Ashford Perimeter is a 290,000 square foot Class A office asset at the intersection of Ashford Dunwoody Road and Interstate 285. An extensive interior renovation, including modernization of the six-story grand atrium, fitness center and tenant conference room was just completed in 2Q2014. A brand new building café will debut later this summer.

Ashford Perimeter is the ideal environment for small and mid-size service firms to make their mark in Central Perimeter. Currently availabilities range from 1,391 RSF to 36,455RSF.

For leasing information, please contact Stream Realty Partners

404.962.8600
extensive interior renovation just completed in 2Q2014
ASHFORD PERIMETER

4151 ASHFORD DUNWOODY ROAD

Suite 160 - 1,886 Square Feet

For leasing information, please contact Stream Realty Partners
404.962.8600
ASHFORD PERIMETER

4151 ASHFORD DUNWOODY ROAD

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404.962.8600
ASHFORD PERIMETER

4151 ASHFORD DUNWOODY ROAD

Suite 600 - 36,455 Square Feet

For leasing information, please contact Stream Realty Partners
404.962.8600
# Property Fact Sheet

## Property Description
Ashford Perimeter is a premier Class A office building at the intersection of Ashford Dunwoody and Interstate 285. Currently under an extensive renovation, including modernization of the six-story grand atrium and introduction of a brand new café, Ashford Perimeter is the ideal environment for small and mid-size firms to make their mark in Central Perimeter.

## Landlord
ACS Ashford Owner, LLC, an affiliate of Crocker Partners, LLC

## Leasing Company
Stream Realty Partners
- Benjamin Hautt, Managing Partner
  - bhautt@streamrealty.com | 404.962.8601
- Kevin Driver, Vice President
  - kdriver@streamrealty.com | 404.962.8615
- Katherine Richey, Senior Associate
  - katherine.richey@streamrealty.com | 404.962.8603

## Property Management
Crocker Partners
- Katie O’Sullivan, General Manager
  - kosiullivan@crockerpartners.com | 404.760.7100
- Gerri Brown, Assistant General Manager
  - gbrown@crockerpartners.com | 404.257.1785
- Jason Duvall, Assistant Chief Engineer
  - jduvall@crockerpartners.com | 404.257.1785

## Architect
Smallwood, Reynolds, Stewart, Stewart & Associates

## Developer
Barrett, Woodyard & Associates

## Year Built
1982

## Years Renovated
2001 & 2014

## Project Area
289,761 RSF

## Primary Building Site
10.6 acres

## Stories
6

## On-Site Amenities
Brand new café, fitness center, six-story renovated atrium, conference center, card access entry system & monitored security, on-site property management, covered parking, tenant storage space
GREEN INITIATIVES

Single-stream recycling, T-8 lighting retrofit, variable frequency drives on HVAC equipment, lamp recycling

CONSTRUCTION

Reinforced concrete

PARKING

3.45 per 1,000 RSF leased, achieved through a combination of covered spaces and surface spaces.

HVAC

The primary existing cooling system is a chilled water system consisting of (2) 340 Ton York chillers with a total capacity of 680 Tons. The offices, which account for most of the floor area, are conditioned by large central air handling units (AHUs) that pump air to Power Induction Units (PIUs) and Variable Air Volume Units (VAVs) to maintain building standard temperatures. The ventilation (outside air) is preconditioned by a rooftop split system air handling unit and condenser unit (60 Ton Trane DX north, 40 Ton Trane DX south). The heating for the building is all electric with strip heaters in the PIUs and additional duct heaters and unit heaters in various parts of the building.

ELEVATORS

The project is served by five (5) Dover traction passenger, one (1) Dover traction freight elevator, and two (2) hydraulic parking elevators.

EMERGENCY GENERATOR

Located in the lower level parking area is a 250KW, 480/277 Cummins diesel generator sitting atop a 300 gallon diesel skid tank. Directly within the main electrical room, approximately 25 feet away, is an 800A automatic transfer switch (ATS); which is fed from this generator and an 800A circuit breaker on the main switchboard.

FIRE LIFE SAFETY SYSTEMS

Notifier NSF2-640 fire panel with annunciators (near west entry and at security desk), fire control room with elevator control, and monitoring. Manual pull stations, smoke detectors, fire horns, strobes, fire curtain rolling doors protecting the atrium, and fire extinguishers. Two pressurized stairwells and pressurized service elevator hoist way.

LOADING DOCK

The loading dock is comprised of 2 bays with dock bumpers.

PUBLIC TRANSPORTATION

Ashford Perimeter is an 11 minute walk from the Dunwoody MARTA train station.
Surrounding Amenities

ASHFORD PERIMETER

EXIT 29

285

ASHFORD DUNWOODY ROAD

PERIMETER CENTER

PERIMETER CENTER PARKWAY

HAMMOND DRIVE

MEADOW LANE ROAD

PERIMETER CENTER PLACE

SURROUNDING AMENITIES
### Restaurants

| A | Paris Bistro (coming soon) |
| B | Villa Christina |
| C | Chequers Seafood and Steak |
| D | Starbucks |
| E | Perimeter Mall |

- A+D Buffalo's · Auntie Anne's · Bourbon Street Café · The Cheesecake Factory · Chick-fil-A · China Max · Chipotle · Cinnabon · Dairy Queen · Farmer's Basket · Goldfish · Great American Cookies · Great Wraps · Haggen-Duz · Maggiano's Little Italy · Nordstrom Café · Sakkio Japan · Starbucks · Subway · Torena · Villa Fresh Italian Kitchen

| F | Alon's Bakery and Market |
| G | Eclipse di Luna |
| H | Platinum Blue |
| I | Sage Woodfire Tavern |
| J | McDonald's |
| K | FGT Bar | Grill |
| L | California Pizza Kitchen |
| M | Seasons 52 |
| N | The Capital Grille |
| O | Tin Lizzy's |
| P | Chuy's |
| Q | Flemings Steakhouse |
| R | Boneheads, Da Via |
| S | Panera Bread, Tin Drum |
| T | Applebee's |
| U | Cheeseburger in Paradise |
| V | Outback Steakhouse |
| W | Carrabba's Italian Grill |
| X | Taco Mac |
| Y | Mimi's Grill |
| Z | Shane's Rib Shack, Robek's Juices, Chipotle |

### Retailers

1. Perimeter Mall
   - Nordstrom · Macy's · Dillard's · Von Maur
   - Jcrew · Anthropologie

2. Perimeter Place
   - Target · Office Max · Ross

3. Perimeter Station
   - Barnes & Noble · Container Store · Restoration Hardware · Rooms to Go

4. Perimeter Expo
   - Best Buy · Marshalls · Men's Wearhouse · Nordstrom Rack · Off Broadway · Old Navy

### Grocery & Gas

5. Exxon “On the Go” Station
6. Walmart
7. Super Target

### Lodging

8. Atlanta Marriott Perimeter Center
9. Crowne Plaza Atlanta Perimeter at Ravina
10. Hilton Garden Inn Atlanta Perimeter Center
11. Le Meridien Atlanta Perimeter
12. Villa Christina
13. The Westin Atlanta Perimeter North

### Banks

14. Bank of America
15. Fidelity Bank
16. PNC Bank
17. SunTrust Bank
18. Wells Fargo
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