



PEACHTREE CORNERS COLLECTION



WINNETT COUNTY - METRO ATLANTA

PEACHTREE CORNERS COLLECTION

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THE OFFERING OVERVIEW

Jones Lang LaSalle Americas, Inc. (“JLL”) is pleased to present the opportunity to acquire The Peachtree Corners Collection (“Property”) a three building Collection of suburban office buildings totaling 302,201 square feet strategically located in one of Atlanta’s most dynamic office submarkets at mid-year 2020 – Peachtree Corners. Built between 1986 and 1997, the Property is a highly unique value-add opportunity to acquire a Collection of buildings with diverse profiles - one fully stabilized, one value-add and one fully vacant and poised to capture the momentum and tenant demand gravitating to highly amenitized suburban nodes, such as the immediate area which includes The Forum and Peachtree Corners Town Center. In addition to considering offers on the Collection, the owner would consider individual offers for any building or combinations of buildings.

Anchored by CarMax (25% of the Property / Feb-30 expiration), The Property offers diversification across a number of growth industries including technology, financial services, law and marketing - further mitigating risk to any single industry. The immediate area is undergoing a transformation into a vibrant and rapidly redeveloping close-in suburban community. Additionally, Peachtree Corners is at the epicenter of a technological evolution in experimental IoT (Internet of Things) technology in the metro region. With mid-year net absorption figures for Peachtree Corners trailing only Midtown Atlanta (as a percentage of inventory), the assets are positioned to appeal to tenants favoring suburban office environments adjacent or near mixed-use amenities serving as the center of its respective community.



	5707 PEACHTREE PWKY.	3585 ENGINEERING DR.	6625 THE CORNERS PKWY.	TOTAL / AVG.
ADDRESS	5707 Peachtree Pkwy Norcross, GA 30092	3585 Engineering Dr. Norcross, GA 30092	6625 The Corners Pkwy Norcross, GA 30092	Varies
PRODUCT TYPE	Office	Office	Office	Office
SQUARE FOOTAGE	100,653 SF	98,092 SF	103,456 SF	302,201 SF
SITE SIZE	8.98 acres	9.36 acres	6.55 acres	24.9 Acres
YEAR BUILT	1997	1996	1986	Varies
OCCUPANCY	100.0%	0.0%	43.7%	48.3%
PARKING SPACES	659 spaces	375 spaces	363 spaces	1,397
PARKING RATIO	6.6 / 1,000 SF	3.8 / 1,000 SF	3.5 / 1,000 SF	4.6 / 1,000 SF

PEACHTREE CORNERS RESURGENCE

The City of Peachtree Corners is quickly becoming a preferred suburban enclave approximately 25-minutes from Atlanta’s urban core. Developments such as the new Town Center and Atlanta’s Technology Park’s revival are accelerating growth and leasing velocity in the submarket.

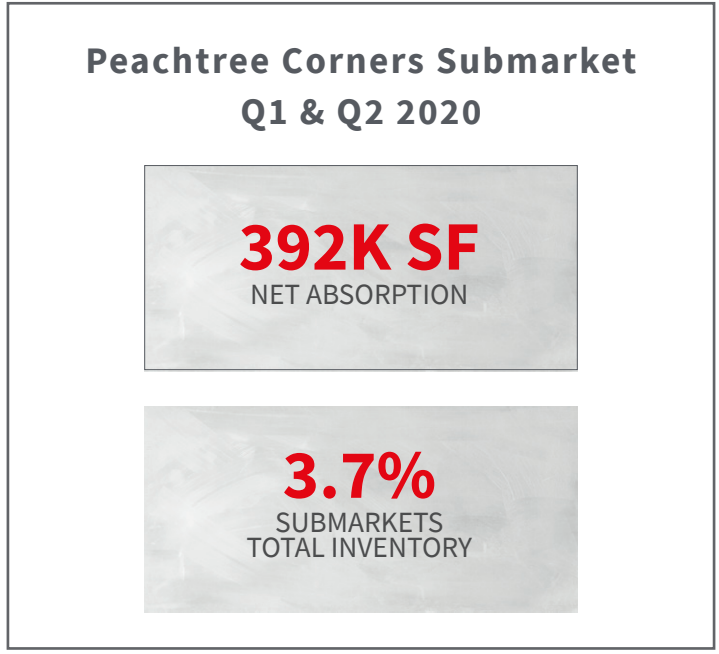


“MassMutual Latest Win For Peachtree Corners Landlords”
- Bisnow (Apr-19)

