



NORTH PARK

THE PREMIER ADDRESS IN ATLANTA'S CENTRAL PERIMETER



CAPITAL MARKETS

The Opportunity

The Institutional Capital Markets Group of Jones Lang LaSalle, Inc. (JLL) is pleased to present the exclusive opportunity to acquire Northpark, a best-in-class, three-building office portfolio totaling approximately 1.5 million square feet within the Central Perimeter, Atlanta's largest submarket. Northpark presents a rare opportunity to acquire a premier, institutionally maintained office campus with robust value-add potential.

The portfolio is currently 75% leased, supported by a blue-chip and investment-grade tenant roster, with a weighted average lease term of 5 years. Over the past twelve months, Northpark has executed just under 400K square feet of leasing activity, with 80% of recent activity represented by investment-grade or Fortune 500 companies. Most notably, AT&T signed in Q1 2026 for 166K square feet, boasting the largest lease across Atlanta this year. Ownership has demonstrated a commitment to the asset through a comprehensive \$42 million capital improvement program over the past five years, modernizing building systems, enhancing amenities, and investing in basic building improvements. Northpark's central, highly amenitized location offers unparalleled access and visibility, placing tenants at the center of Central Perimeter's ongoing walkable, mixed-use transformation.

This combination of existing tenancy, institutional ownership, and ability to drive occupancy ensures Northpark is poised for secure income and compelling future value creation.

3 CLASS A

Office Assets

1.5M

Square Feet

75%

Leased

~5 YEARS

WALT

\$200M+

Contractual Rental Income

400 NORTH PARK

597,078 SF

66% Leased

4.3 Yrs WALT



500 NORTHPARK

515,735 SF

71% Leased

3.7 Yrs WALT

600 NORTHPARK

425,729 SF

92% Leased

7.3 Yrs WALT



BERKSHIRE HATHAWAY INC.



Blue Chip Tenants

Northpark boasts an incredibly impressive tenant roster with ~70% of square footage and in-place revenue holding investment grade.

69

Unique Tenants

20+

Diverse Industries

70%

Investment Grade Credit

68%

of In-Place Revenue Backed by
Investment Grade Credit

WESTROCK HEADQUARTERS



Northpark 400

Tenant since 2017

180,901 SF

BBB Credit Tenancy (S&P)

Headquarter Location



LARGEST LEASE IN ATLANTA THIS YEAR

Northpark 600

New Deal - 2026 Commencement

165,941 SF

BBB Credit Tenancy (S&P)

37th on the Fortune 500



Northpark 400

Tenant since 2015
Recent Renewal in 2026

68,315 SF

Fortune 500 Company

503rd on the Fortune 1000

Headquarter Location

WELLS FARGO

Northpark 500

Tenant since 1998
Recent Renewal in 2024

63,318 SF

BBB+ Credit Tenancy (S&P)

#47 on the Fortune 500



Northpark 600

Tenant since 1999

49,480 SF

A- Credit Tenancy (S&P)

Headquarter Location

BERKSHIRE HATHAWAY INC.

Northpark 500

Tenant since 2019
Recent Renewal & Expansion in 2026

32,911 SF

AA+ Credit Rating (S&P)

5th on the Fortune 500

CREDIT RATED COMPANIES IN NORTH PARK

AMERIPRISE

AT&T

BERKSHIRE HATHAWAY

BROWN-FORMAN

FERROVIAL

JOHN HANCOCK

KEYBANK NATIONAL ASSOCIATION

LEE HECT HARRISON

METROPOLITAN LIFE INSURANCE

MUELLER WATER PRODUCTS, INC.

NATIONAL ACCOUNT SERVICE CO.

NORTHWESTERN MUTUAL

ONEVIZION

ORIGAMI RISK

PALMER AND CAY

PMA INSURANCE COMPANY

RAYMOND JAMES & ASSOCIATES, INC.

RED CLAY CONSULTING

SMURFIT WESTROCK

SWM HOLDINGS

UBS FINANCIAL SERVICES, INC.

UNITED STATES GOVERNMENT

VERITIV CORPORATION

WELLS FARGO

Record Setting 2025 Leasing Momentum

Central Perimeter and Northpark have felt a surge of leasing velocity, both boasting record setting years, driven by thriving submarket fundamentals.

