


# CROWN POINTE

1040 & 1050 CROWN POINTE PARKWAY / ATLANTA

POTENTIAL  
ABOUND

 TRANSWESTERN®



PACIFIC OAK



TRANSFORMING INTERIORS  
CONNECTED CAMPUS  
MAXIMIZING THE MODERN WORKDAY

Come experience Crown Pointe, a two-building progressive office campus that recently underwent a holistic multi-million dollar transformation., aimed at shifting how the central perimeter market interacts with their workplace.

From improved landscaping and refreshed campus signage to an activated greenspace plan, stunning new lobbies to reinvented common areas and contemporary spec suite offerings, renovations were focused on connecting and improving tenant experience from the outside in.

Through commitment to vision, quality, and its tenants, Pacific Oak is redefining what the modern workplace can be. Our buildings are not just a place to work, but a lifestyle experience. We're defining the new suburban standard.

Time to get reacquainted.

/ CURRENT SPACE AVAILABILITIES  
RANGE FROM 1,618 RSF TO FULL FLOOR  
OPPORTUNITIES /



/1040 & /1050 Crown Pointe Parkway

For leasing information, contact:

**Zach Wooten**  
zach.wooten@transwestern.com  
404.842.6540

**Stephen Clifton**  
stephen.clifton@transwestern.com  
404.842.6538

**T** TRANSWESTERN®  
Experience Extraordinary

 PACIFIC OAK

**CROWNPOINTE.COM**



/1050 Front Lobby

TIMELESS, HIGH-END FINISHES

NEUTRAL, CONTEMPORARY COLOR SCHEME

MAXIMUM USE OF GLASS AND NATURAL LIGHT

ENHANCED TENANT AMENITIES

Including a complimentary 2,500 sf business lounge with unlimited Starbucks® coffee and reserve-ready conference space

Upgraded fitness center with new equipment and refinished locker rooms and showers

Outdoor walking paths and plentiful green space

For leasing information, contact:

**Zach Wooten**  
zach.wooten@transwestern.com  
404.842.6540

**Stephen Clifton**  
stephen.clifton@transwestern.com  
404.842.6538



[CROWNPOINTE.COM](http://CROWNPOINTE.COM)





/1040 View Towards Elevator Cabs

For leasing information, contact:

**Zach Wooten**  
zach.wooten@transwestern.com  
404.842.6540

**Stephen Clifton**  
stephen.clifton@transwestern.com  
404.842.6538



[CROWNPOINTE.COM](https://www.crownpointe.com)



**/1050** Newly Renovated Lobby

For leasing information, contact:

**Zach Wooten**  
zach.wooten@transwestern.com  
404.842.6540

**Stephen Clifton**  
stephen.clifton@transwestern.com  
404.842.6538



**CROWNPOINTE.COM**





Elevator Lobbies

For leasing information, contact:

**Zach Wooten**  
zach.wooten@transwestern.com  
404.842.6540

**Stephen Clifton**  
stephen.clifton@transwestern.com  
404.842.6538



[CROWNPOINTE.COM](http://CROWNPOINTE.COM)



Sample Tenant Build Out

For leasing information, contact:

**Zach Wooten**  
zach.wooten@transwestern.com  
404.842.6540

**Stephen Clifton**  
stephen.clifton@transwestern.com  
404.842.6538



[CROWNPOINTE.COM](http://CROWNPOINTE.COM)



WELL-APPOINTED COMMON AREA  
CORRIDOR, ELEVATOR LOBBY, AND  
RESTROOM UPGRADES

NOW LEASING 2,100 RSF PREMIUM SPEC  
SUITE

2 closed offices

Focal signage wall

Open office, seating up to 15

Large closed IT/stor.

Open break areas with stainless steel appliances and  
window views

Now leasing in the 1050 building



/1050 Exterior View

For leasing information, contact:

**Zach Wooten**

zach.wooten@transwestern.com  
404.842.6540

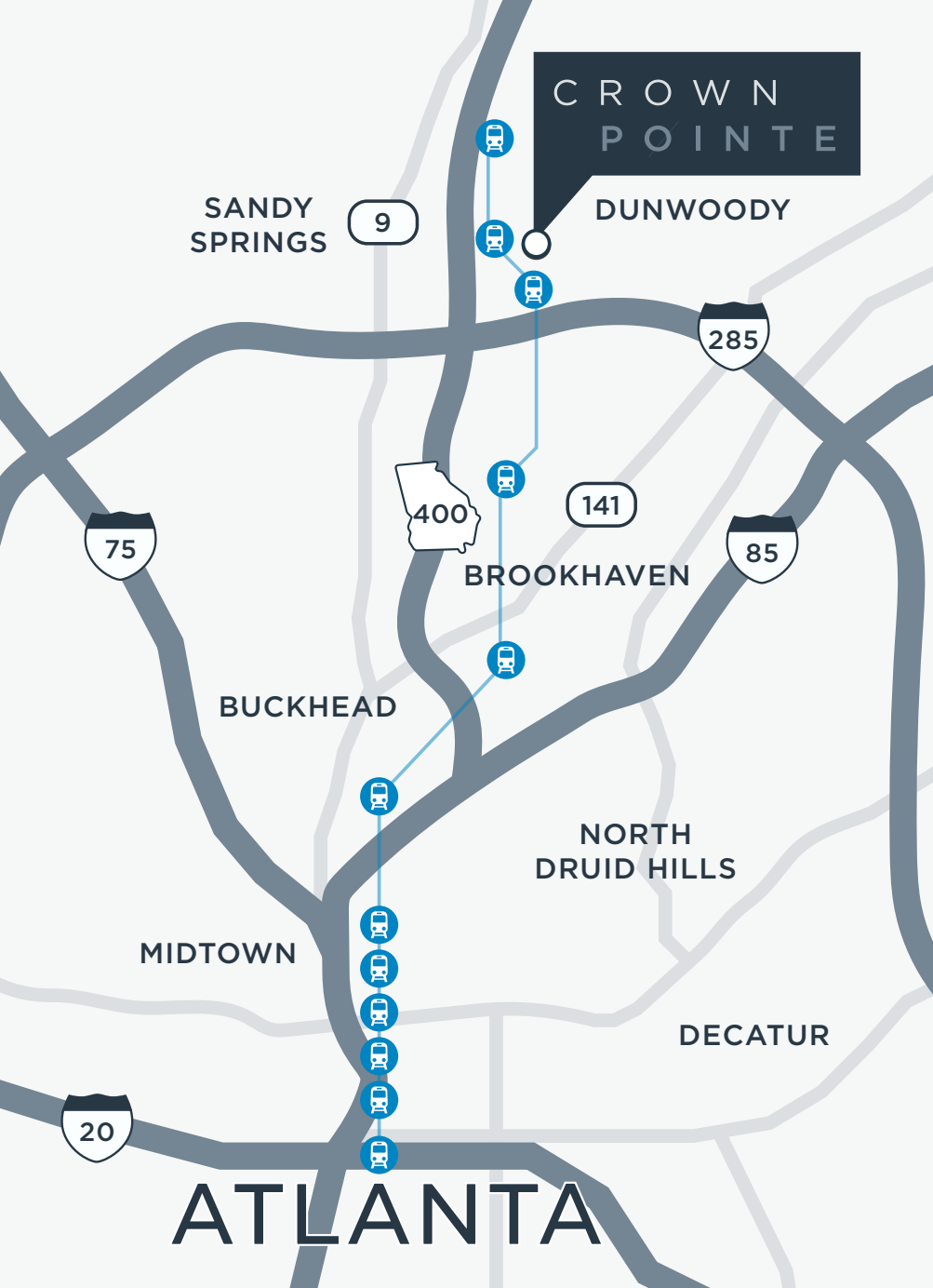
**Stephen Clifton**

stephen.clifton@transwestern.com  
404.842.6538



CROWNPOINTE.COM





## ALWAYS ACCESSIBLE

Well-positioned at the pulse of Central Perimeter

Direct pedestrian walkway from project to MARTA Sandy Springs station from inside covered parking deck

Short commute to GA 400 and I-285

Preferred cut-through access to several affluent DeKalb and Fulton County surrounding neighborhoods

Minutes to everything, miles from conventional

## DRIVE TIMES

- > .5 Mile      MARTA Sandy Springs Station
- > 1 Mile      GA 400 via Hammond Drive
- 2 Miles      Sandy Springs via Mount Vernon Highway
- 2 Miles      I-285 via Ashford Dunwoody Road
- 5 Miles      Brookhaven via Ashford Dunwoody Road
- 9 Miles      Buckhead via GA 400
- 12 Miles      Downtown Atlanta via GA 400/Connector

For leasing information, contact:

**Zach Wooten**  
 zach.wooten@transwestern.com  
 404.842.6540

**Stephen Clifton**  
 stephen.clifton@transwestern.com  
 404.842.6538



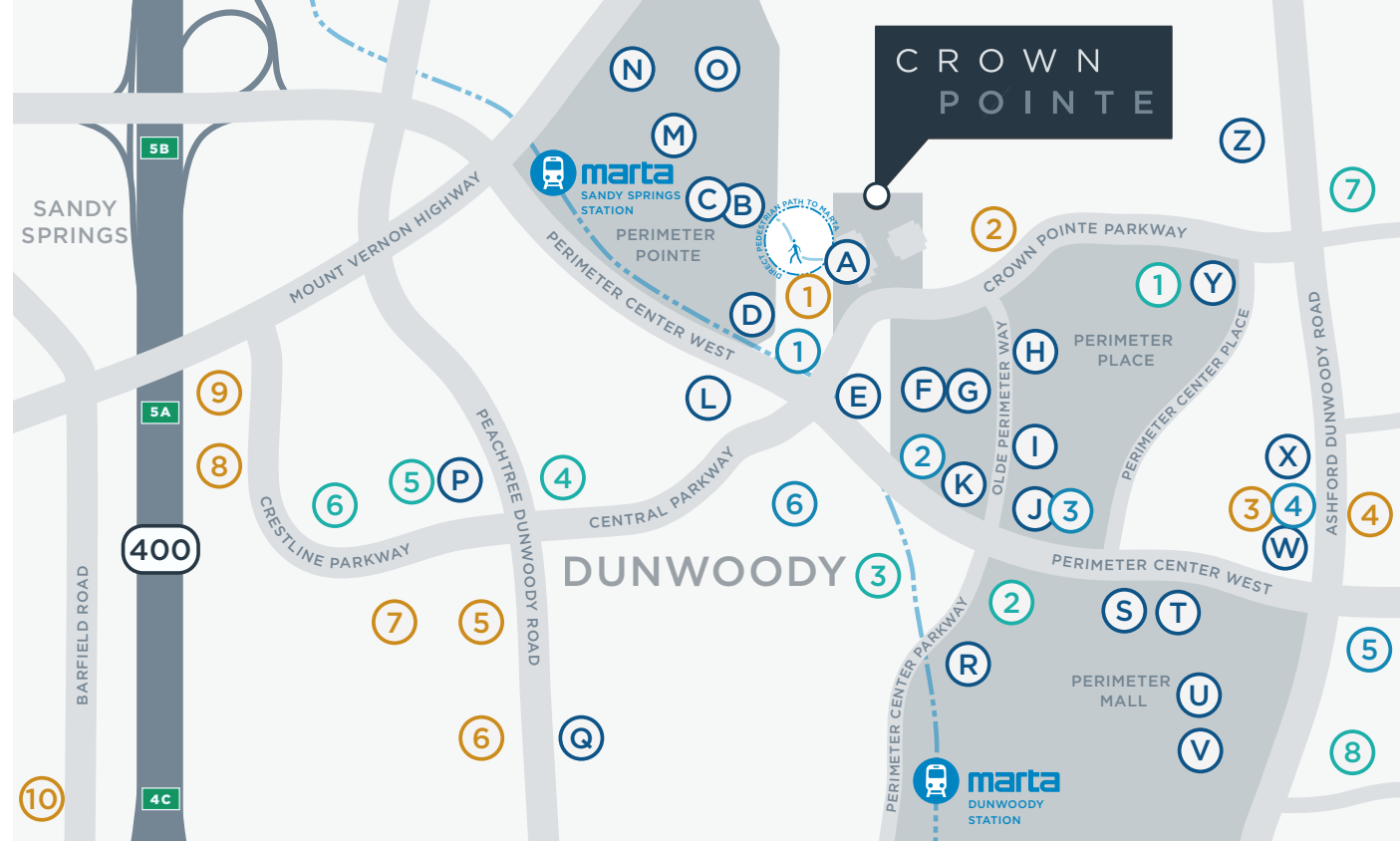
[CROWNPOINTE.COM](http://CROWNPOINTE.COM)

## AMENITIES ABOUND

A short walk to over two dozen fast-casual and upscale dining options; perfect for a quick bite, business meeting, or impromptu team happy hour.

