

250,000 SF AVAILABLE



PRIMED FOR THE FUTURE





Tucker Exchange is uniquely designed with two 5-story towers connected via an airy & spacious atrium, it allows multiple space configurations that enable tenants to control their spaces. Located in the heart of the Tucker community, a thriving metropolitan area with close proximity to Atlanta's major thoroughfares, neighborhoods, retail and amenities. The building is ideally situated alongside I-285 with quick access to Central Perimeter, Midtown, Buckhead, Hartsfield Jackson Atlanta International Airport, and suburbs to the north and south.

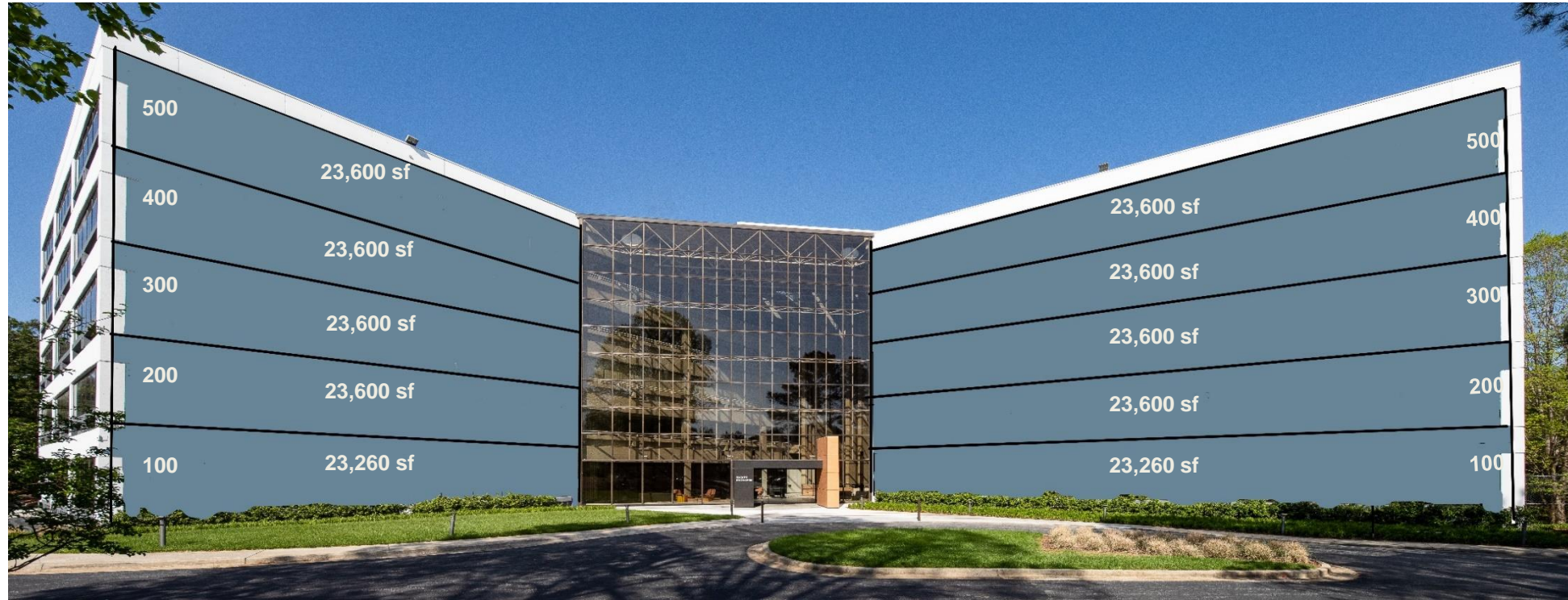


## TUCKER EXCHANGE DIFFERENTIATORS

- » Creative Office Design
- » Ultimate Configurability with ability to control your own space
- » Dynamic Atlanta Location
- » Spacious Campus with Outdoor Amenities & Meeting Spaces