CENTRAL PERIMETER LARGEST SHARE OF LEASING VOLUME ACROSS THE MARKET

7 CONSECUTIVE QUARTERS OF POSITIVE ABSORPTION

TOTALING 724,803 SF

TIER I + II

LARGEST SF OF LEASES ACROSS ANY SUBMARKET

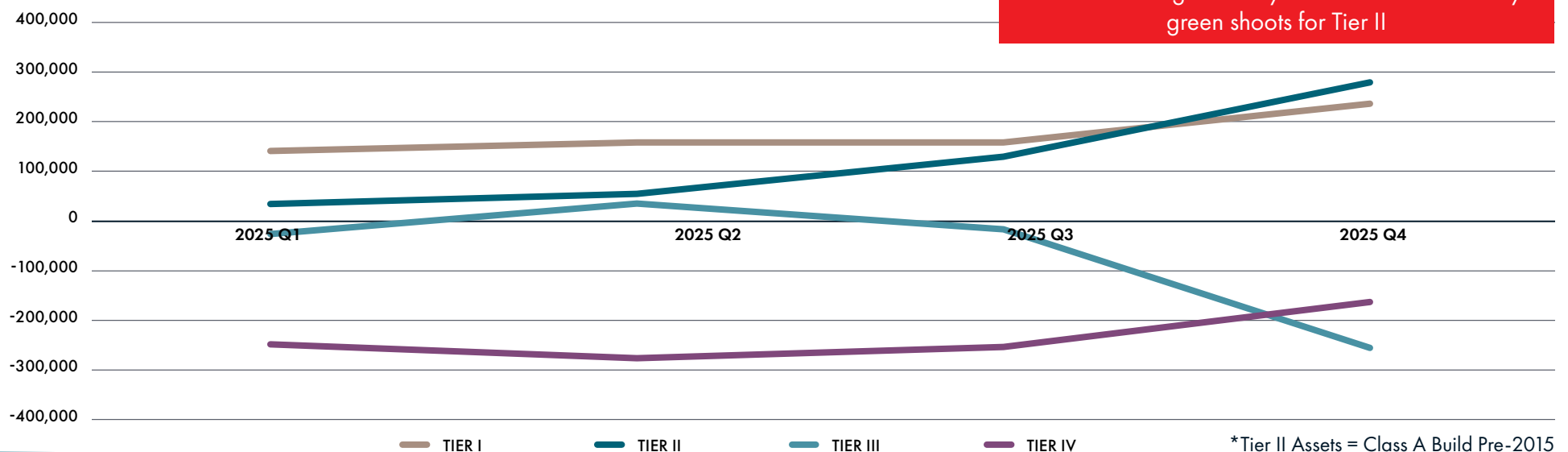
TOTALING 2M SF OF LEASES IN 2025

SUPPLY IS DIMINISHING

TRACKING 2.5M SF OF CONVERSIONS

While Tier I and II assets have always outperformed the greater market in leasing velocity, as flight-to-quality continues across Central Perimeter, 2025 saw a widening gap between the haves and have nots.

