

# INTELLICENTER

*Metro Atlanta*



150,111 SF

Property Size

100%

Occupancy

8.7 Years

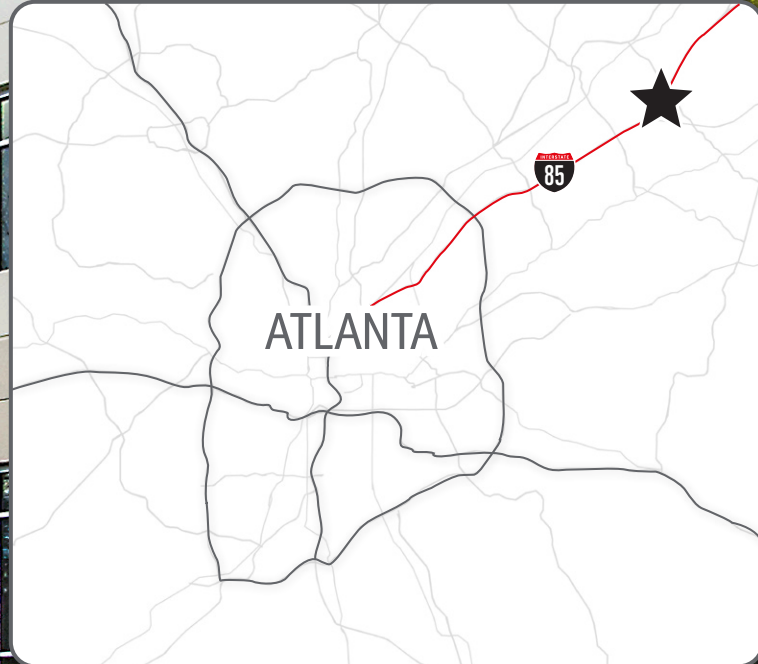
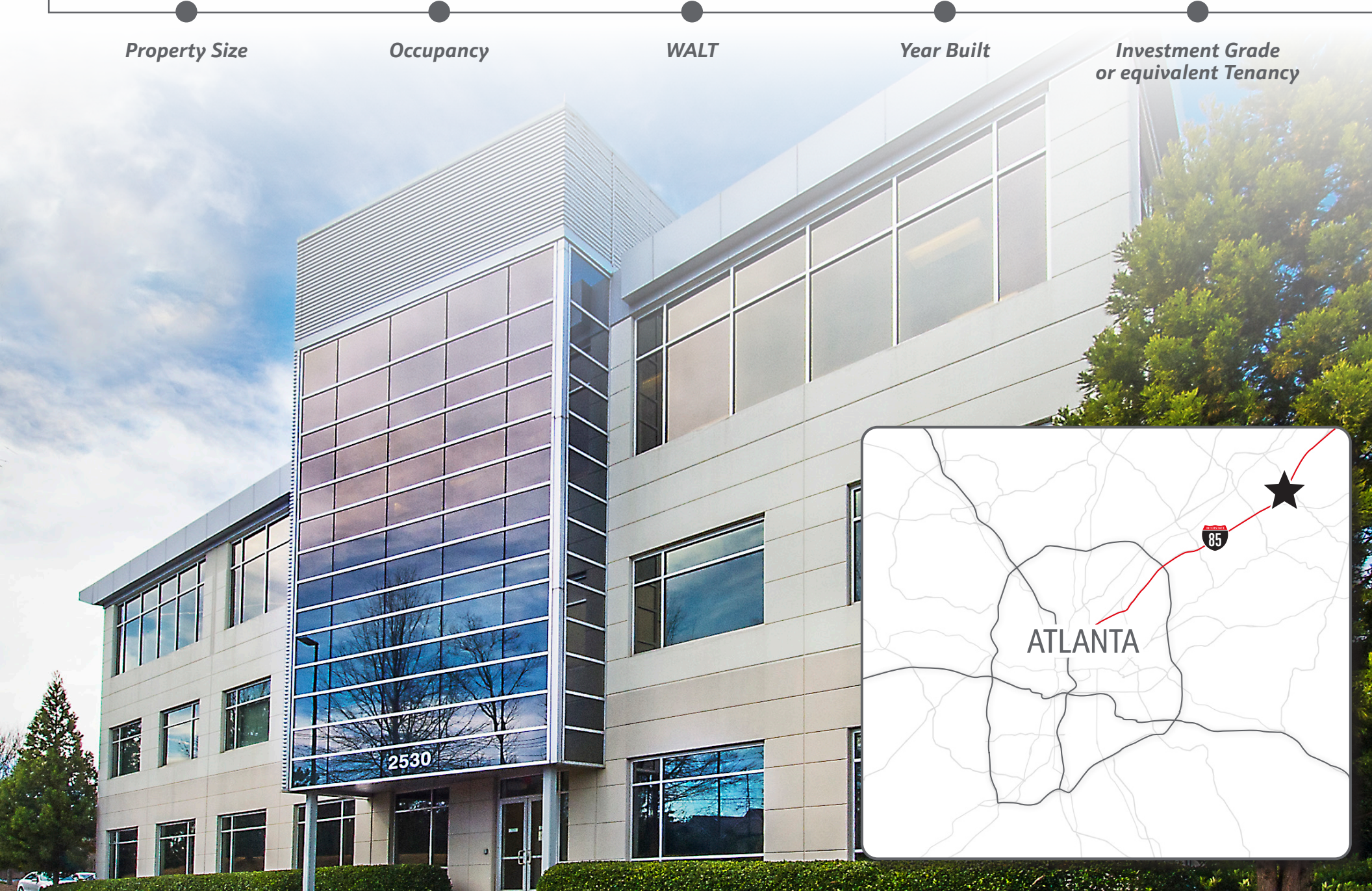
WALT