# ULTIMATE FLEXIBILITY



- » 5-story office building with up to +/-250,000 SF available
- » +Two +/- 125,000 SF towers connected by open atrium
- » 47,000 SF connected floor plate shared across two towers
- » 23,600 SF floor plates in each tower
- » ~75,000 SF user controls a tower
- » Slab to slab height of 14.5' on floor 1 and 12.5' on floors 2-5
- » Unique architectural design with exposed concrete structure
- » 3.4/1,000 SF parking ratio, and expandable to 6/1,000



Indoor / Outdoor Conference Ctr







## TOMORROW'S WORKPLACE

- » Building's spacious atrium with multiple seating and breakout areas provides ample space for socially distanced gatherings
- » Tenants can control their space and manage ventilation, temperature control, humidity, and other factors relating to the HVAC system
- » Flexibility to configure space in multiple formats
- » Enhanced outdoor meeting, work, amenity, and collaboration spaces
- » Access to restrooms and common areas controlled more easily with the multiple configurations available at Tucker Exchange
- » Onsite walking and jogging trail (approx. 0.5 miles) & Spacious Fitness Center in design
- » Rooftop Amenity Deck with Atlanta Skyline Views
- » Indoor / Outdoor conference Center in design



## INDOOR/OUTDOOR CONFERENCE (in design)





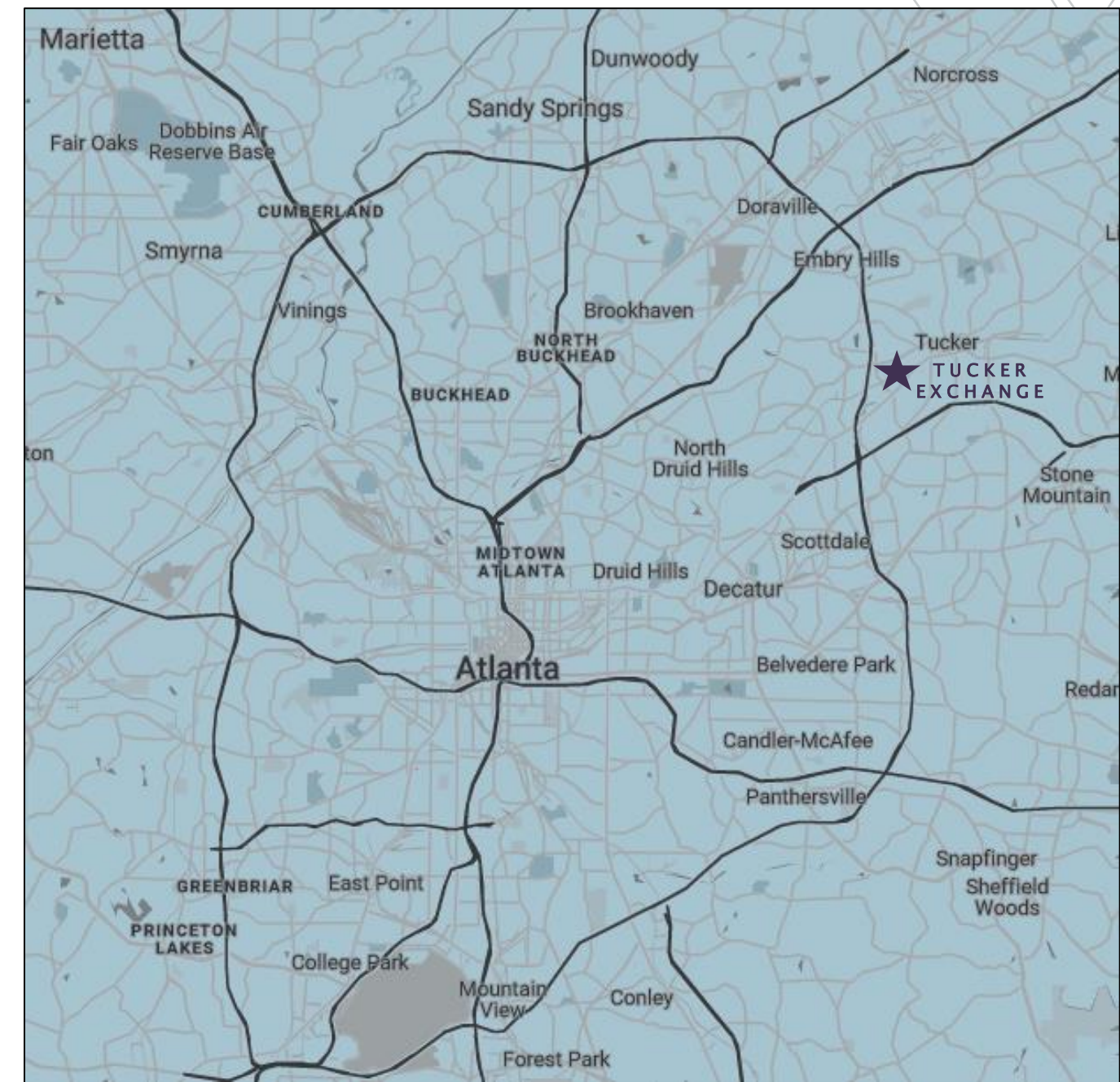
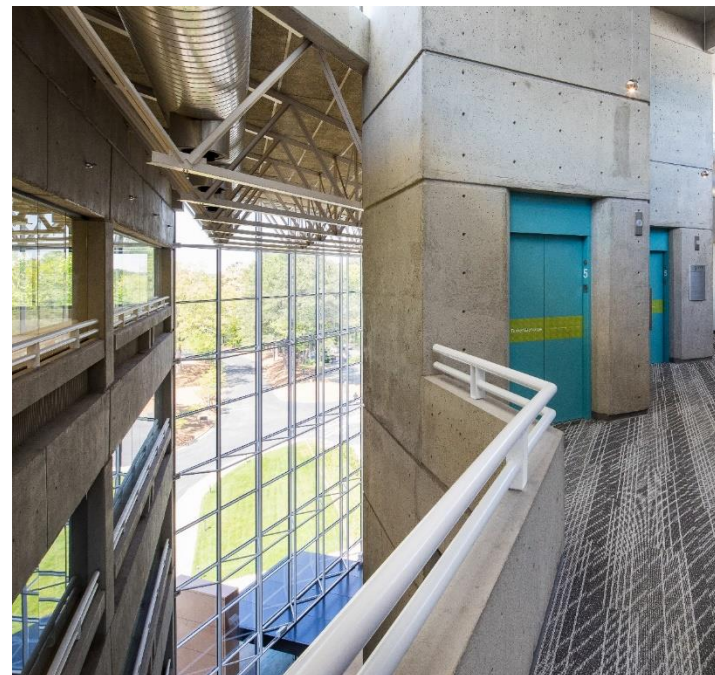
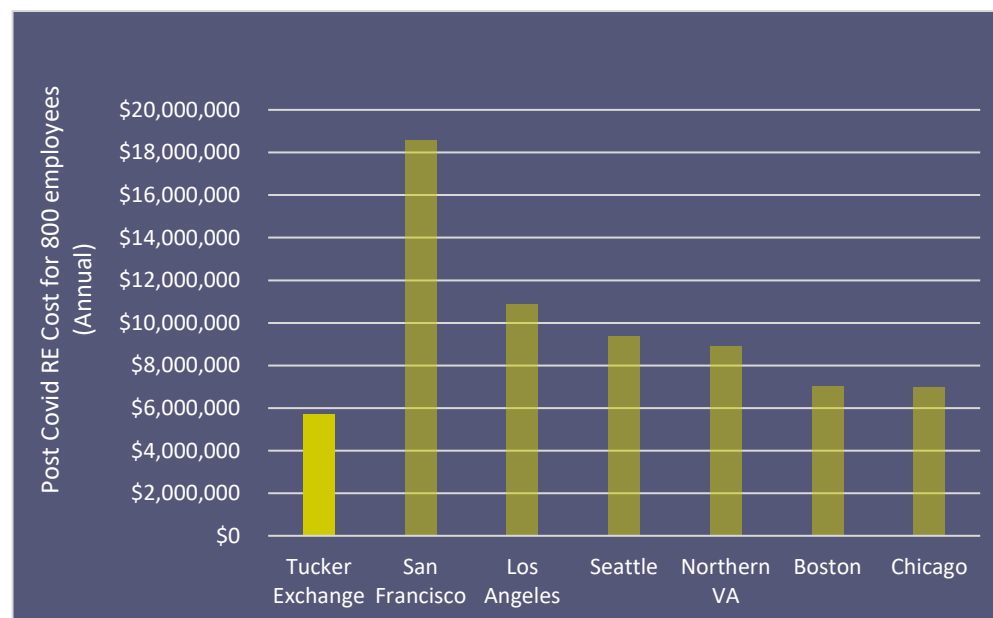


