



# Tour - Short plus Tax & Ops

Prepared By  
Ashley Parker  
404-816-1600




|   |   |                      |                         |               |
|---|---|----------------------|-------------------------|---------------|
| 1 |  | 100 Galleria Pkwy SE | <b>Available SF</b>     | 65,124 SF     |
|   |   | Atlanta, GA 30339    | <b>Lease Rate</b>       | \$22.00 Gross |
|   |   | Ofc Class A          | <b>Operating Exp/SF</b> | \$9.70        |
|   |   | 432,000 SF Building  | <b>Taxes/SF</b>         |               |
|   |   |                      | <b>Tax Year</b>         |               |
|   |   | <b>Listing Notes</b> |                         |               |


**Atlanta Galleria**

|   |   |                         |                         |               |
|---|---|-------------------------|-------------------------|---------------|
| 2 |  | 3100 Cumberland Blvd SE | <b>Available SF</b>     | 175,553 SF    |
|   |   | Atlanta, GA 30339       | <b>Lease Rate</b>       | \$23.00 Gross |
|   |   | Ofc Class A             | <b>Operating Exp/SF</b> | \$7.38        |
|   |   | 413,202 SF Building     | <b>Taxes/SF</b>         |               |
|   |   |                         | <b>Tax Year</b>         |               |
|   |   | <b>Listing Notes</b>    |                         |               |

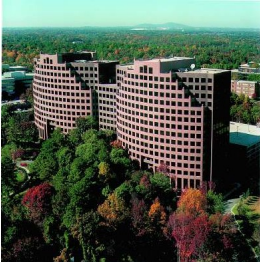
**Cumberland Center II**

|   |  |                        |                         |               |
|---|--|------------------------|-------------------------|---------------|
| 3 |  | 2839 Paces Ferry Rd SE | <b>Available SF</b>     | 43,893 SF     |
|   |  | Atlanta, GA 30339      | <b>Lease Rate</b>       | \$22.50 Gross |
|   |  | Ofc Class A            | <b>Operating Exp/SF</b> | \$7.91        |
|   |  | 261,539 SF Building    | <b>Taxes/SF</b>         |               |
|   |  |                        | <b>Tax Year</b>         |               |
|   |  | <b>Listing Notes</b>   |                         |               |

**Overlook II**

|   |   |                        |                         |                         |
|---|---|------------------------|-------------------------|-------------------------|
| 4 |  | 2859 Paces Ferry Rd SE | <b>Available SF</b>     | 103,359 SF              |
|   |   | Atlanta, GA 30339      | <b>Lease Rate</b>       | \$21.50 - \$24.50 Gross |
|   |   | Ofc Class A            | <b>Operating Exp/SF</b> | \$8.00                  |
|   |   | 438,093 SF Building    | <b>Taxes/SF</b>         |                         |
|   |   |                        | <b>Tax Year</b>         |                         |
|   |   | <b>Listing Notes</b>   |                         |                         |

**Overlook III**

|   |   |                        |                         |                         |
|---|---|------------------------|-------------------------|-------------------------|
| 5 |  | 2727 Paces Ferry Rd SE | <b>Available SF</b>     | 37,262 SF               |
|   |   | Atlanta, GA 30339      | <b>Lease Rate</b>       | \$20.50 - \$21.00 Gross |
|   |   | Ofc Class A            | <b>Operating Exp/SF</b> | \$7.55                  |
|   |   | 271,586 SF Building    | <b>Taxes/SF</b>         |                         |
|   |   |                        | <b>Tax Year</b>         |                         |
|   |   | <b>Listing Notes</b>   |                         |                         |

**One Paces West**

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|   |   |                     |                         |             |
|---|---|---------------------|-------------------------|-------------|
| 6 |  | 1850 Parkway Pl SE  | <b>Available SF</b>     | 21,783 SF   |
|   |   | Marietta, GA 30067  | <b>Lease Rate</b>       | \$21.00 FSG |
|   |   | Ofc Class A         | <b>Operating Exp/SF</b> | \$0.00      |
|   |   | 228,355 SF Building | <b>Taxes/SF</b>         |             |
|   |   |                     | <b>Tax Year</b>         |             |


