

3110

CROSSING PARK

Norcross, GA (Metro Atlanta)

FOR SALE OR LEASE



Fully Renovated, State-of-the-art Office Building
Located in North Atlanta's Most Active Technology Corridor



3110

CROSSING PARK

Norcross, GA (Metro Atlanta)

FOR SALE OR LEASE

EXCLUSIVE ADVISOR

Todd D. Sypret

Managing Director

Merit Realty Partners

E-mail: tsypret@meritrealtypartners.com

Phone: 404-964-3665

Exclusively presented by:



3110

CROSSING PARK

Norcross, GA (Metro Atlanta)

FOR SALE OR LEASE

Table of Contents

- 1 EXECUTIVE SUMMARY
- 2 THE PROPERTY
- 3 LOCATION INFORMATION



Confidentiality & Disclaimer

The information contained in the following marketing brochure (“Brochure”) is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Merit Realty Partners (“MRP”) and should not be made available to any other person or entity without the written consent of MRP. The recipient (“Recipient”) agrees that (i) the brochure and its contents are confidential information, except for such information contained in the brochure, which is a matter of public record, or is provided from sources available to the public (ii) the Recipient, the Recipient’s employees, agents and consultants who have a valid need to know business reason to know such information (collectively, the “need to know parties”) will hold and treat it in the strictest of confidence, and the Recipient and the need to know parties will not, directly or indirectly, disclose or permit anyone else to disclose its contents to any other person, firm, or entity without the prior written authorization of MRP and the Owner, (iii) the Recipient and the need to know parties will not use or permit to be used this brochure or its contents in any fashion or manner detrimental to the interest of the Owner or MRP or for any purpose other than use in considering whether to purchase the property, and (iv) recipient will notify each of the need to know parties of the terms of this agreement and will be responsible for breach of same by any of the need to know parties. The Recipient and the need to know parties agree to keep this Brochure and all confidential information contained herein permanently confidential and further agree to use this brochure for the purpose set forth above. This brochure has been prepared to provide summary, unverified information to prospective investors, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. MRP has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB’s or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant’s plans or intentions to continue its occupancy of the subject property.

The information contained in this brochure has been obtained from sources we believe to be reliable; however, MRP has not verified, and will not verify, any of the information contained herein, nor has MRP conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential investors must take appropriate measures to verify all of the information set forth herein. Owner and MRP each expressly reserves the right, in its sole discretion, to reject any or all expressions of interest or offers regarding the property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligations to any recipient reviewing this Brochure or making an offer to purchase the property unless and until such offer is approved by Owner, a written agreement for the purchase of the property has been fully executed, delivered and approved by Owner and its legal counsel, and any obligations set by Owner thereunder have been satisfied or waived. Merit Realty Partners is a registered dba of TDS Realty, Inc. All rights reserved.

Non-Endorsement Notice

Merit Realty Partners is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this brochure. The presence of any corporation’s logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation or Merit Realty Partners, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Merit Realty Partners, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.



1

EXECUTIVE SUMMARY



Executive Summary

3110 Crossing Park offers investors and owner-users the opportunity to acquire a fully renovated, vacant creative/loft office building in the City of Norcross, directly adjacent to Peachtree Corners. The property features immediate access to Peachtree Industrial Boulevard and is just one mile from Historic Downtown Norcross, providing excellent connectivity and convenience.

This two-story, 25,560-square-foot building sits on 3.17 acres and includes ample wooded outdoor areas that create a true corporate campus environment. In 2018, the property underwent a comprehensive “like-new” renovation—including plumbing, electrical, life safety systems, HVAC, and a new roof. Renovations exceeded \$3 million at the time and would cost more than \$4 million to replicate today.

The building is being offered vacant and is in move-in-ready condition, allowing an incoming user or tenant to avoid months of permitting and construction. Its modern layout, creative finishes, and fully updated systems make it suitable for immediate occupancy.

Adding to its appeal, 3110 Crossing Park is located within one of Atlanta’s few federally designated Opportunity Zones. This designation provides significant tax advantages, including special capital gains incentives and enhanced flexibility for 1031 exchange investors—creating meaningful additional value for a purchaser.