### DINING

- |  |   |
|--|---|
| <b>A</b> Big Apple Café (inside 1040)  | <b>M</b> Piece of Cake                    |
| <b>B</b> Atlanta Bread Company, Royal Oak Pub, Tropical Smoothie Cafe                | <b>N</b> Chick-Fil-A, Happy Sumo Japanese |
| <b>C</b> Starbucks   | <b>O</b> Galla's Pizza                    |
| <b>D</b> Wendy's   | <b>P</b> Sweet Tomatoes                   |
| <b>E</b> Joey D's Oak Room   | <b>Q</b> Uncle Julios                     |
| <b>F</b> Carrabba's Italian Grille, Taco Mac, Outback Steakhouse                     | <b>R</b> Chuy's Tex-Mex                   |
| <b>G</b> Tin Drum  | <b>S</b> The Capital Grille               |
| <b>H</b> Panera Bread  | <b>T</b> Season's 52                      |
| <b>I</b> Sweet Tuna, Boneheads, Ali's Cookies  | <b>U</b> Cheesecake Factory               |
| <b>J</b> Fleming's Prime Steakhouse & Wine Bar, TinLizzy's Cantina                   | <b>V</b> Maggiano's Little Italy          |
| <b>K</b> Chipotle Mexican Grill, Shane's Rib Shack, Your Pie                         | <b>W</b> McDonald's                       |
| <b>L</b> Zoes Kitchen, HoneyBaked Ham, LaMadeleine, Tiff's Treats, Crafthall Kitchen | <b>X</b> California Pizza Kitchen         |
|  | <b>Y</b> Applebee's                       |
|  | <b>Z</b> P.F. Chang's                     |



\*Map displays amenities within a 1.5 mile walking radius

### GROCERY, GAS & SERVICES

- |   |  |
|---|--|
| <b>1</b> Target                                       | <b>5</b> Costco                                      |
| <b>2</b> Container Store                              | <b>6</b> Costco Gas                                  |
| <b>3</b> FedEx Office Print & Ship, Total Wine & More | <b>7</b> Walmart, Post Office, Professional Cleaners |
| <b>4</b> Peach Cleaners                               | <b>8</b> Exxon                                       |

### BANKS

- |                        |                          |
|------------------------|--------------------------|
| <b>1</b> Fidelity Bank | <b>5</b> Bank of America |
| <b>2</b> PNC Bank      | <b>6</b> Wells Fargo     |
| <b>3</b> SunTrust      | <b>7</b> Chase ATM       |

### LODGING

- |   |                                     |
|---|-------------------------------------|
| <b>1</b> Embassy Suites                               | <b>6</b> Hilton                     |
| <b>2</b> Staybridge Suites                            | <b>7</b> Courtyard Marriott         |
| <b>3</b> Le Meridien                                  | <b>8</b> Homewood Suites            |
| <b>4</b> Hampton Inn & Suites                         | <b>9</b> Hyatt Place                |
| <b>5</b> Country Inn & Suites, La Quinta Inn & Suites | <b>10</b> Sheraton, Hawthorn Suites |



Less than a .5 mile walk via a direct pedestrian pathway from Crown Pointe (top parking level) to the Sandy Springs Station [and Perimeter Pointe amenities]

For leasing information, contact:

**Zach Wooten**  
zach.wooten@transwestern.com  
404.842.6540

**Stephen Clifton**  
stephen.clifton@transwestern.com  
404.842.6538



CROWNPOINTE.COM



# FACT SHEET

Landlord	Pacific Oak
Leasing Team	Transwestern
Property Management Team	Madison Marquette
Renovation Architect/Date	Nelson/2017
Rentable Building Area(s)	/1040 - 226,407 RSF /1050 - 273,561 RSF
Stories	/1040 - Ten (10) /1050 - Seventeen (17)
Typical Floor Size	/1040 - 23,700 SF /1050 - 16,700 SF
Parking Ratio	3.13/1000 (complimentary surface and covered deck parking for all tenants and guests)
Signage	Tenant monument signage available for those who qualify
Access and Security	24/7 manned security on-site
Fiber Accessibility	Multiple service providers available
Elevators	/1040 - Four (4) passenger, One (1) freight /1050 - Six (6) passenger, One (1) freight
Emergency Power	/1040 - 200 KW cat /1050 - 500 KW cat
Public Transportation	Direct pedestrian pathway from project to MARTA Sandy Springs station from inside covered parking deck  Multiple bus stops within walking distance



View of /1040 & /1050 Crown Pointe from adjacent retail/dining

For leasing information, contact:

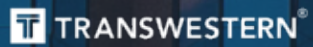
**Zach Wooten**  
zach.wooten@transwestern.com  
404.842.6540

**Stephen Clifton**  
stephen.clifton@transwestern.com  
404.842.6538



[CROWNPOINTE.COM](http://CROWNPOINTE.COM)





PACIFIC OAK

For leasing information, contact:

**Zach Wooten**  
zach.wooten@transwestern.com  
404.842.6540

**Stephen Clifton**  
stephen.clifton@transwestern.com  
404.842.6538

CROWNPOINTE.COM