

Atlanta's Most Affluent Neighborhood Office Project



**NORTH
CREEK**

OFFERING SUMMARY

Atlanta, GA

THE OFFERING

Jones Lang LaSalle Americas, Inc (“JLL”), as an exclusive advisor, is pleased to present the opportunity to acquire the fee simple interest in Northcreek (“the Asset”), an energized four-building neighborhood office park located in the most affluent demographic pocket of Atlanta, at the confluence of West Paces Ferry, Northside Drive, and I-75.

Currently 74% leased with 4.2 years of weighted average lease term remaining, Northcreek is a light-value-add investment opportunity primed to drive significant revenue through continued leasing and increasing rental rates. Exciting and newly delivered on-site retail offerings, including Little Rey, Bent Fork Tavern, the Daily, and PACE Fitness, will complement existing and adjacent Whole Foods and Publix anchored shopping centers. The new retail deliveries introduce a true mixed-use environment at Northcreek and provide the opportunity for significant value appreciation for the new investor.





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NORTHCREEK OFFICE PARK TOTALS

3715 Northside Pky NW
Atlanta, GA 30327

SF	536,547
Occupancy	73.6%
WALT	4.2 Years
Site Size	39.91 Acres

BUILDING 100

SF	133,606
Occupancy	83.5%
WALT	5.0 Years

BUILDING 200

SF	134,260
Occupancy	78.2%
WALT	3.5 Years

BUILDING 300

SF	133,908
Occupancy	42.9%
WALT	5.5 Years

BUILDING 400

SF	134,773
Occupancy	89.8%
WALT	2.9 Years