2006

Year Built

100%

Investment Grade  
or equivalent Tenancy



● **STRONG CREDIT TENANCY**



● **SIGNIFICANT WALT**



● **INSTITUTIONAL MODERN DESIGN**



● **OUTSTANDING DEMOGRAPHICS**



● **EXCEPTIONAL ACCESSIBILITY**



● **STRATEGIC LOCATION FOR UGA**

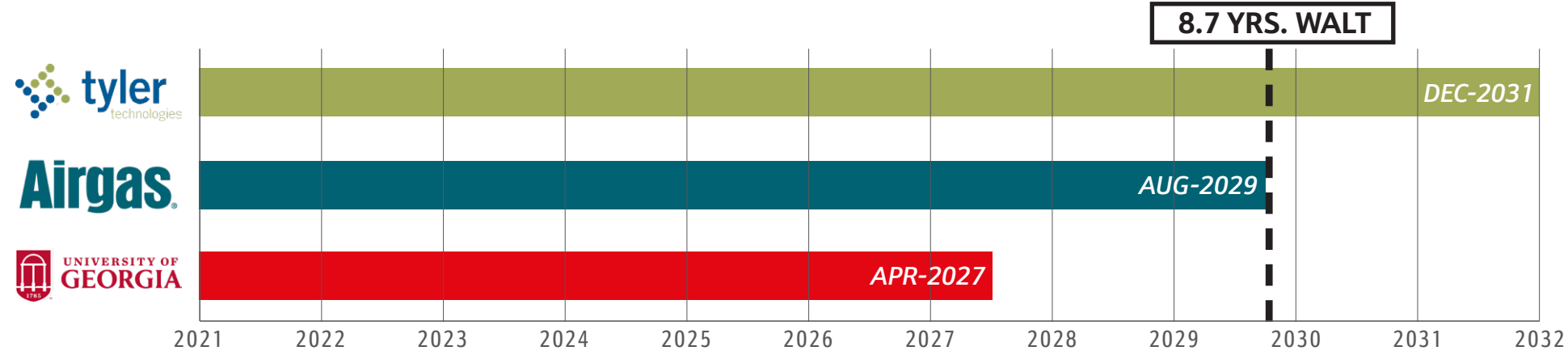


● **SURROUNDING AMENITY BASE**



**SIGNIFICANT WALT**

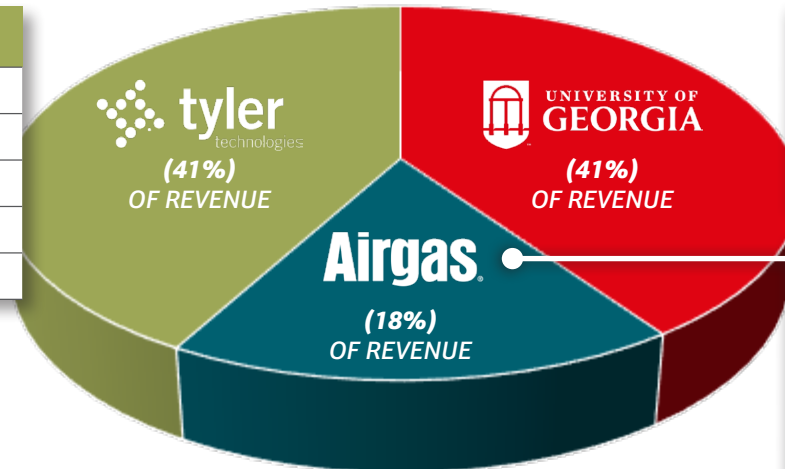
IntelliCenter offers a stable and dependable income stream with 8.7 years of weighted average lease term remaining - providing income stability through any near-term recessionary environment.



**SECURE CREDIT TENANTS**

100% of IntelliCenter's revenue stream is derived from tenants with strong credit profiles, 41% of which is backed by the State of Georgia through the lease with the University of Georgia.

