

FIFTY

5 0 G L E N L A K E

*Class A Value-add opportunity in Atlanta's
Premier Central Perimeter Submarket*



OFFERING SUMMARY

Central Perimeter (Metro Atlanta), GA

OFFERING OVERVIEW

 50 Glenlake Pkwy. NE
ATLANTA, GA 30328

 144,712 SF
RENTABLE BUILDING AREA

 3.2 Years
WGT. AVG. LEASE TERM

 73%
OVERALL OCCUPANCY

 4.0 / 1,000 SF
PARKING RATIO

 1997
YEAR BUILT



INVESTMENT HIGHLIGHTS



IDEAL CENTRAL PERIMETER LOCATION

Central Perimeter is the preferred location for corporate HQ's (UPS, Mercedes Benz, State Farm, Cox, etc.) and has a history of rebounding first following market disruptions.



EXCELLENT ACCESSIBILITY

50 Glenlake's location along Glenlake Pkwy. is the first exit heading southbound on GA-400 from premier North Atlanta suburbs for decision makers and workforce. Additionally, "Transform 285/400" - the \$800M GID project currently under construction will enhance access for those traveling northbound on GA-400.



VALUE ADD OPPORTUNITY WITH UPSIDE

Currently 73% leased to a diverse tenant roster of 15 quality tenants with the near-term upside achievable by leasing the balance of available space. The Property is well positioned to further implement spec suite program to drive lease velocity.



MARK TO MARKET OPPORTUNITY

50 Glenlake offers a mark to market opportunity with in-place rents 10% below market with room to grow when comparing the Property to the surrounding product along Abernathy Rd. on either side of GA-400.



CONVENIENCE OF SUBURBAN SETTING WITHIN IN-FILL SUBMARKET

50 Glenlake offers a rare 4.0 / 1,000 SF parking ratio through a combination of covered / surface spaces. The nearby ARIA development provides walkable amenities away from congestion while major thoroughfares (Abernathy & Roswell Rd. & Mount Vernon Hwy.) offer direct access to surrounding neighborhoods.