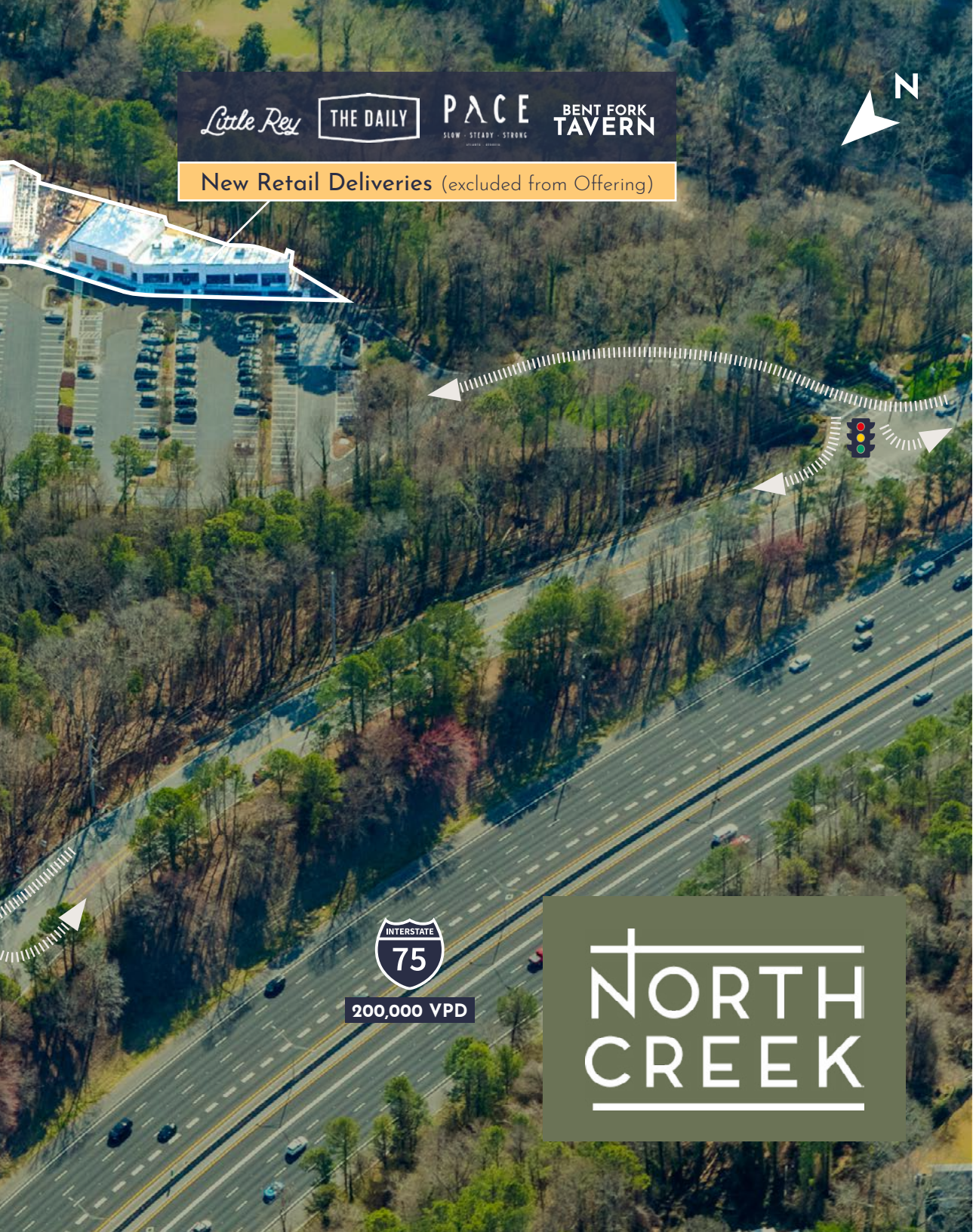
Little Rey

THE DAILY

PACE
SLOW · STEADY · STRONG

BENT FORK
TAVERN

New Retail Deliveries (excluded from Offering)



200,000 VPD

NORTH
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INVESTMENT HIGHLIGHTS

- ┆ Existing Lender Willing to Recast Loan at Terms Inside of Market
- ┆ Most Affluent Demographic Pocket in Atlanta
- ┆ Sticky Tenancy - 23 Firms with 10+ Years of Tenure
- ┆ Mixed Use Atmosphere & New Retail Development
- ┆ Value Creation via Lease Up & Rental Rate Mark to Market
- ┆ Access and Proximity to Decision Makers
- ┆ Long-Term Densification Potential

IRREPLACABLE INTOWN WEST NEIGHBORHOOD OFFICE LOCATION - 23 Tenants with 10+ Years of Tenure

	1 MILE	3 MILE	5 MILE
 AVERAGE HOUSEHOLD INCOME	\$293,000 324% Higher than City of Atlanta	\$193,000 180% Higher than City of Atlanta	\$160,000 130% Higher than City of Atlanta
 MEDIAN HOUSEHOLD INCOME	\$200,000 159% Higher than City of Atlanta	\$118,000 52% Higher than City of Atlanta	\$100,000 30% Higher than City of Atlanta
 EDUCATION LEVEL (Bachelors degree or higher)	90% 33% Higher than City of Atlanta	80% 23% Higher than City of Atlanta	74% 17% Higher than City of Atlanta



BEST IN CLASS ACCESS

⌞ Signalized Access on Northside Pky

For easy ingress and egress.

⌞ Proximity to Decision Makers

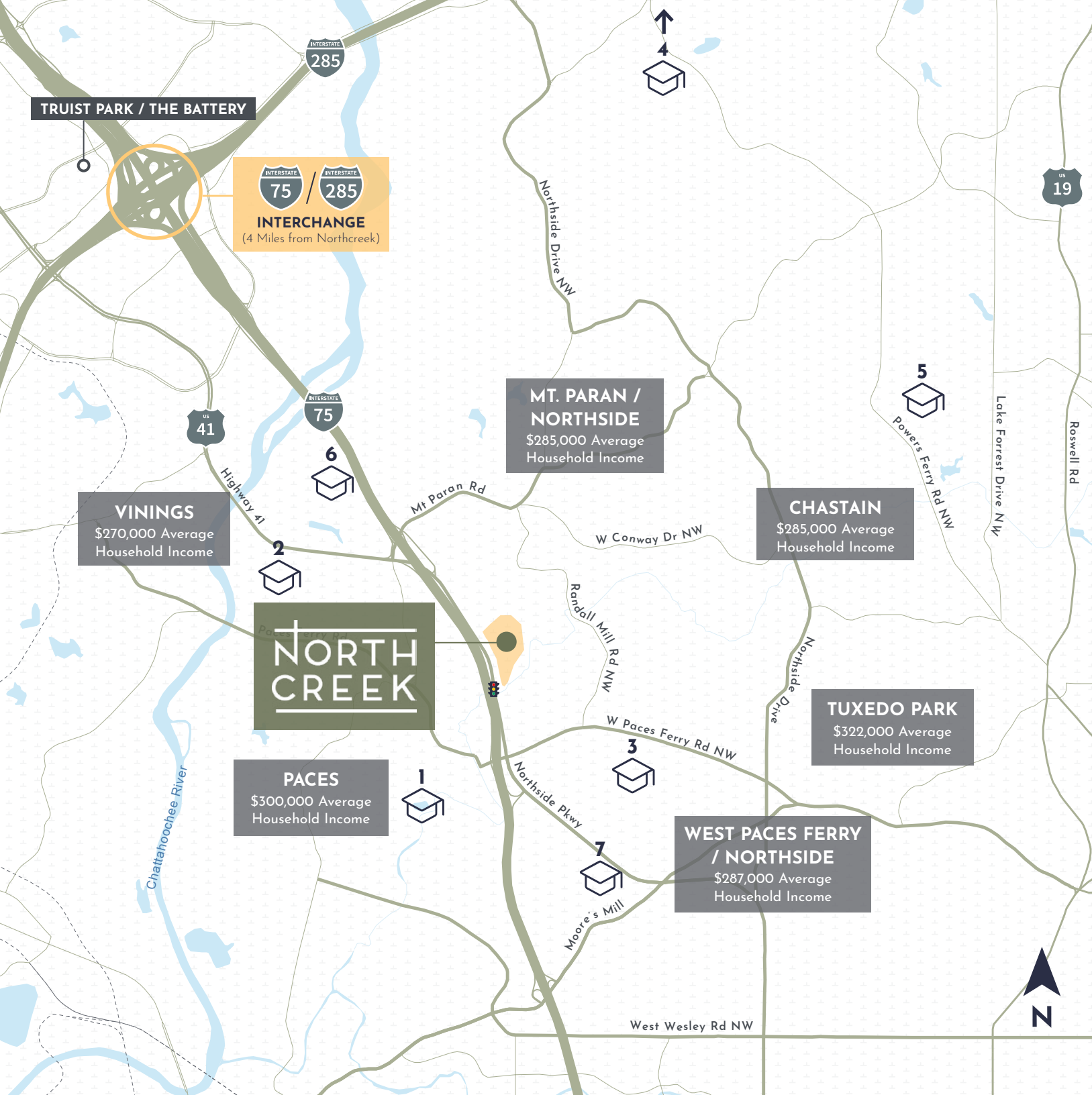
Immediate proximity to the most affluent neighborhoods, C-Suite executives, and the top private schools in Atlanta including Westminister, Lovett, and Pace.