TYLER TECHNOLOGIES	
Size	62,635 SF
Industry	Technology Software
2019 Revenue	\$1,086,000,000
2019 Net Income	\$146,000,000
Number of Employees	5,370



UNIVERSITY OF GEORGIA	
Size	60,000 SF
Industry	Public University
State of Georgia Credit Rating	AAA

AIRGAS	
Size	27,476 SF
Parent Company	Air Liquide (S&P: A-)
Industry	Chemical & Gas Supplier
Number of Employees	18,000+



**INSTITUTIONAL MODERN DESIGN**



1st building in Metro Atlanta to achieve Core & Shell LEED Silver Certification

**5.4**

Above market parking ratio of 5.4 / 1,000 SF providing ample parking for tenants

Highly efficient 48,000 average SF floor plates with ample natural light

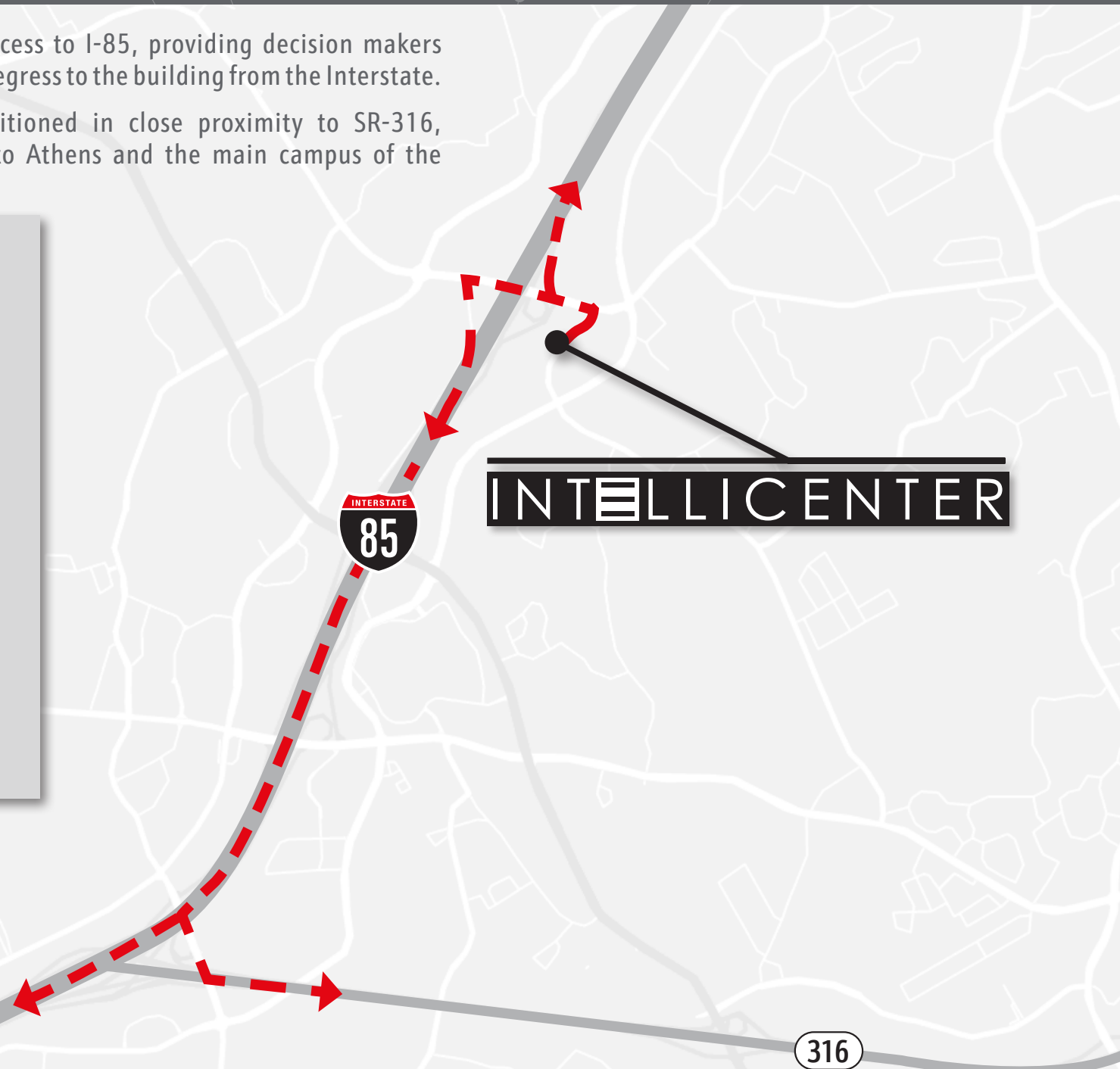
100% raised flooring enables tenant-friendly customizable HVAC and easy IT / Telecom configuration

