historic Roswell	2 miles
Dunwoody	3 miles
MARTA North Springs Station	4 miles
City Springs (downtown Sandy Springs)	5 miles
Alpharetta	8 miles
Brookhaven	10 miles
Buckhead/Atlanta	13 miles

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AMENITIES AROUND

- Expedient access to +40 casual and fine dining restaurants, nearby Historic Roswell breweries, entertainment, and retail
- Short drive to the Chattahoochee River and Nature Center, numerous parks and trails, and national historic sites

RESTAURANTS

- | | |
|---|---|
| A QT Kitchens | P Oak Street Café |
| B Starbucks, McDonald's, Arby's, Aladdin's Mediterranean Grill | Q Pastis Restaurant & Bar, Mac McGee Pub, The Real Fix Pizzeria, Tutto Kitchen & Bar, Roux On Canton, Salt Factory Pub, Little Alley Steak, Ceviche Taqueria, Zest, Grand Champion BBQ |
| C Smoothie King, Wing Stop | R Diesel Pizza & Pub, Vin25, Pie Hole, Plum Café |
| D Sandy Springs Diner | S Table & Main |
| E Subway, Three Dollar Café, Rusty Nail Pub | T Osteria Mattone, The Fickle Pickle, Swallow at the Hollow, Greenwood's, Adele's On Canton, The Roswell Tap |
| F Chick-Fil-A, Waffle House | U Rice Thai Cuisine, Carlisle's Pizza Tavern, NOCA |
| G Bojangles, Enzo Japanese Eatery | V PURE Taqueria |
| H Pizza Hut, Moe's Southwest Grill, Dunkin' Donuts | W Thumbs Up Diner, Lucky's Burger & Brew |
| I 710 Grille | X Harp Irish Pub, McAlister's Deli, Burger King |
| J North River Tavern | Y OTP Tap and Grill, Little Caesars Pizza, Boston Market |
| K Amalfi's Restaurant | Z Foundation Social Eatery, Taqueria Tsunami, Aqua Blue, Wendy's, Kale Me Crazy, Zaxby's |
| L Land of 1000 Hills Coffee | |
| M Bella Italia, El Porton Mexican Restaurant | |
| N The Mill Kitchen and Bar | |
| O Public House, Spiced Right Ribhouse | |

* All amenities shown within a 4 mile radius

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GROCERY, FITNESS & ENTERTAINMENT

- | | | |
|------------------------------------|--|----------------------------|
| 1 Publix, YouFit | 3 Kroger | 5 Gate City Brewery |
| 2 Stars & Strikes, CrossFit | 4 Roswell Yoga Life, RAW Juice Boutique | 6 LA Fitness |

GAS

- | | |
|-------------------|------------------|
| 1 QuikTrip | 4 Shell |
| 2 CITGO | 5 Chevron |
| 3 BP | |

BANKS

- | | |
|--------------------------|-------------------|
| 1 Suntrust | 4 Chase |
| 2 Bank of America | 5 PNC Bank |
| 3 Wells Fargo | |