⌞ Accessibility to Workforce

Immediate access to I-75 interchanges at West Paces and Mt. Paran, and the workforce in East Cobb, Sandy Springs, and Alpharetta

Neighborhood	Distance
MT. PARAN / NORTHSIDE	2 MIN
WEST PACES FERRY / NORTHSIDE	3 MIN
CHASTAIN	5 MIN
VININGS	5 MIN
PACES	6 MIN
TUXEDO PARK	7 MIN

Proximity to Atlanta's Top Schools



Lovett



TRINITY SCHOOL

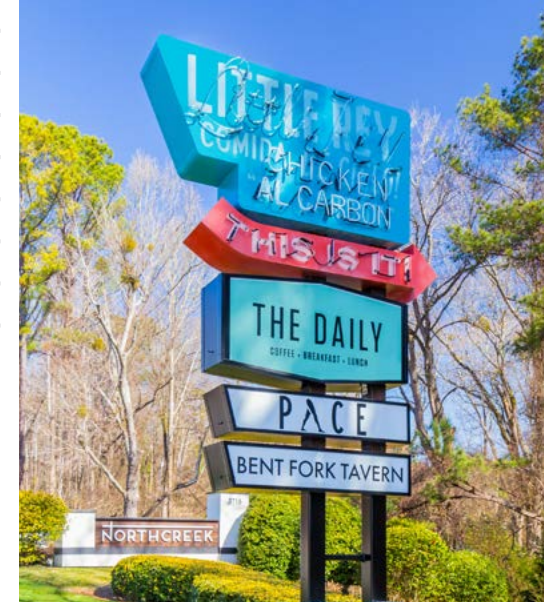


MIXED USE: NEW ON- CAMPUS RETAIL DEVELOPMENT



Little Rey

A member of Ford Fry's Rocket Farms Restaurants lineup, Little Rey is a contemporary Mexican eatery offering street-style tacos, shareable starters, and other staple dishes inspired by "pollo al carbon." Little Rey also offers fresh margaritas, aguas frescas, authentic Mexican beer, and local draft beers. The Northcreek location will be the restaurant's second opening, following Little Rey's initial Atlanta debut in Piedmont Heights in 2019.



THE DAILY

The Daily (by Butcher and Bee) is a coffee and light fare concept with three locations in Atlanta, one in Charleston, and a sibling concept named the Butcher & Bee in Nashville. The café offers coffee & tea, smoothies, and light fare. From breakfast burritos to grain bowls, the Daily serves breakfast and lunch all day and is the perfect complement to the Northcreek office setting.



PACE

SLOW - STEADY - STRONG
ATLANTA - GEORGIA

Pace is an Atlanta fitness studio that combines high intensity, low impact strength workouts that effectively combine strength, endurance, core, cardio, balance and flexibility training in every move. Founded by Cara Weaver, Pace is a go-to neighborhood studio where office employees enjoy a quick workout before they start the day.