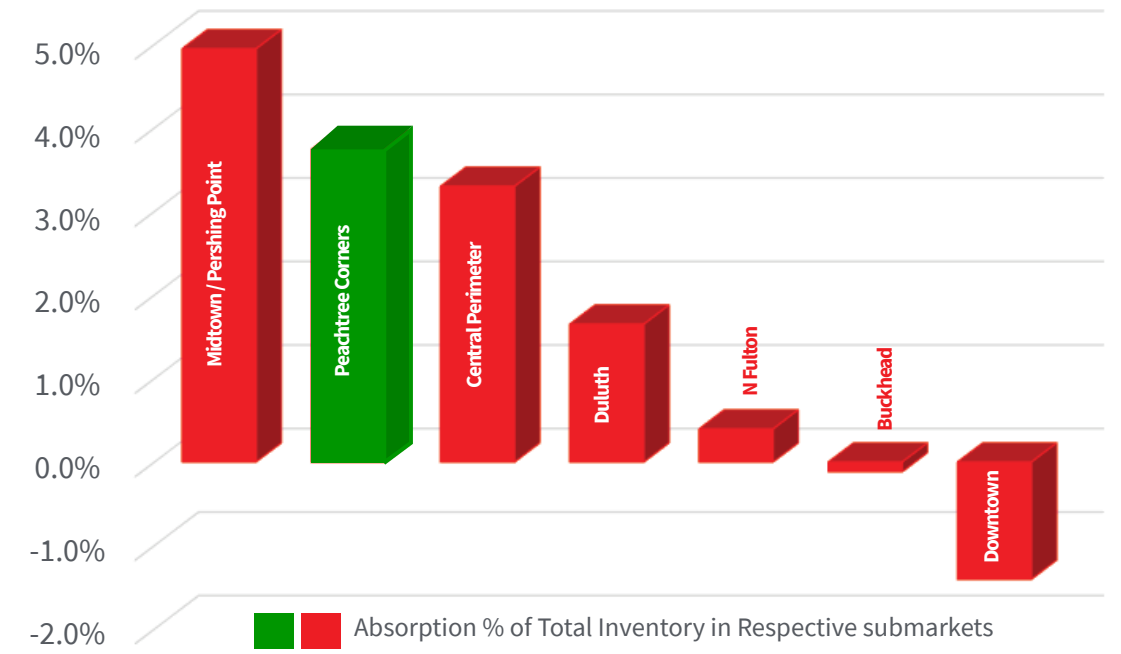
“Software company Brightree LLC will relocate HQ to Peachtree Corners”
- Atlanta Business Chronicle (Feb-19)

“Hapag-Lloyd America to invest \$5.5M, create 360 jobs in Gwinnett County expansion”
- Atlanta Business Chronicle (Dec-18)

RENEWED INTEREST IN SUBURBAN ASSETS



Submarket Absorption Q1 & Q2 2020



GROWING AMENITY BASE & CORRIDOR



With direct access to Peachtree Pkwy, tenants and visitors are able to easily access over 100 restaurants by foot or car. Development continues to transform Peachtree Corners with the construction of 1,234 apartment units and 570,000 SF of industrial and office space.

Nearby Notables Amenities

- THE FORUM**
On Peachtree Parkway
 The Forum Peachtree Parkway is a 500,000 SF lifestyle center that offers an elite collection of merchants, gathered in a unique outdoor setting. Located just xx.x miles from xx.x, The Forum's Main Street offers some of Atlanta's best selection of shopping and dining.