IntelliCenter offers exceptional access to I-85, providing decision makers and workforce immediate ingress / egress to the building from the Interstate.

Additionally, the building is positioned in close proximity to SR-316, the highway connecting Atlanta to Athens and the main campus of the University of Georgia.

**KEY DRIVE TIMES**

-  I-85 North
-  I-85 South
-  SR-316
-  Hartsfield Jackson International Airport
-  Suwanee



**DEMOGRAPHICS - SURROUNDING NEIGHBORHOODS**

One of the most affluent population bases in Georgia helps support the area's high residential values and businesses. Suwanee features a highly educated workforce, top rated public schools, and boasts some of the highest household incomes in the state. Suwanee's demographic base has seen an influx 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*



**\$127,900**  
Avg. HH Income



**\$316,700**  
Avg. Home Value



**6,590**  
Population

*Suwanee*



**\$122,800**  
Avg. HH Income



**\$359,600**  
Avg. Home Value



**19,990**  
Population

*Gwinnett County*



**\$93,700**  
Avg. HH Income

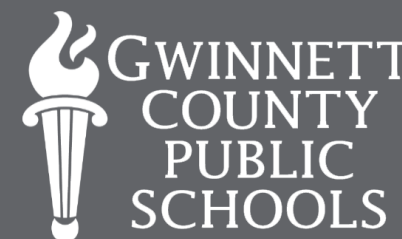


**\$261,800**  
Avg. Home Value



**922,837**  
Population

**EDUCATION**

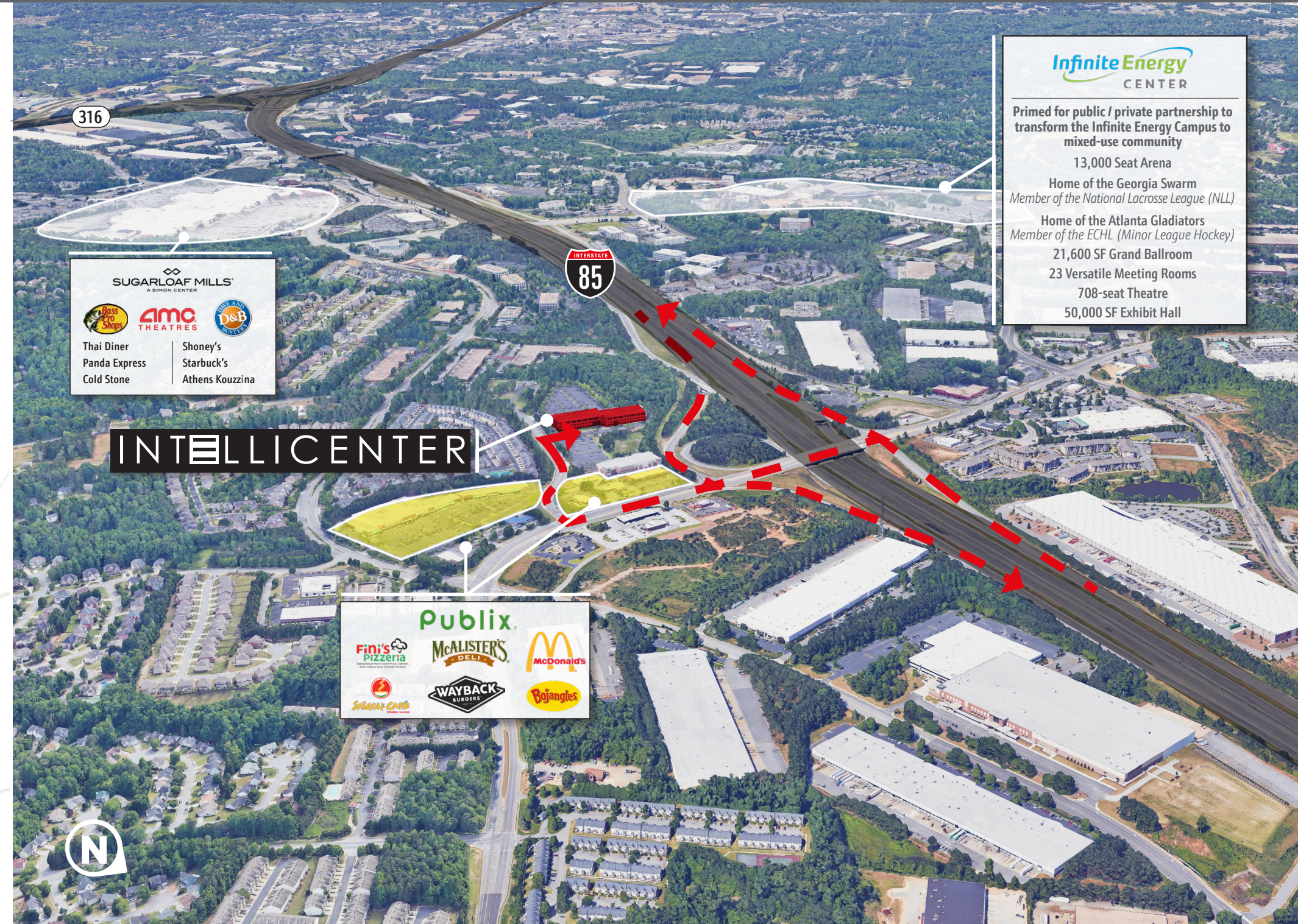
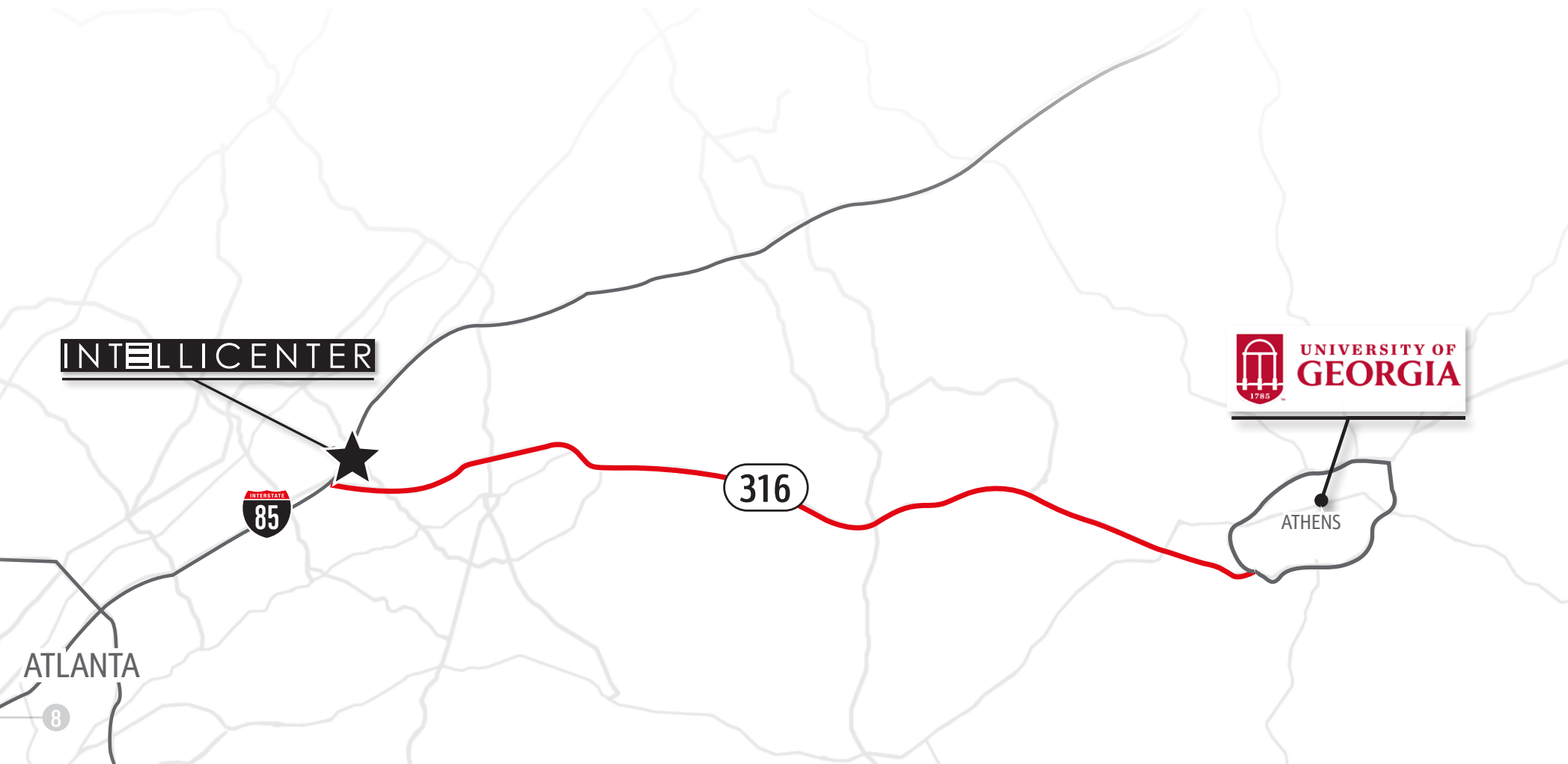