2025 NET ABSORPTION BY TIER

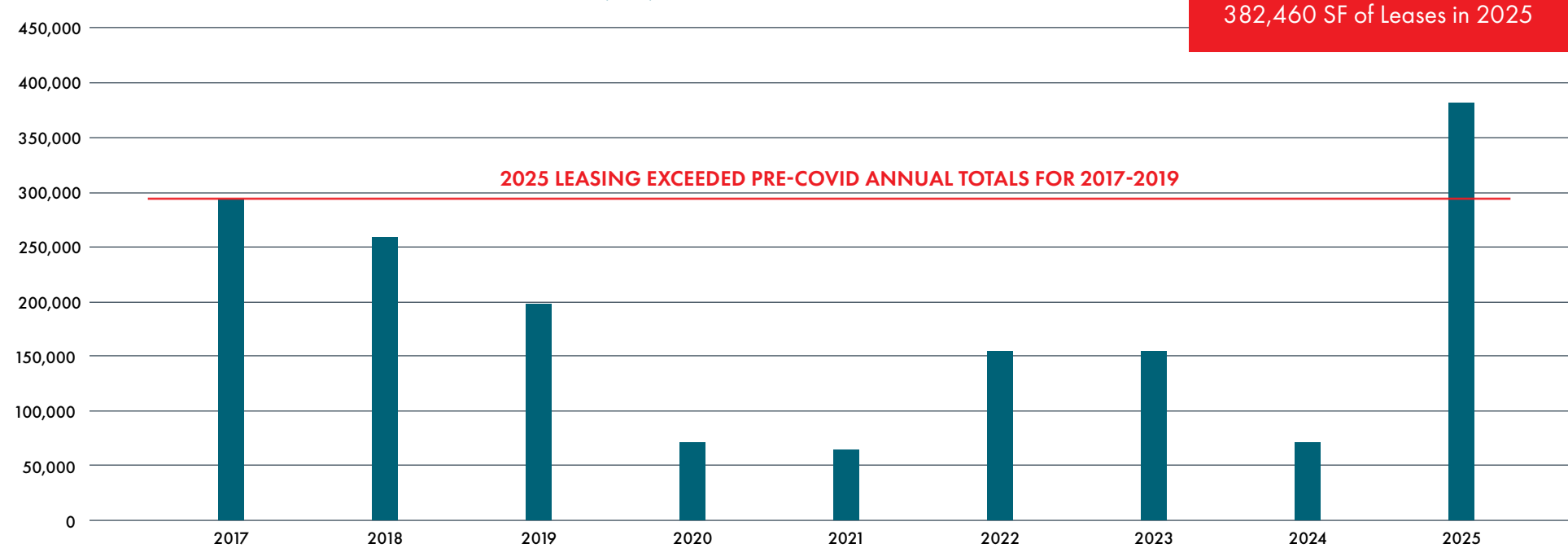




NORTHPARK 2025 LEASING EXCEEDED PRE-COVID ANNUAL TOTALS FOR 2017 - 2019

<p>~400K SF LEASES SIGNED OVER THE PAST YEAR</p>	<p>16 UNIQUE LEASES</p>	<p>50% OF LEASES ARE NEW TO THE ASSET</p>	<p>80% OF LEASES BOAST INVESTMENT GRADE CREDIT</p>
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NORTHPARK ANNUAL LEASING VOLUME (SF)



Highly Amenitized Ecosystem



RENOVATED LOBBIES



ROOFTOP AMENITY DECK



IN-BUILDING CAFE



FITNESS CENTER



FULL SERVICE LOCKER ROOM

2030 Vision: Significant Densification

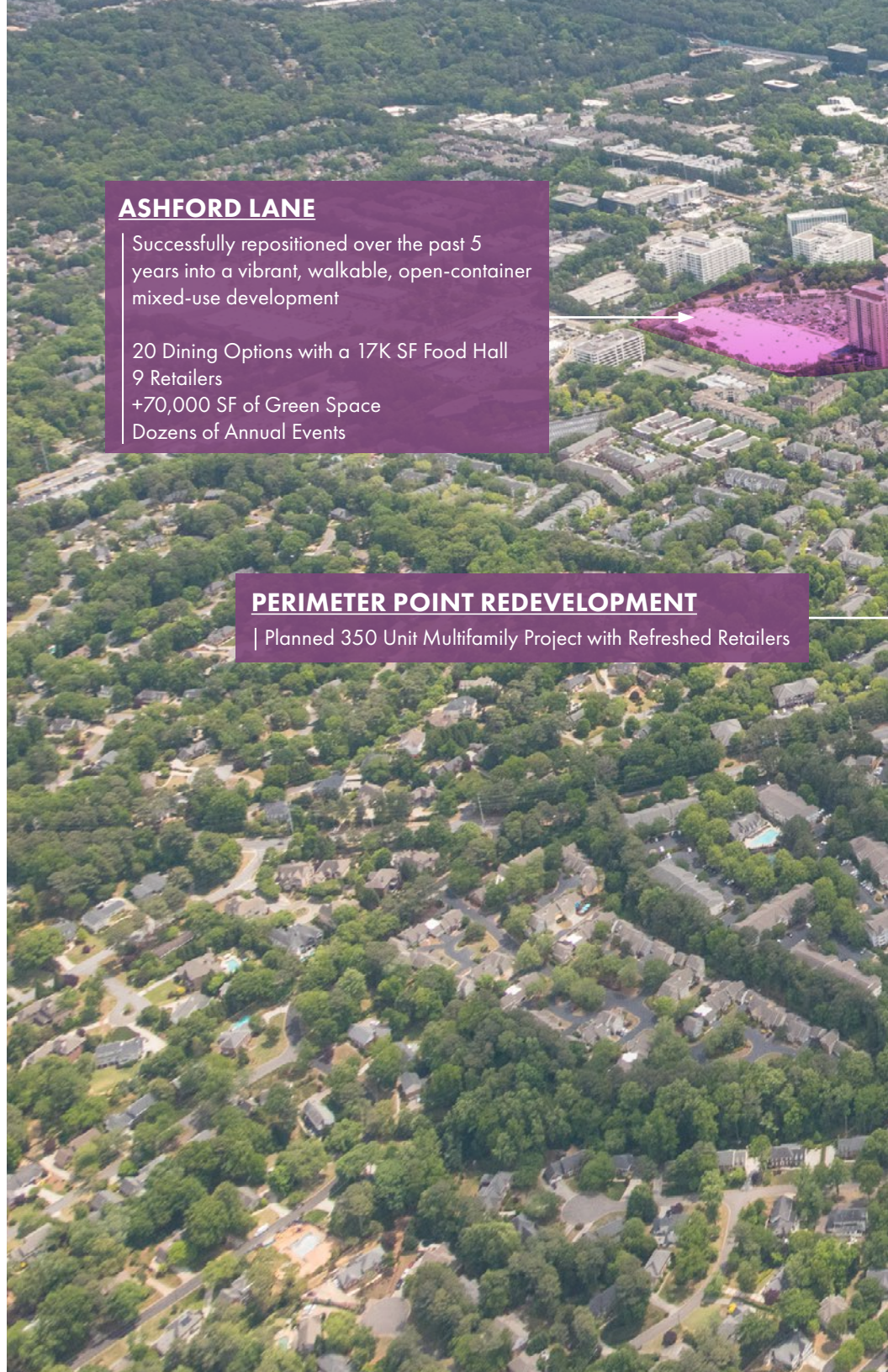
With a surge of investment, the ecosystem surrounding Northpark is being reshaped from a traditional suburban office submarket into a vibrant, walkable urban pocket of Atlanta. Recent projects exemplify this trend, with underutilized office parks and shopping centers being redeveloped into integrated residential and retail spaces with improved transit connectivity.