PROPERTY DETAILS

500,000
SQUARE FEET

19
DINING OPTIONS

55
FIRST-IN-CLASS
RETAILERS

TRADER JOE'S
ANCHOR TENANT

- TOWN CENTER**
 Peachtree Corners Town Center is a 21-acre premier mixed-use development incorporating nearly 70,000 SF of restaurant and retail space including a theatre, shops, chef-driven restaurants, and the city's central Town Green as well as 74 planned luxury townhomes.

PROPERTY DETAILS

74
LUXURY TOWN HOMES

15
DINING OPTIONS

2+ ACRE
EVENT LAWN

CINEBISTRIC
MOVIES WITH TASTE
ANCHOR TENANT



Publicly funded lab designed to provide real world test environment to advance next generation intelligent mobility and smart city technology. Assets include:

- 1.5 mile autonomous vehicle test track located within office park
- Fully operational 5G
- 1G dedicated Fiber
- 25k SF tech incubator

6625
THE CORNERS

3585
ENGINEERING DR.

5707
PEACHTREE PKWY.

PEACHTREE CORNERS TOWN CENTER










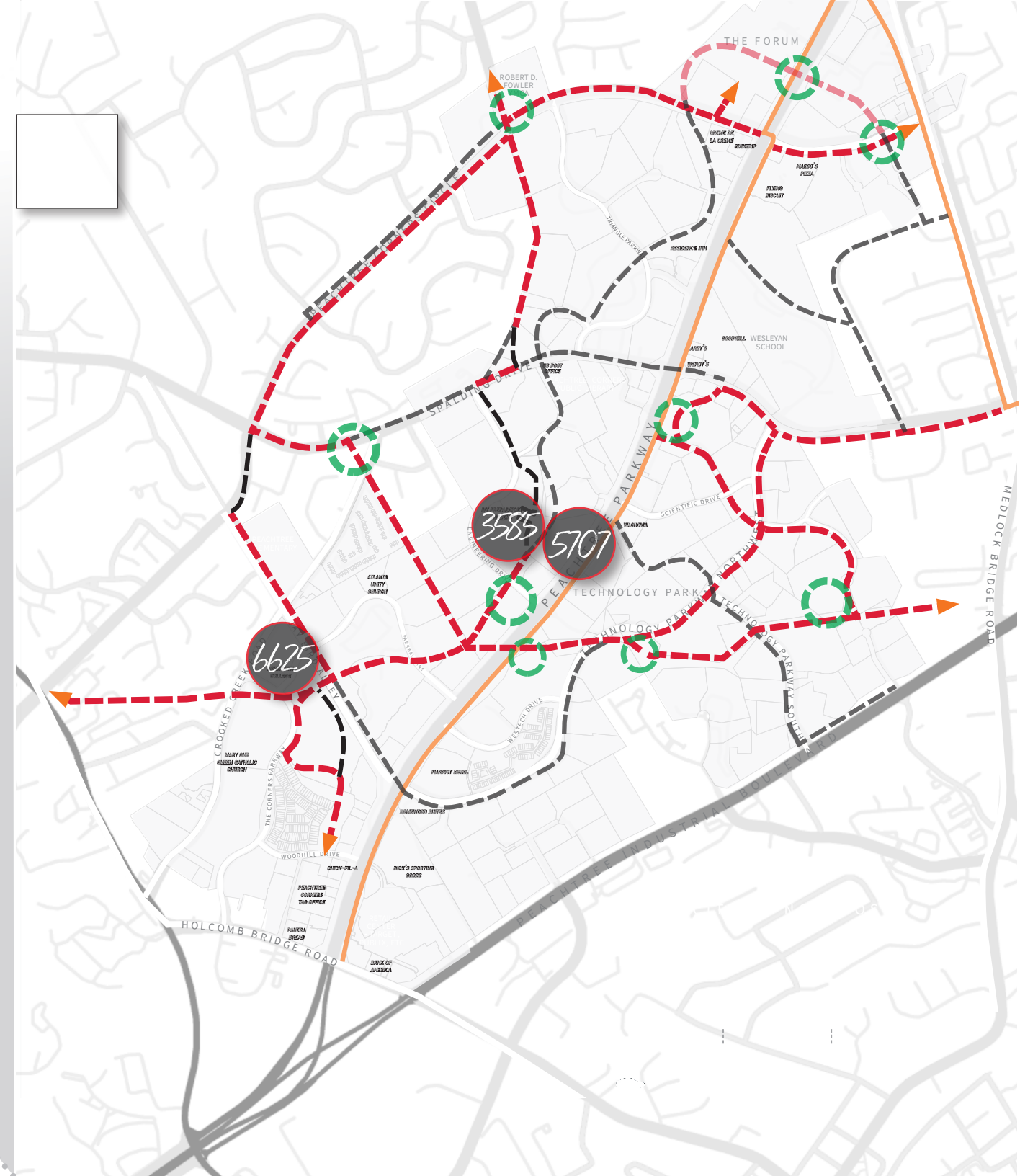
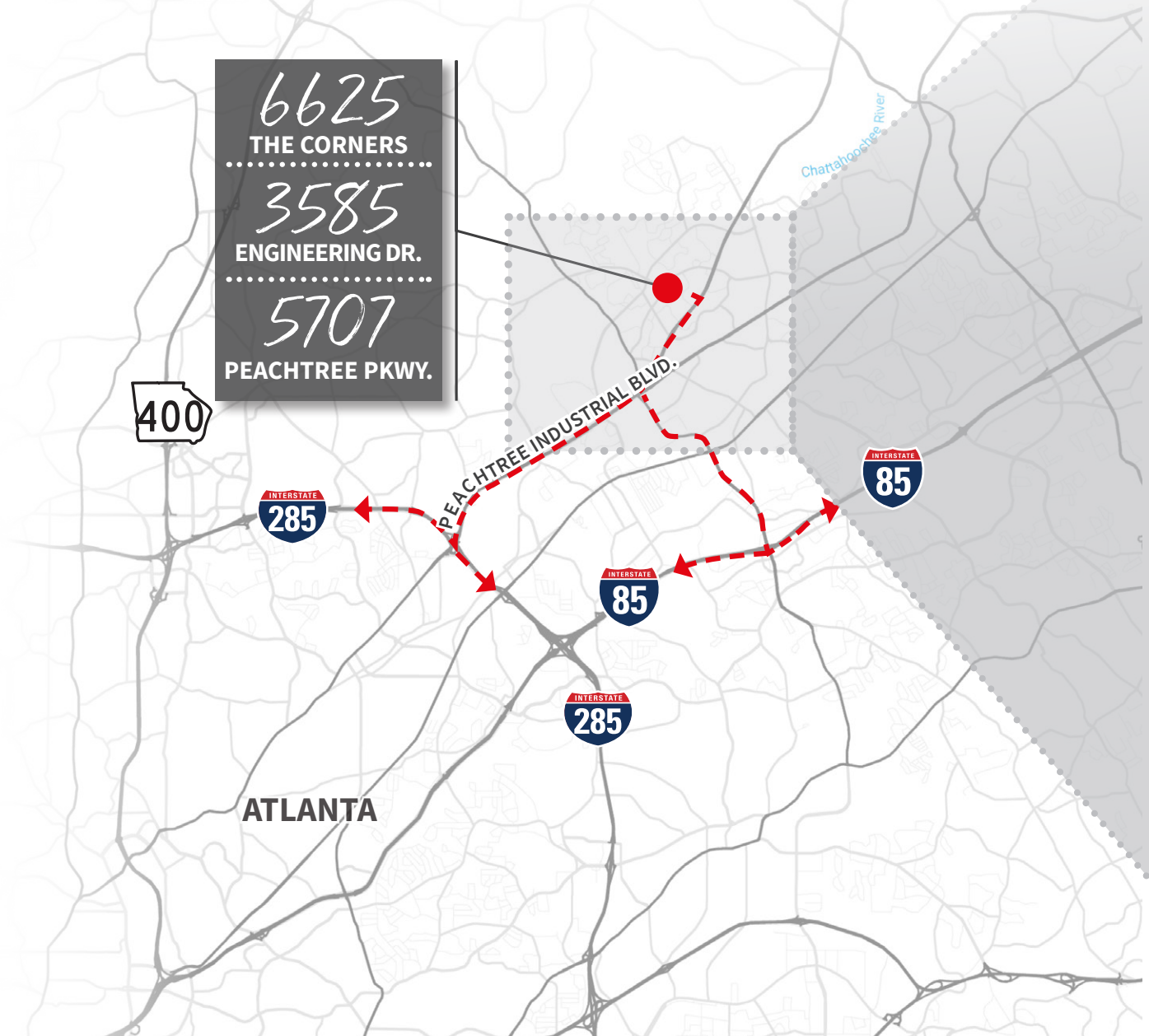
THE FORUM ON PEACHTREE PARKWAY