# ATLANTA MARKET

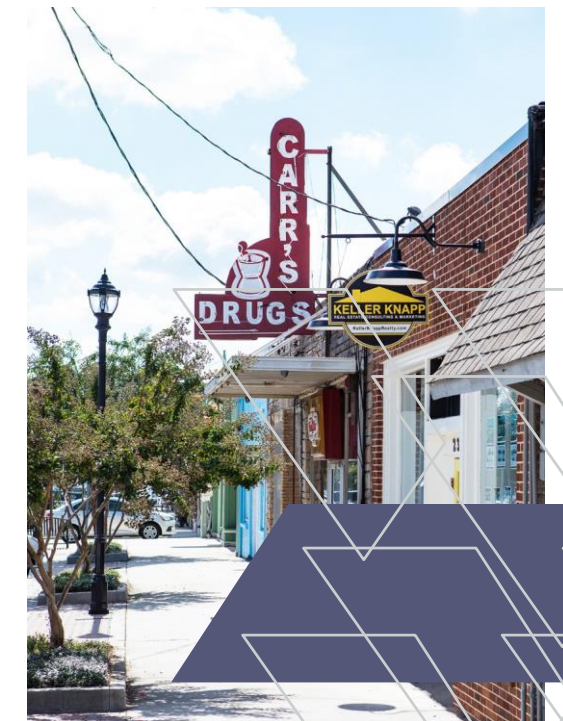
## ATLANTA ECONOMIC HIGHLIGHTS

- » Atlanta's highly diversified economy continues to position it ahead of other major US markets
- » Continued momentum attracting technology companies including Microsoft and Google
- » After falling to 3.0% in early 2020, Atlanta's 5.6% unemployment rate remains below the national average of 8.4%
- » Migration patterns continue to favor the south, with the population of Atlanta predicted to reach 8 million by 2040, according to an Atlanta Regional Commission survey