IDEAL CENTRAL PERIMETER LOCATION

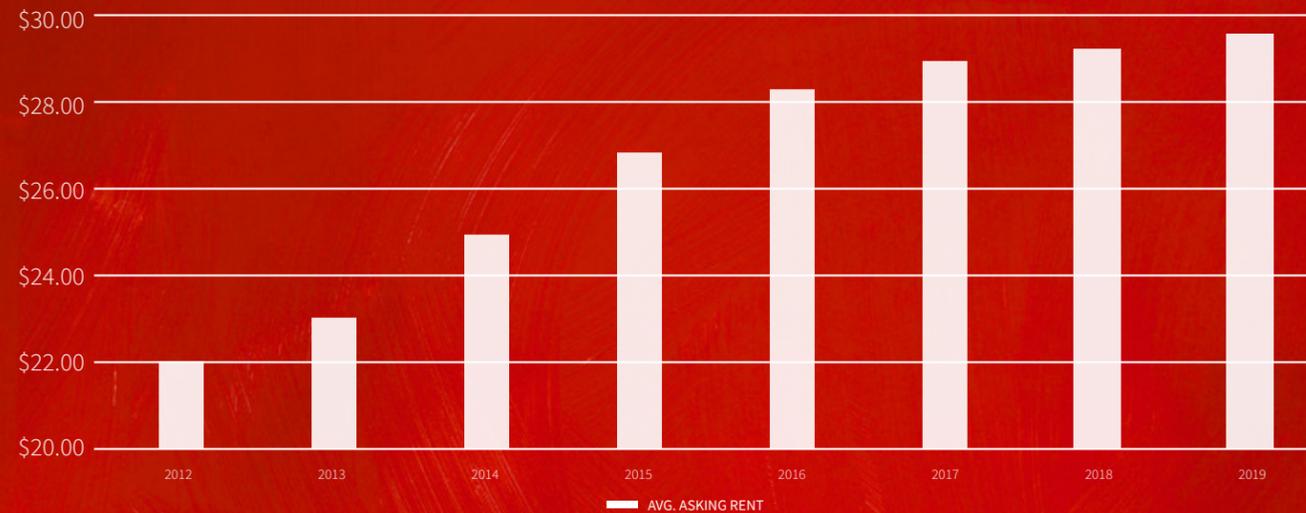
CORPORATE EXPANSIONS, RELOCATIONS, AND HEADQUARTER LOCATIONS



ACCOLADES & AWARDS

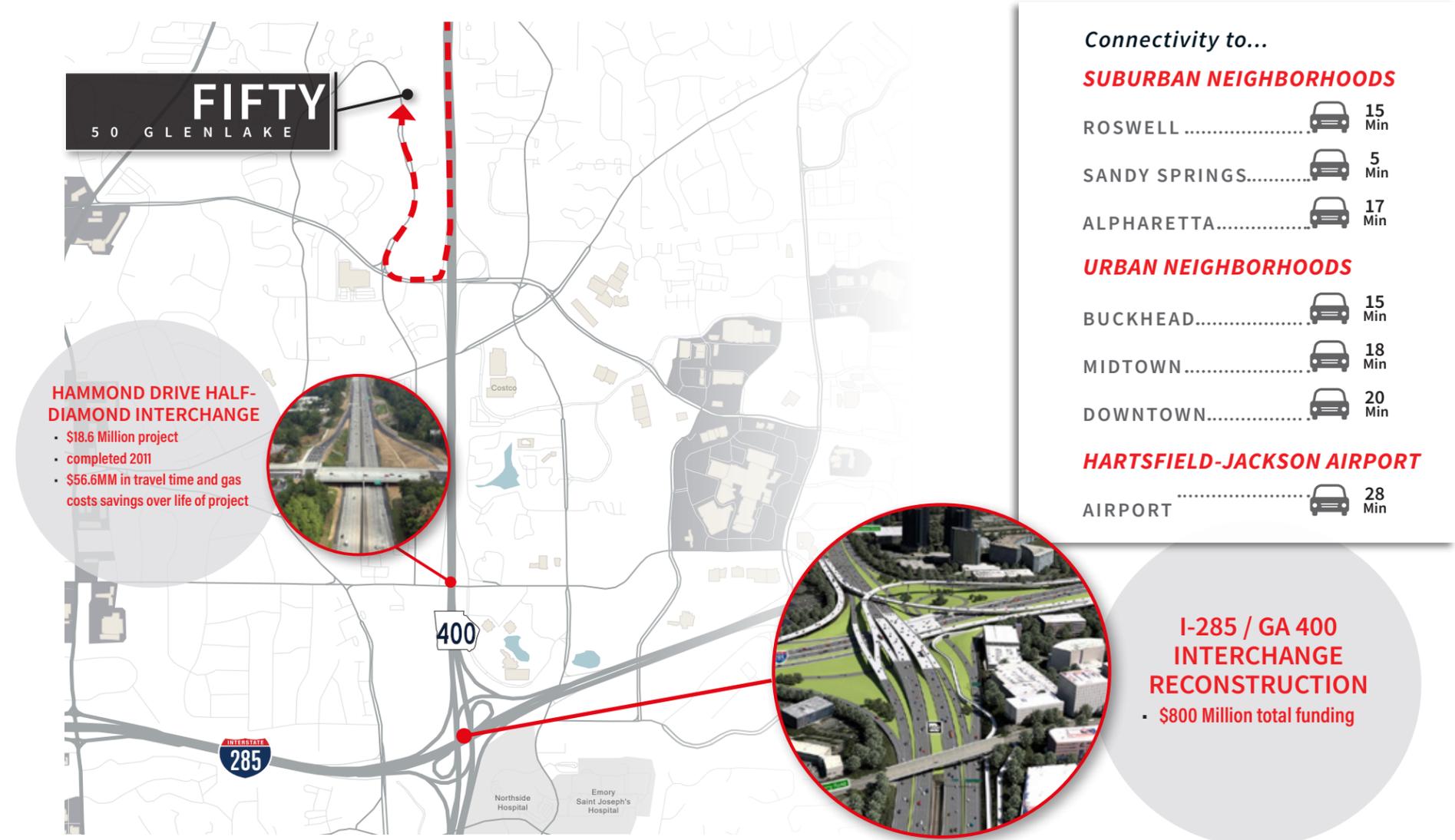


CENTRAL PERIMETER CLASS A OFFICE RENT GROWTH



EXCELLENT ACCESSIBILITY

50 Glenlake's location along Glenlake Pkwy. is the first exit (Abernathy Rd.) heading southbound from premier North Atlanta submarkets on GA-400 for decision makers and workforce. Additionally, "Transform 285/400" - the \$800M GDOT