

# 3970 JOHNS CREEK COURT

130,783 SF OFFICE BUILDING | SUWANEE, GA

## INVESTMENT SUMMARY



### SURGING DEMOGRAPHICS IN TRADE AREA

±17% 5-year growth within 1-mile



### BEST-IN-CLASS LOCATION

Unparalleled access to major local thoroughfares



### SIGNIFICANT BARRIERS TO ENTRY

Land costs prohibitive for like-kind development



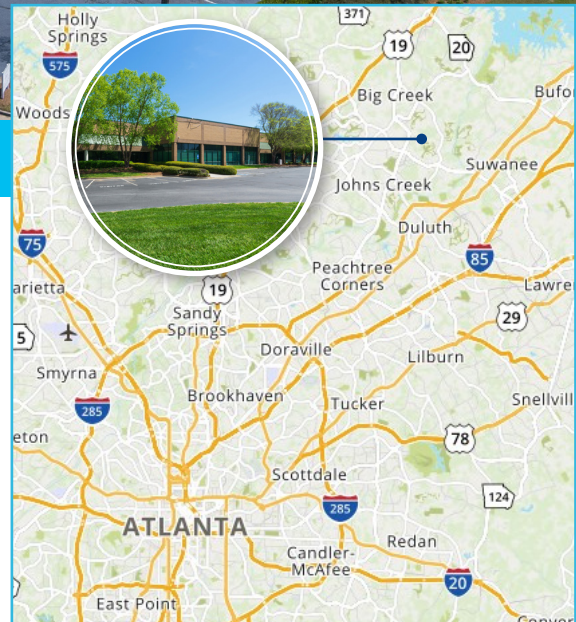
### RECESSION RESISTANT TENANTS

93.1% Leased to recession proof tenants



### HIGHLY EFFICIENT OPERATING PROFILE

Net rents comparable to multistory product with 50% lower TI



## HIGHLIGHTS

- ✓ 130,783 Total SF
- ✓ 85% Office Buildout
- ✓ 16 Dock-High Doors
- ✓ 4.5:1000 SF Parking
- ✓ 93.1% Occupied
- ✓ 12.25 Acres
- ✓ Year 1 NOI: \$1,379,804

**Casey Keitchen, CCIM**

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## CONFIDENTIALITY AGREEMENT

Avison Young ("Broker") has been exclusively retained by the Ownership ("Owner") to represent the offering of its fee simple interest in 3970 Johns Creek Court, Georgia 30024 ("Property"). Owner and Broker are prepared to furnish you with certain material, data, and information (the "Evaluation Material") in connection with discussions and negotiations concerning a possible transaction involving the Property only on the condition that you treat such Evaluation Material confidentially as detailed below and confirm certain representations to us. Therefore, to induce Owner to release, and authorize Broker to release, the Evaluation Material and as a prerequisite to Owner and/or Broker furnishing to you the Evaluation Material, you hereby represent and agree as follows:

1. The Evaluation Material furnished to you will be used by you solely for evaluating a possible transaction exclusively for you. Therefore, you agree to keep all Evaluation Material strictly confidential; provided, however, that any such Evaluation Material may be disclosed to your directors, officers, employees, lawyers, accountants, and lenders (Representatives") who need to know such information for the purpose of assisting you with the evaluation of the Property. Such Representatives shall be informed by you of the confidential nature of such information, shall be directed by you to treat such information with strict confidence, and shall agree to be bound by the provisions of this Confidentiality Agreement. You are liable for any Representative's breach of this Confidentiality Agreement.
2. You will not copy or duplicate the Evaluation Material (except that you may copy Evaluation Material for your Representatives). You will immediately return, and will cause your Representatives to immediately return, the Evaluation Material to the entity from which you received such Evaluation Material (Owner or Broker, as appropriate) promptly if you decide not to go forward with discussions or if return is requested by Owner. You agree that Owner has no adequate remedy at law if you violate any of the terms of this agreement. In such event, Owner will have the right, in addition to any other right Owner may have, to seek injunctive relief to restrain any breach or threatened breach by you or your Representatives of this Confidentiality Agreement.
3. In addition, you agree that you will not disclose and you will direct your Representatives who are given access to the Evaluation Material in accordance with the terms hereof not to disclose to any person the fact that the Evaluation Material has been made available to you, that discussions or negotiations between you and Owner are now taking place, or any of the terms, conditions, or other facts with respect to the possible acquisition of the Property.
4. You understand and acknowledge that Owner and Broker do not make any representations or warranty as to the accuracy or completeness of the Evaluation Material and that the information used in the preparation of the Evaluation Material was furnished to Broker by others and has not been independently verified by Broker and is not guaranteed as to completeness or accuracy. You acknowledge that the Property is being sold "as-is" and you will purchase the Property solely on the basis of your own physical and financial examinations, reviews and inspections.
5. Your obligations to keep the Evaluation Material confidential shall not include information that: (i) is or becomes publicly available other than as a result of acts by you or your Representatives in breach of this agreement; or (ii) your counsel advises must be disclosed pursuant to a subpoena or other court order, but only to the extent specified in such subpoena or court order; provided prior to complying with any such order you shall give written notice to us that such demand has been made upon you and to the extent not legally prohibited, you shall provide us with an opportunity to contest any such direction or order.
6. Owner expressly reserves the right at its sole discretion, to reject any or all proposals or expressions of interest in the Property and to terminate discussions with any party at any time with or without notices.
7. You agree to defend, indemnify, and hold harmless Owner, Broker, and their respective affiliates, employees, officers, and directors from and against all claims, damages, liabilities, and expenses, including reasonable attorneys' fees and expenses, arising out of any breach of your obligation under this agreement.
8. You have been advised that Broker is acting on behalf of the Owner as sole and exclusive agent in connection with the sale of the Property. If you elect to hire an advisor or agent, you, as principal, will be responsible for the payment of any fees related to their involvement.

By accepting the Evaluation Material, you agree that such information and its contents, except such information which is a matter of public record is provided in sources available to the public, are of a confidential nature. By accepting the Evaluation Material, you agree to abide by the terms of this Confidentiality Agreement.

In the event of breach of such Confidentiality Agreement, you agree that the Owner would be irreparably harmed with no adequate remedy at law and shall be entitled to relief, including, but not limited to, injunctive relief.

The obligations under this agreement shall terminate upon the earlier of the first anniversary of the date of this Confidentiality Agreement or the date of closing of any transaction regarding the Property.

### ACCEPTED AND AGREED TO:

This \_\_\_\_\_ day of \_\_\_\_\_, 2020

Address: \_\_\_\_\_

PRINCIPAL: \_\_\_\_\_

By: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Printed: \_\_\_\_\_

Fax Number: \_\_\_\_\_

Company Name: \_\_\_\_\_

E-Mail: \_\_\_\_\_

Title: \_\_\_\_\_

To receive the Evaluation Material, please return this Confidentiality Agreement to Casey Keitchen by email to [Casey.Keitchen@avisonyoung.com](mailto:Casey.Keitchen@avisonyoung.com)