BENT FORK TAVERN

A perfect way to wind down your day, Bent Fork Tavern will feature 1,500+ SF of outdoor seating with a covered patio, a full-service restaurant with a dining room, and a stocked bar. Bent Fork will add an evening energy to the office park where co-workers and neighborhood dwellers can connect.





MIDTOWN ATLANTA

7 Min

WEST PACES FERRY SHOPPING CENTER

local three
KITCHEN & BAR

PACES FERRY PLAZA

Blue Ridge Grill

HOUSTON'S

WHOLE FOODS MARKET

ACE Peros

WEST PACES FERRY RD



200,000 VPD

RETAIL DEVELOPMENT

Little Rey

THE DAILY

PACE
SLOW · STEADY · STRONG

BENT FORK TAVERN



NORTH CREEK

NORTHSIDE PARKWAY

25,000 VPD

I-75/I-285 INTERCHANGE

2 Min

INTOWN WEST NEIGHBORHOOD AMENITY SET

The new retailers at Northcreek add to an already stacked lineup of neighborhood amenities that surround the park.



SIGNIFICANT RENTAL RATE GROWTH POTENTIAL

**NORTH
CREEK**
\$32-\$33
Current
FSG Asking Rate



FORUM
\$45.00
FSG Asking Rate



MEDICI
\$46.00
FSG Asking Rate



GALLERIA
\$39.75
FSG Asking Rate



RINALDI
\$38.60
FSG Asking Rate



ONE RIVERSIDE
\$32.00
FSG Asking Rate

93%

Weighted Average Occupancy of Competitive
Neighborhood Office Projects

\$40.33_{FSG}

Weighted Average Asking Rent of Competitive
Neighborhood Office Projects

SUNBELT MIXED USE PREMIUM: Office assets located in mixed use environments outperform their respective submarkets in rental rate and occupancy

THE SHOPS BUCKHEAD PLAZA



731,188	Micromarket Size
95.1%	Micromarket Occupancy
\$8.35	Office Rent Premium
24%	Office Occupancy Premium

LEGACY WEST



1,704,961	Micromarket Size
92.6%	Micromarket Occupancy
\$3.25	Office Rent Premium
23%	Office Occupancy Premium

DOMAIN NORTHSIDE

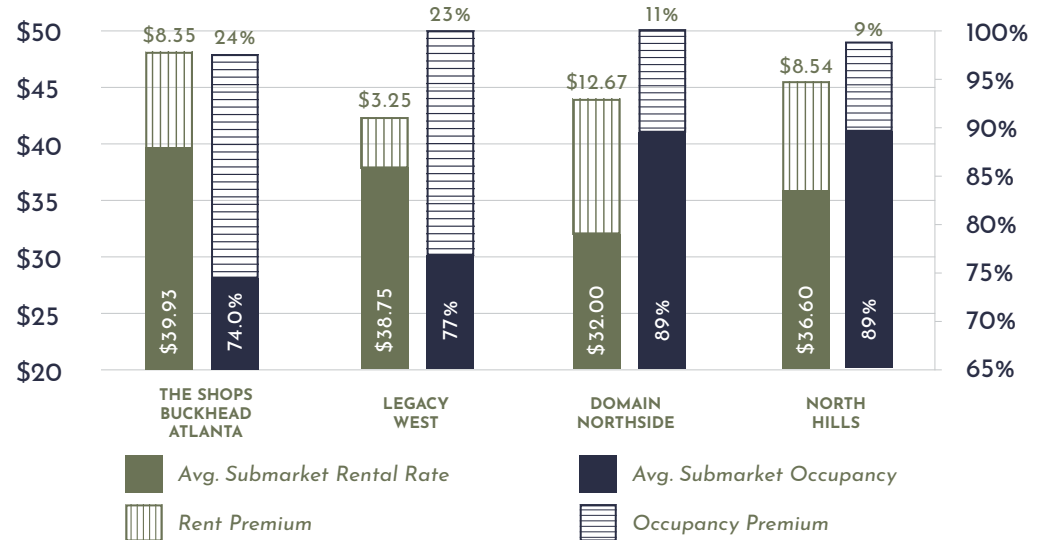


744,801	Micromarket Size
100%	Micromarket Occupancy
\$12.67	Office Rent Premium
11%	Office Occupancy Premium

NORTH HILLS



960,516	Micromarket Size
98.7%	Micromarket Occupancy
\$8.54	Office Rent Premium
9%	Office Occupancy Premium



LONG-TERM DENSIFICATION POTENTIAL

Prime Buckhead Development Site

- ⌋ +/- 6-acre parcel that has the ability to support additional density of varying property types creating long-term value and optionality.





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CAPITAL MARKETS