**Listing Notes**

*One Parkway Center*

|   |   |                      |                         |               |
|---|---|----------------------|-------------------------|---------------|
| 7 |  | 1300 Parkwood Cir SE | <b>Available SF</b>     | 22,863 SF     |
|   |   | Atlanta, GA 30339    | <b>Lease Rate</b>       | \$19.75 Gross |
|   |   | Ofc Class A          | <b>Operating Exp/SF</b> | \$6.25        |
|   |   | 193,156 SF Building  | <b>Taxes/SF</b>         |               |
|   |   |                      | <b>Tax Year</b>         |               |

**Listing Notes**


*1300 Parkwood*

|   |  |                              |                         |               |
|---|--|------------------------------|-------------------------|---------------|
| 8 |  | 400 Interstate North Pkwy SE | <b>Available SF</b>     | 41,843 SF     |
|   |  | Atlanta, GA 30339            | <b>Lease Rate</b>       | \$23.50 Gross |
|   |  | Ofc Class A                  | <b>Operating Exp/SF</b> | \$7.74        |
|   |  | 312,591 SF Building          | <b>Taxes/SF</b>         |               |
|   |  |                              | <b>Tax Year</b>         |               |

**Listing Notes**

Very efficient floor Plan.  
Covered parking with drive up access  
On-site restaurant & workout facility

*Platinum Tower*

|   |   |                          |                         |               |
|---|---|--------------------------|-------------------------|---------------|
| 9 |  | 5660 New Northside Dr NW | <b>Available SF</b>     | 88,492 SF     |
|   |   | Atlanta, GA 30328        | <b>Lease Rate</b>       | \$21.00 Gross |
|   |   | Ofc Class A              | <b>Operating Exp/SF</b> | \$6.92        |
|   |   | 272,650 SF Building      | <b>Taxes/SF</b>         |               |
|   |   |                          | <b>Tax Year</b>         |               |

**Listing Notes**

*5660 New Northside Drive*

|    |   |                        |                         |               |
|----|---|------------------------|-------------------------|---------------|
| 10 |  | 2000 Riveredge Pkwy NW | <b>Available SF</b>     | 58,422 SF     |
|    |   | Atlanta, GA 30328      | <b>Lease Rate</b>       | \$19.50 Gross |
|    |   | Ofc Class A            | <b>Operating Exp/SF</b> | \$7.07        |
|    |   | 234,183 SF Building    | <b>Taxes/SF</b>         |               |
|    |   |                        | <b>Tax Year</b>         |               |

**Listing Notes**


*RiverEdge Place*

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|    |   |   |  |                                       |
|----|---|---|--|---------------------------------------|
| 11 |  | 1600 Riveredge Pkwy NW<br>Atlanta, GA 30328<br>Ofc Class A<br>225,069 SF Building | Available SF<br>Lease Rate<br>Operating Exp/SF<br>Taxes/SF<br>Tax Year | 159,076 SF<br>\$19.00 Gross<br>\$8.55 |
|    |   | <b>Listing Notes</b>  |  |                                       |


**RiverEdge Summit**

|    |   |   |  |  |
|----|---|---|--|--|
| 12 |  | 3350 Riverwood Pkwy SE<br>Atlanta, GA 30339<br>Ofc Class A<br>502,519 SF Building | Available SF<br>Lease Rate<br>Operating Exp/SF<br>Taxes/SF<br>Tax Year | 99,138 SF<br>\$23.50 - \$24.50 Gross<br>\$9.34 |
|    |   | <b>Listing Notes</b>  |  |  |