Investment Summary

Address	3110 Crossing Park Road
City, State	Norcross, GA
County	Gwinnett
Product Type	Creative / Loft Office
No. Of Buildings	1
Stories	2-story
Ceiling Heights	Exposed 15' - 16'
Year Built / Renovated	1974/2018 (full renovation)
Acreage	3.17 acres
Rentable Square Footage	25,560 RSF
Sprinklered	Yes
Occupancy	Vacant
Parking Ratio	91 spaces (3.56/1000)
Zoning	OI - Office (City of Norcross)



REASONS TO PURCHASE

- Highly Desirable Office Product
- Wooded Site With Ample outdoor space
- New mixed use planned next door
- New roof with warranty
- Updated HVAC equipment
- Fully Renovated - "Like New"
- Most active technology corridor in North Atlanta
- Close to Historic Downtown Norcross
- Proximity to major retail node and full service hotels



AREA HIGHLIGHTS INCLUDE:

- Intuitive Surgical underway on its massive 700,000+ SF medical robotic campus.
- Robust office market with companies such as Mass Mutual, Honeywell, Soliant, Plaid Enterprises, Valmet, Pond, Brightree and others.
- Recently Renovated Crown Plaza Hotel (\$20mm+) close to 3110 Crossing Park.



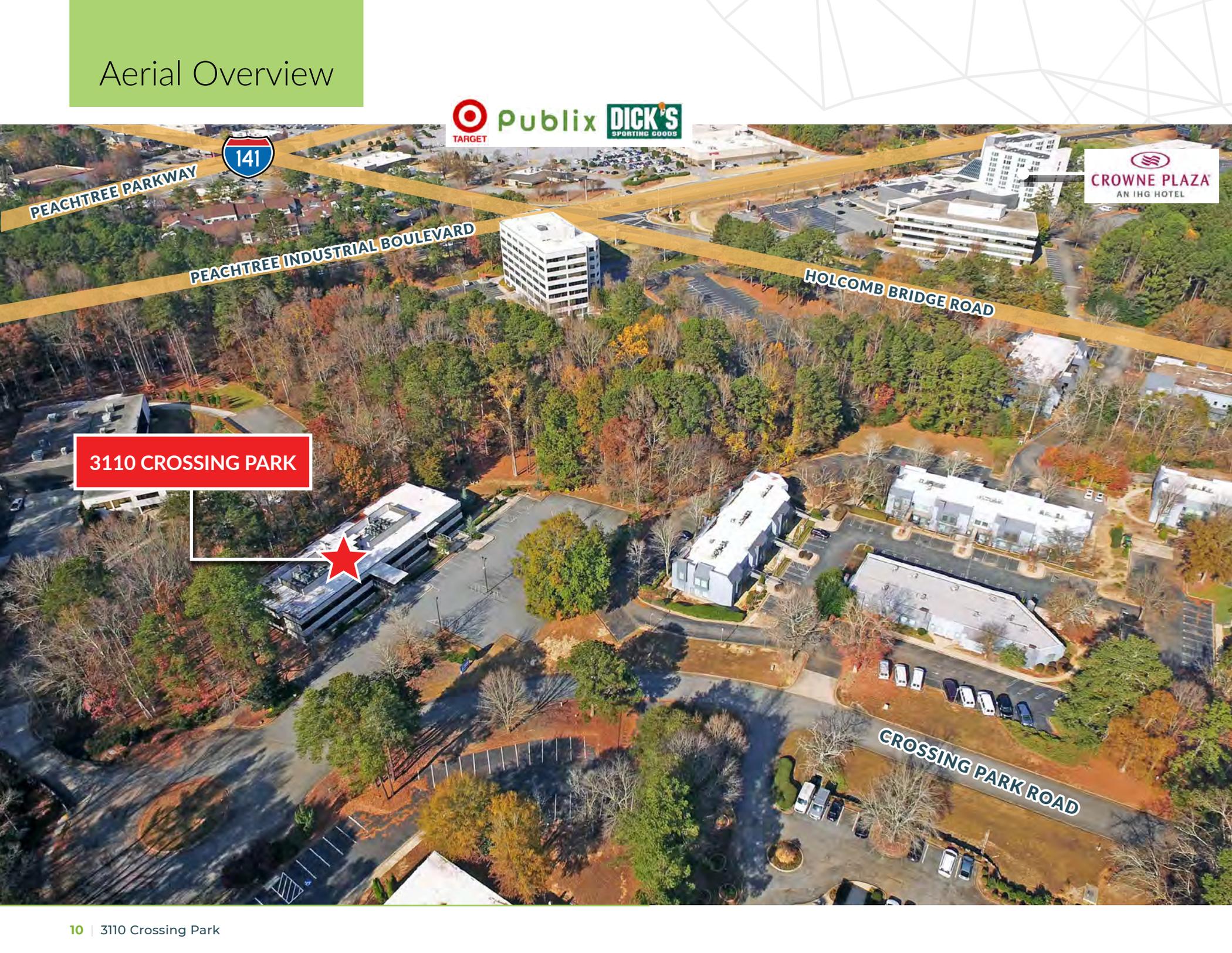


2

THE PROPERTY



Aerial Overview



3110 CROSSING PARK

Aerial Overview



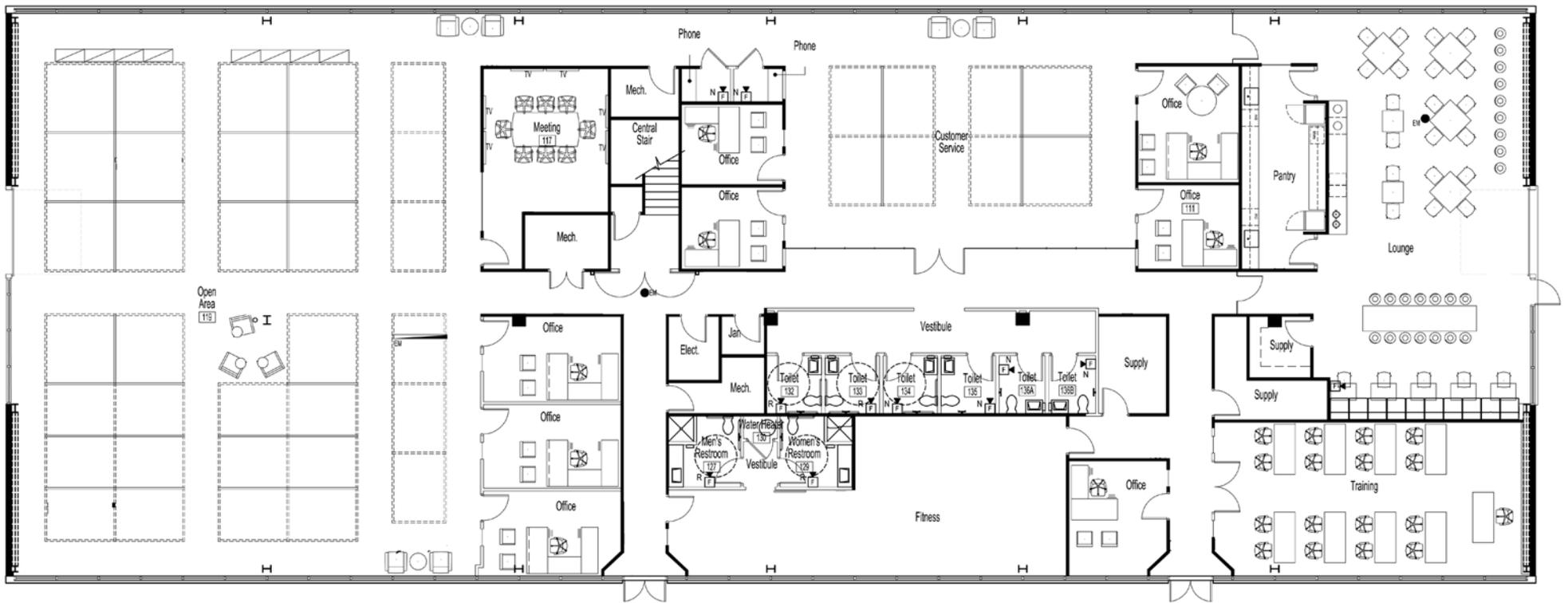
Building Specifications

Investment Summary

Address	3110 Crossing Park
City, State	Norcross, GA
County	Gwinnett
Product Type	Creative/Loft Office
No. Of Buildings	1
Rentable Square Footage	25,560 RSF
No. of Floors	2 (12,780+/- per floor)
Occupancy	0%
Acreage	3.17 acres
Zoning	O&I – office (City of Norcross)
Renovated/Year Built	2018 (\$3m+) / 1974
Parking Ratio	91 spaces (expandable)