DYNAMIC LOCATION & ACCESSIBILITY

The properties have direct access to Peachtree Pkwy. and Jimmy Carter Blvd. providing direct access to I-285 and I-85. With the ease to access all of Atlanta's MSA, the Peachtree Corner Collection is positioned to attract businesses, both large and small.

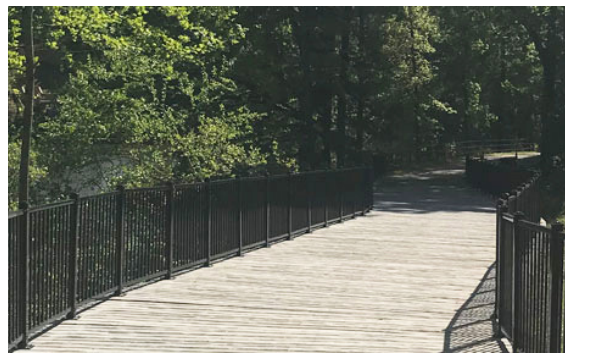
- KEY DRIVE TIMES**
-  I-85
 -  I-285
 -  GA-400
 -  The Forum
 -  Peachtree Corners Town Center
 -  Avalon
 -  Hartsfield Jackson International Airport



PEACHTREE CORNERS TRAIL SYSTEM

The properties are located on the Peachtree Corners Trail System - connecting each of the assets to the surrounding amenities like The Forum and Peachtree Corners Town Center.

The city began construction on the 11.6 mile Trail System in 2016, and has continued to develop the network of paved / unpaved trails throughout the last four years.



TOP GEORGIA SCHOOLS

Peachtree Corners boasts some of the top schools in the state, drawing decision makers and workforce talent to the area.

6625
THE CORNERS
.....
3585
ENGINEERING DR.
.....
5707
PEACHTREE PKWY.



SCHOOL	RANK IN GA
Northview High School	#10
Chattahoochee High School	#11
Johns Creek High School	#15
Centennial High School	#54
Norcross High School	#73

ATLANTA

FAVORABLE DEMOGRAPHICS

One of the most affluent population bases in Georgia helps support the area's high residential values and businesses. Peachtree Corners features a highly educated workforce, top rated public schools, and boasts some of the highest household incomes in the state. In addition to the influx of suburban residents in a post-COVID world, Peachtree Corners has seen a flock of millennials who are moving to the suburbs to raise families. Each of these factors attract and retain businesses who value an educated and talented workforce and proximity to executive housing.

1-MILE RADIUS

18,739
POPULATION

\$137,282
AVG. HH INCOME

\$319,940
AVG. HOME VALUE

40.3%
BACHELOR'S
DEGREE +

3-MILE RADIUS

183,360
POPULATION

\$114,329
AVG. HH INCOME

\$377,049
AVG. HOME VALUE

53.4%
BACHELOR'S
DEGREE +

5-MILE RADIUS

348,864
POPULATION

\$106,979
AVG. HH INCOME

\$389,264
AVG. HOME VALUE

52.3%
BACHELOR'S
DEGREE +