Gwinnett County Public Schools is the largest school system in Georgia and the 15th largest in the Nation. The GCPS serves nearly 180,000 students across 139 schools. Seventeen schools have been recognized as National Blue Ribbon Schools and the district has won the prestigious Broad Foundation prize on two occasions (2010 & 2014).

The School system is one of the largest drivers for business moving to the Area. Top ranked public schools are conveniently located for decision makers and workforce talent alike anywhere in Gwinnett County, even more so in the Sugarloaf / Duluth area of Gwinnett County.

IntelliCenter is a strategic location for the University of Georgia as the Building is located at the beginning of SR-316 - the corridor connecting Atlanta to Athens and the University of Georgia's main campus.

To support the targeted (and now approved) research and technology growth, the Georgia DOT has completed or are in the midst of 31 reconstruction projects along SR-316 from Atlanta to Athens through Gwinnett, Oconee, and Barrow County. The need for these projects is based on the existing and future traffic congestion along this growing corridor. Once completed, the changes will upgrade sections of SR-316 to a freeway-style corridor, improve traffic flow conditions and connect Athens and the University of Georgia to Atlanta.



**SUGARLOAF MILLS**  
A SIMON CENTER

Thai Diner  
 Panda Express  
 Cold Stone

Shoney's  
 Starbuck's  
 Athens Kouzzina

**Infinite Energy CENTER**

Primed for public / private partnership to transform the Infinite Energy Campus to mixed-use community

- 13,000 Seat Arena
- Home of the Georgia Swarm  
*Member of the National Lacrosse League (NLL)*
- Home of the Atlanta Gladiators  
*Member of the ECHL (Minor League Hockey)*
- 21,600 SF Grand Ballroom
- 23 Versatile Meeting Rooms
- 708-seat Theatre
- 50,000 SF Exhibit Hall

# INTELLICENTER

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