Ceiling Heights	15'-16' ceilings with exposed ductwork
Foundation	Reinforced concrete slab on grade with a perimeter foundation wall and footings.
Structural System	Split-faced block construction
Windows	Insulated double glazed glass with high performance low-E and dual silicone seal with thermally broken aluminum framing systems
Roof	Single-ply EPDM roofing membrane system (replaced 2018)
HVAC	New 20-ton units and RTU's
Sprinklered	Fully sprinklered with smoke detection
Interior Finish	Loft-fell, glass walled offices and conference rooms, multiple cubicle areas, large kitchen/breakroom, 17 private bathrooms, and outdoor patio area.
Tax Parcel Number	R6274 015



Floor Plan



1st Floor

SCALE: 1/8" = 1'-0"



Floor Plan



2nd Floor

SCALE: 1/8" = 1'-0"

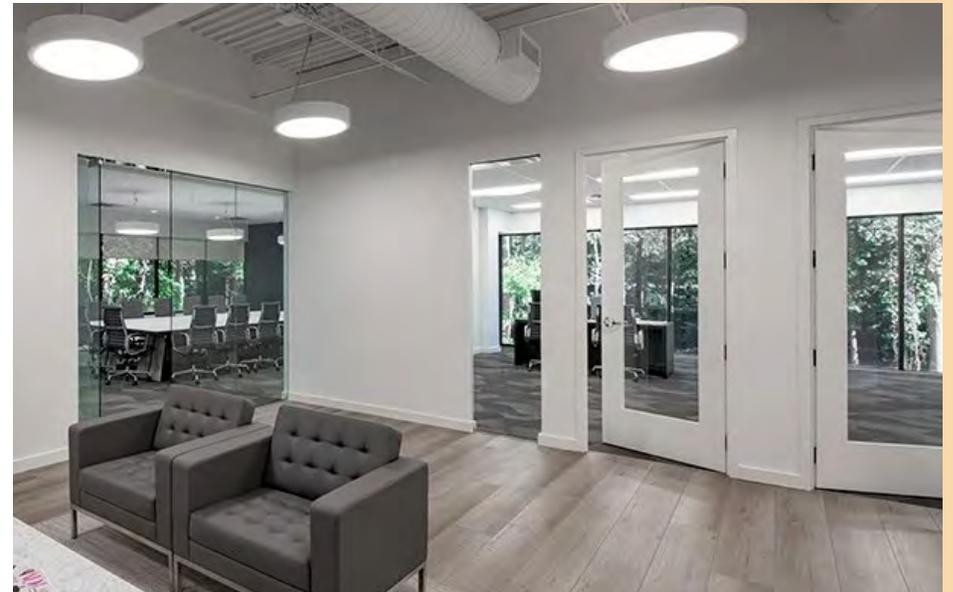
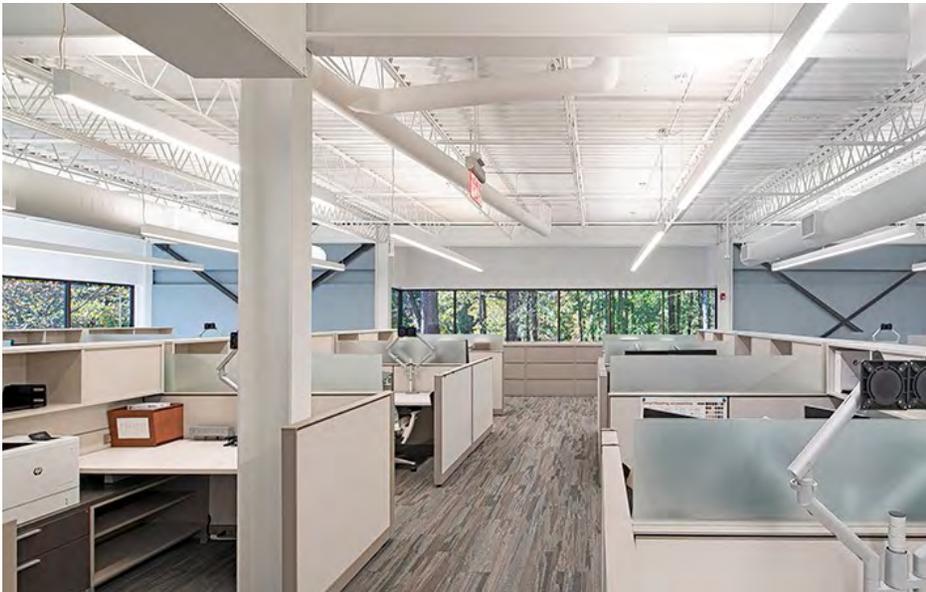


