



# The Medici Economic Fact Sheet

Location:	3284 Northside Parkway Atlanta, Georgia 30327
Submarket:	Buckhead
Year Built:	2008
Building Size:	152,221 RSF
Landlord:	Piedmont Office Realty Trust
Landlord Rep:	CBRE, Inc.
Number of Floors:	6
Typical Floor Size:	25,333 RSF
Space Available:	109,714 RSF
Largest Contiguous Space Available:	109,714 RSF
Quoted Rental Rate:	\$26.50-\$28.00/RSF; full service
Annual Escalations:	3% on the gross
2013 OPEX Estimate:	\$9.78/RSF
TI Allowance:	Negotiable
Free Rent:	1 month free per year of term, outside the term.
Term:	Negotiable
Parking:	3.0/1,000 SF. Unreserved: \$50/month; Reserved: \$75/month.
Amenities:	The Piazza at Paces features four Class A office buildings (The Forum, Rinaldi, Medici, and the Arthur Blank Foundation Building), The Roca a luxury apartment building, and the Borghese, a 64 unit luxury condominium. The buildings feature brilliant detail from the limestone exterior finish to the array of upscale amenities, including elegant dining, sidewalk cafe and gourmet market.



Inspired by the romantic piazzas of Italy, Piazza at Paces reflects the quality and elegance of the past, creating a special gathering place in the heart of Atlanta's most prestigious neighborhood. Drawing up on the same classic Italian influences of Neel Reid and Philip Shutze, Piazza at Paces captures the architectural tradition of Atlanta in a place to be enjoyed for decades to come.

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