project currently under construction - will enhance access for those traveling north on GA-400 from Metro Atlanta.



VALUE ADD OPPORTUNITY

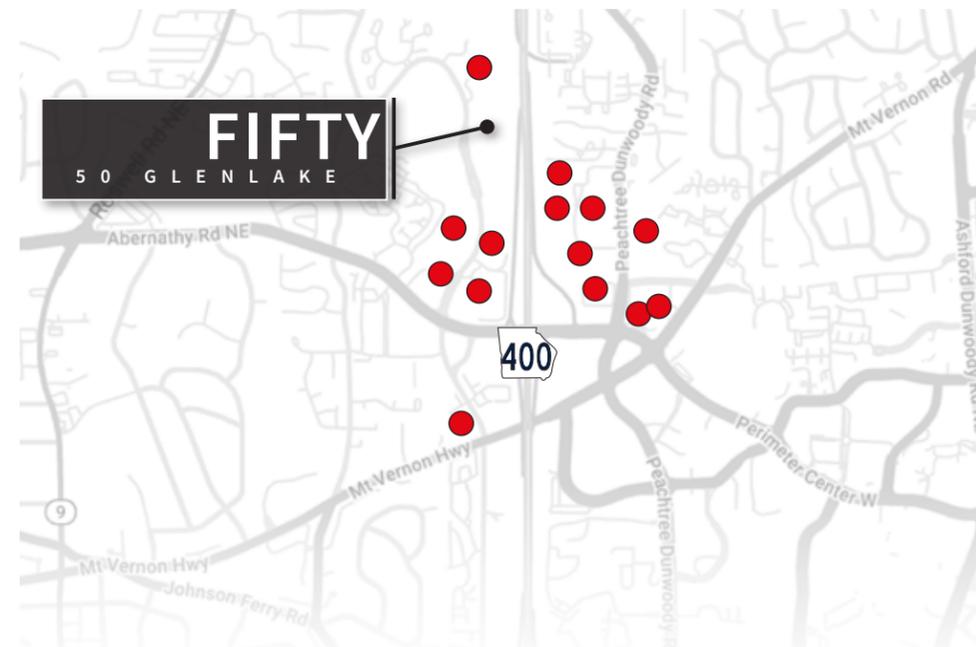
50 Glenlake is currently 73% leased and provides a value add opportunity through the lease up of existing available suites. Investors will benefit from the existing spec suite (#520) and can expand the spec suite program to increase leasing velocity as companies look to quickly solidify their office footprint post-COVID.