Site Plan













3

LOCATION OVERVIEW



MARKET

Atlanta, GA Office Market Overview

The Southeast region's largest office market is in Atlanta, boasting a total of over 300 million square feet. The Cushman & Wakefield Atlanta Office Market Inventory, meeting specified criteria such as geographic footprint, building class, and minimum square footage, comprises 150 million square feet based on our office usage threshold methodology. In 2020, Atlanta experienced its first year of negative absorption since 2012, primarily attributed to the Covid-19 Pandemic. Direct average rents saw a 6.7% year-over-year growth, reaching \$29.16, with a new high-watermark exceeding \$55 per square foot. Direct vacancy rates have dropped by 360 basis points from peak highs to 17.3%. Despite the challenges, the development community has maintained strong discipline, delivering only 9.8 million square feet in this cycle (since 2011), in contrast to the 16.0 million square feet delivered in the previous cycle (2001-2010).

- #1** Office Market in the Southeast, by Investment Volume | 2020, \$1.2B (RCA)
- #1** The Hottest Cities For Commercial Real Estate Investing (Forbes, 2020)
- #3** East Coast Market by Investment Volume, behind only Manhattan, Boston, and DC Metro (RCA, 2018)
- #11** US Market in World's Top 50 Most Liquid Markets (RCA, 2020)



Atlanta Accolades

#1

State to do Business
(Site Selection Magazine, 2018)

#1

Most Affordable
Big City
(Wallethub, 2018)

#3

Metro Area for Total
Corporate Facility
Investment Projects
(Site Selection, 2018)

#4

Metro Area for Corporate
Headquarters
(Business Facilities, 2019)

#1

World's Busiest Airport
for Passenger Traffic
(Airports Council International, 2019)

#4

Fastest Growing Metro in
the Nation
(US Census Bureau, 2019)

#1

Metro Area for Economic
Growth Potential
(Business Facilities, 2019)

#6

Metro Area for
Net Job Creation
(Metro Atlanta Chamber Analysis of
US, Bureau of Labor, 2019)

Atlanta: Premier Business Hub in the Southeast

The Atlanta Metropolitan Statistical Area (MSA) stands as the economic epicenter of the Southeastern United States and is ascending as a prominent global business hub. Rapidly growing, Metro Atlanta is among the fastest-expanding metropolitan areas in the U.S., boasting the 10th largest metro economy in terms of Gross Domestic Product (GDP).

As the 9th largest MSA, Metro Atlanta is home to a population of 5.9 million people and hosts over 168,000 businesses across its 29-county metro area, spanning 8,723 square miles. Georgia's recognition as the #1 State for Doing Business (awarded by Site Selection Magazine for five consecutive

years) has significantly contributed to the region's sustained growth, with GDP witnessing a remarkable 37% increase since 2009, as reported by the U.S. Bureau of Economic Analysis.

Globally renowned, Atlanta is celebrated for its robust economy built upon a diversified foundation, featuring less than 23% concentration in any single industry. Recent investments in knowledge-based sectors have fueled innovation and collaboration, fostering growth among both established corporations and burgeoning startups. This has further fortified Atlanta's economic foundation and industry depth.

PRO-BUSINESS ENVIRONMENT

Favorable tax conditions and local business incentives.

STRONG WORKFORCE

Large pool of highly educated and skilled workers, with 42,000+ degrees granted yearly.

HARTSFIELD-JACKSON AIRPORT

Global airport with nonstop flights to 150+ domestic and 75+ international destinations in 50+ countries.

16 FORTUNE 500 HEADQUARTERS

Top market for Fortune 500 headquarters among U.S. metros.

HIGH QUALITY OF LIFE

Affordable living, cultural hub, sports, and year-round seasons.

HIGHER EDUCATION

Over 275,000 students in 70 higher education institutions.

LOW COST OF DOING BUSINESS

Georgia is the 3rd-ranked state for the most affordable business costs.

RISING GLOBAL CITY

Cutting-edge infrastructure and a growing economy.