**Riverwood 100**

|    |  |   |  |   |
|----|--|---|--|---|
| 13 |  | 2300 Windy Ridge Pkwy SE<br>Atlanta, GA 30339<br>Ofc Class A<br>635,177 SF Building | Available SF<br>Lease Rate<br>Operating Exp/SF<br>Taxes/SF<br>Tax Year | 188,800 SF<br>\$14.00 - \$15.50 Net<br>\$8.50 |
|    |  | <b>Listing Notes</b>  |  |   |

**Wildwood - Building 2300**

|    |   |  |  |   |
|----|---|--|--|---|
| 14 |  | 3200 Windy Hill Rd SE<br>Atlanta, GA 30339<br>Ofc Class A<br>700,756 SF Building | Available SF<br>Lease Rate<br>Operating Exp/SF<br>Taxes/SF<br>Tax Year | 260,184 SF<br>\$15.00 - \$16.50 Net<br>\$8.50 |
|    |   | <b>Listing Notes</b>   |  |   |

**Wildwood Plaza**

|    |   |  |  |  |
|----|---|--|--|--|
| 15 |  | 3625 Cumberland Blvd SE<br>Atlanta, GA 30339<br>Ofc Class A<br>387,267 SF Building | Available SF<br>Lease Rate<br>Operating Exp/SF<br>Taxes/SF<br>Tax Year | 24,647 SF<br>\$12.50 - \$25.00 Gross<br>\$9.80 |
|    |   | <b>Listing Notes</b>   |  |  |


**One Overton Park**

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|    |   |                         |                         |               |
|----|---|-------------------------|-------------------------|---------------|
| 16 |  | 3330 Cumberland Blvd SE | <b>Available SF</b>     | 28,836 SF     |
|    |   | Atlanta, GA 30339       | <b>Lease Rate</b>       | \$23.50 Gross |
|    |   | Ofc Class A             | <b>Operating Exp/SF</b> | \$8.00        |
|    |   | 248,440 SF Building     | <b>Taxes/SF</b>         |               |
|    |   |                         | <b>Tax Year</b>         |               |
|    |   | <b>Listing Notes</b>    |                         |               |


*100 City View*

|    |   |                        |                         |               |
|----|---|------------------------|-------------------------|---------------|
| 17 |  | 3290 Northside Pkwy NW | <b>Available SF</b>     | 7,796 SF      |
|    |   | Atlanta, GA 30327      | <b>Lease Rate</b>       | \$32.00 Gross |
|    |   | Ofc Class A            | <b>Operating Exp/SF</b> | \$9.10        |
|    |   | 212,000 SF Building    | <b>Taxes/SF</b>         |               |
|    |   |                        | <b>Tax Year</b>         |               |
|    |   | <b>Listing Notes</b>   |                         |               |

*Piazza at Paces - The Forum*

|    |  |                         |                         |               |
|----|--|-------------------------|-------------------------|---------------|
| 18 |  | 2018 Powers Ferry Rd SE | <b>Available SF</b>     | 34,927 SF     |
|    |  | Atlanta, GA 30339       | <b>Lease Rate</b>       | \$23.50 Gross |
|    |  | Ofc Class A             | <b>Operating Exp/SF</b> | \$7.00        |
|    |  | 219,048 SF Building     | <b>Taxes/SF</b>         |               |
|    |  |                         | <b>Tax Year</b>         |               |
|    |  | <b>Listing Notes</b>    |                         |               |

*Parkwood Point*

|    |   |                      |                         |               |
|----|---|----------------------|-------------------------|---------------|
| 19 |  | 600 Galleria Pkwy SE | <b>Available SF</b>     | 41,903 SF     |
|    |   | Atlanta, GA 30339    | <b>Lease Rate</b>       | \$24.00 Gross |
|    |   | Ofc Class A          | <b>Operating Exp/SF</b> | \$8.25        |
|    |   | 430,394 SF Building  | <b>Taxes/SF</b>         |               |
|    |   |                      | <b>Tax Year</b>         |               |
|    |   | <b>Listing Notes</b> |                         |               |

*Atlanta Galleria*

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