IN A ONE MILE RADIUS....

3,000 UNITS PROJECTED

40%+ PROJECTED POPULATION GROWTH

	TODAY		2030 PROJECTIONS
POPULATION:	16,996	40% INCREASE	23,612
AVERAGE HH INCOME:	169,050	11% INCREASE	187,852
AVERAGE HOME VALUE:	547,550	16% INCREASE	633,532



ASHFORD LANE

Successfully repositioned over the past 5 years into a vibrant, walkable, open-container mixed-use development

20 Dining Options with a 17K SF Food Hall
9 Retailers
+70,000 SF of Green Space
Dozens of Annual Events

PERIMETER POINT REDEVELOPMENT

| Planned 350 Unit Multifamily Project with Refreshed Retailers



HIGH STREET DEVELOPMENT

3,000 Multi Units
400K SF Retail
400 Key Hotel

NORTH PARK

FUTURE DEVELOPMENT

Mixed-Use with +/- 350 units and
+/- 25,000 SF of retail

SOLIS EMBASSY ROW
341 Units
Under Construction
Est: Oct 2026

300 EMBASSY ROW
362 Units
Under Construction
Est: Oct 2026

400

161,000 VPD

Market-Leading Access

The Northpark office buildings provide unparalleled convenience with immediate access to GA-400 in less-than-a-minute drive. This location on the highway acts as the first-in option to the affluent Northern suburbs, home to 50% of Atlanta's population. Additionally, the complex offers direct, covered access to the Sandy Springs MARTA station, ensuring seamless connectivity for public transit commuters.



NORTHPARK

To GA-400 North

ABERNATHY ROAD

To GA-400 South

Sandy Springs Stop
Train + Bus

Located in Atlanta's Bread Basket of Wealth



1-3-5 MILE DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	16,996	112,630	239,341
AVERAGE HOUSEHOLD INCOME	\$169,050	\$196,700	\$209,495
AVERAGE HOME VALUE	\$547,550	\$651,804	\$736,230
WHITE COLLAR EMPLOYEES	92%	86%	83%
COLLEGE EDUCATED POPULATION	78%	75%	73%

SIGNIFICANT CAPITAL RE-INVESTED COMPARED TO REPLACEMENT COST

Current ownership has demonstrated a significant commitment to Northpark, executing a comprehensive capital improvement program totaling \$42M over the past five years. This capital has been strategically deployed to modernize critical building systems, dramatically enhance tenant amenities, and secure the building envelope. The extensive upgrades have addressed major deferred maintenance and have significantly modernized the asset, mitigating future capital risk for the next owner and solidifying Northpark's position as a premier property in its market.

	AMOUNT SPENT OVER PAST 5-YEARS	PER SQUARE FOOT (PSF)
BUILDING SYSTEMS & MECHANICAL	\$11,000,000	\$7
COMMON AREAS & AMENITY UPGRADES	\$13,500,000	\$9
CORRIDOR/RESTROOM RENOVATIONS	\$12,000,000	\$8
BUILDING ENVELOPE & STRUCTURAL INTEGRITY	\$3,000,000	\$2
PARKING & GARAGE ENHANCEMENTS	\$970,000	\$1
LIFE SAFETY & SECURITY	\$2,000,000	\$1
TOTAL	\$43,000,000	\$28

ESTIMATED ATLANTA OFFICE REPLACEMENT COSTS

REPLACEMENT COST / PSF

LAND	\$60+
CORE + SHELL + SITE WORK	\$300+
TIA	\$100+
STRUCTURED PARKING	\$95+
LC	\$25+
FINANCIAL COSTS	\$100+
SOFT COSTS	\$70
TOTAL	\$750+

The asset will trade significantly below replacement cost, which will provide a new owner a competitive basis to capture a disproportionate share of leasing absorption. Additionally, NOI is projected to increase more than 20% over 5 years which will both enhance the return on investment as well as the capitalized value of the building upon future monetization event.



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