- Available Suite 425
2,486 SF
- Available Suite 415
1,714 SF
- Available (Spec Suite) Suite 520
3,619 SF
- Available Suite 430
6,143 SF
- Available Suite 390
5,510 SF
- Available Suite 250
5,747 SF
- Available Suite 220
3,481 SF
- Available Suite 130
10,794 SF

MARK TO MARKET UPSIDE

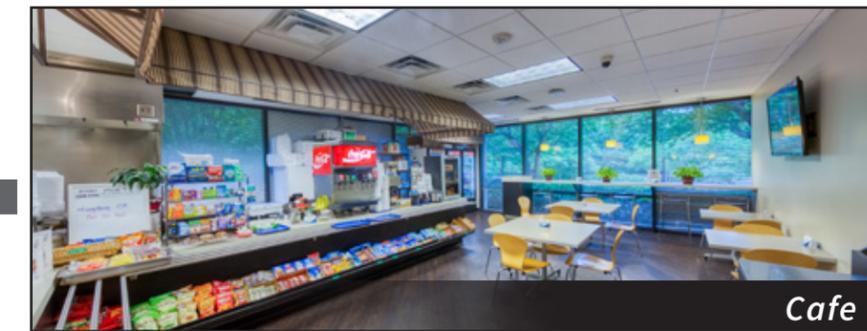
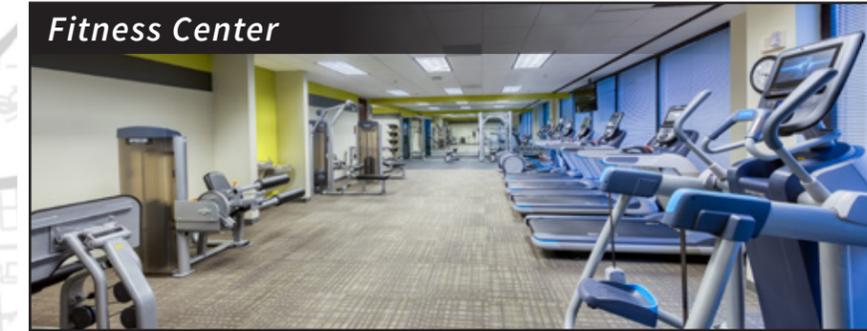
50 Glenlake provides a significant near-term mark to market opportunity with in-place rents 10% below market. Once marked to market, there is still room to grow as the Class A surrounding product has an average asking rate of \$30.50 PSF - 20% above underwritten market rents at 50 Glenlake. The Property offers great value to tenants with amenities typically only found in larger buildings (Fitness Center, Conference Center, Cafe), and the same locational advantages as the surrounding product.



In-place rents
10%
below market

Market Rents are
20%
below the average PSF rate for surrounding Class A product

Surrounding Class A Product		
400 Northpark	10 Glenlake Tower (North)	Three Glenlake
500 Northpark	10 Glenlake Tower (South)	Perimeter Place
600 Northpark	Embassy Row (100 - 600)	6655 Peachtree Dunwoody
One Glenlake	One Glenlake	



SUBURBAN SETTING WITHIN IN-FILL SUBMARKET

50 Glenlake offers tenants all the amenities of Central Perimeter, but is ideally positioned within the submarket to not incur the typical traffic congestion associated with interior Central Perimeter assets.

State Farm



ABERNATHY RD. INTECHANCE

INSPIRE Brands

Mercedes Benz HQ

GLENLAKE PKWY.

ups
WORLD HQ



355 Units | 30,000 SF of Retail

FIFTY
50 GLENLAKE



CITY SPRINGS
New civic and cultural center contains city offices, a performing arts center, a studio theatre, a city green, retail and residential spaces.

ROSWELL RD.



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INVESTMENT ADVISORS

RALPH SMALLEY

Managing Director
dir (404) 942-2214
ralph.smalley@am.jll.com

SHEA PETRICK

Associate
dir (404) 942-2217
shea.petrick@am.jll.com

RICHARD REID

Senior Managing Director
dir (404) 942-2209
r.reid@am.jll.com

HUSTON GREEN

Managing Director
dir (404) 460-1646
huston.green@am.jll.com

MADDIE DAVIS

Analyst
dir (404) 995-6559
maddie.davis@am.jll.com

DEBT + STRUCTURED FINANCE

ED COCO

Senior Managing Director
dir (404) 942-2207
ed.coco@am.jll.com

MATT CASEY

Director
dir (404) 942-2221
matt.casey@am.jll.com