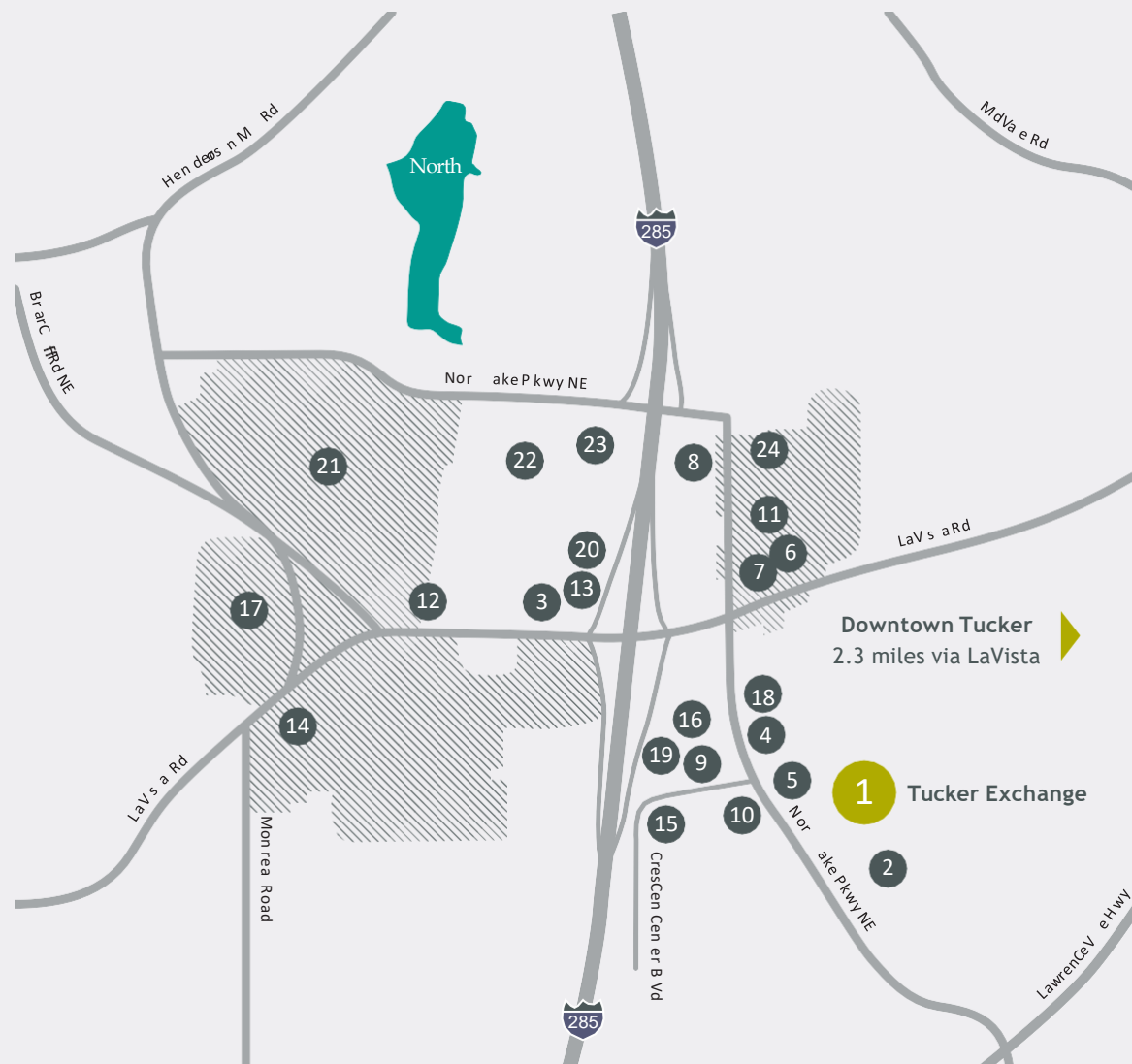
## Cost of Real Estate in Comparable Markets







- 1 Tucker Exchange
- 2 Georgia's Own CU
- 3 Bank of America
- 4 Major League Bar & Grill
- 5 Hudson Grille
- 6 Folks Kitchen
- 7 IHOP
- 8 Old Hickory House
- 9 Piccadilly Cafeteria
- 10 O'Charley's Restaurant & Bar
- 11 Newk's Eatery
- 12 Marlow's Tavern
- 13 Starbucks
- 14 Red Lobster
- 15 LA Fitness
- 16 Target
- 17 Office Depot
- 18 Days Inn & Suites
- 19 Comfort Suites
- 20 Double Tree by Hilton Hotel
- 21 Northlake Mall
- 22 Atlas Lavista Hills Apartments
- 23 CityNORTH Apartments
- 24 New development anchored by Dicks Sporting Goods, Sprouts & Kohl's



## CONVENIENCE AT YOUR FINGERTIPS

- » Immediate access to I-285
- » MARTA Route 125 and 30 bus line
- » 30 nearby restaurants and several walkable options
- » 7 hotels
- » Adjacent to Northlake retail district- Northlake Mall (21) mixed-use redevelopment anchored by Emory Healthcare
- » 14 miles to Midtown Atlanta
- » 17 miles to Downtown Atlanta
- » 23 miles to Hartsfield Jackson Atlanta International Airport
- » 2.3 miles to Downtown Tucker
- » In the heart of Tucker-Lakeside community





1. Office building
2. Potential parking deck
3. Outdoor amenity spaces
4. Helipad
5. One mile wellness path



*“Anyone can build a building and put rooms in it, but we should put human beings at the head of our thought processes. You want to hopefully spark their enthusiasm. Like riding in a glass elevator: Everyone talks on a glass elevator. You get on a closed-in elevator, everyone looks down at their shoes. A glass elevator lets people’s spirits expand.”*

- John Portman



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