Robust Demographic Fundamentals Signal the Strength of Future Office Demand

The Metro Atlanta office market is firmly underpinned by core fundamentals that consistently surpass the national average, laying the foundation for future demand from office tenants. Atlanta is becoming a preferred residence for those seeking high-quality urban or suburban lifestyles, and companies of all sizes aiming for a conducive business environment. The metro area's population, currently ranking 9th in the country at approximately 5.9 million people, has seen a notable 34% increase since 2001. According to the Atlanta Regional Commission, the population is projected to exceed 8 million people by 2040.

Atlanta's rapidly expanding population can be attributed to two key factors: net migration and robust job growth. Census Bureau data indicates that from 2018 to 2019, Atlanta had a total net migration of 43,584, ranking 3rd among the top 10 largest Metropolitan Statistical Areas (MSA) in the nation. In 2020 alone, 27 domestic and foreign companies established new office locations in Atlanta. Non-farm payrolls have surged by 22% since 2004.





Home to 16 Fortune 500 Headquarters



First Data™



AGCO
Your Agriculture Company



WestRock



RECENT EXPANSIONS



Hundreds of jobs created with emphasis on hiring underrepresented minorities and women.



1,500 jobs created



709 jobs created



137 jobs created



150 jobs created



1,250+ jobs created

Technology & Healthcare Hub



Atlanta serves as a focal point for technology and healthcare, boasting more than 14,000 tech enterprises and providing employment for 189,000 individuals in the innovation sector.

THE NATION'S IT CAPITAL

Headquartered in Atlanta, McKesson Technology Solutions secures its position as the fourth-largest Health IT company globally, a recognition accorded by Healthcare Informatics' 100 List. The Health IT sector based in Georgia contributes to statewide employment, with over 16,000 individuals engaged in its diverse roles. Looking ahead, 57% of companies operating in the sector project expansion within the next two years, with an impressive 75% intending to augment their workforce with Georgia-based employees. Adding to Atlanta's healthcare prominence, the city hosts renowned institutions such as the Centers for Disease Control (CDC) and the nation's largest pediatric hospital, Children's Healthcare of Atlanta.



GROWING EDUCATION

The Hope Scholarship extends financial support for undergraduate tuition to Georgia high school students with a minimum GPA of 3.0, benefiting those attending state-run universities and colleges. The collective impact of Atlanta's 28 universities and four-year college degree programs is substantial, contributing significantly to a statewide economic impact of \$15 billion.



Fintech Capital of the U.S.

Atlanta stands as a premier hub for the design, implementation, and advancement of technology on a global scale. With around 14,300 technology establishments employing over 190,000 technology professionals, Atlanta's technology ecosystem supports the entire spectrum of innovation, ranging from startups to FORTUNE 500 companies.

Distinguished as a global leader in financial technology, particularly in the realms of global payment and financial services, Atlanta has earned the moniker "Transaction Alley." The city's FinTech sector manages an impressive \$5 trillion in payment processing annually. Remarkably, more than 70% of all North American payments flow through companies situated in Atlanta. Renowned industry giants such as First Data, WorldPay US, Global Payments, Kabbage, and TSYS proudly call Atlanta their home base.

EPICENTER OF FINANCE AND CAPITAL MARKETS IN THE SOUTHEAST

Atlanta holds a pivotal position in the realm of finance and capital markets. Within the metropolitan area resides the Federal Reserve Bank of Atlanta, representing the sixth district among the 12 Federal Reserve Banks across the United States. Additionally, Atlanta is the headquarters for the Intercontinental Exchange, a global leader in capital raising for seven consecutive years. This influential entity owns and manages 23 regulated exchanges and marketplaces, including the prestigious New York Stock Exchange.

Major operations of bulge bracket investment banks and some of the world's largest institutional investors are situated in Atlanta. The metropolitan area has established a longstanding reputation as a hub for both domestic and foreign capital flows.



SUBMARKET

Norcross, GA

Norcross, Georgia is one of Metro Atlanta's most established and connected suburban cities, located in southwest Gwinnett County just minutes from the I-85 corridor and 20 miles from Downtown Atlanta. The city is known for its strong business community, diverse population, and strategic accessibility, making it a desirable location for both companies and residents. With a mix of corporate campuses, light industrial operations, and small businesses, Norcross has emerged as a balanced employment hub with a stable economic base.

Over the past decade, Norcross has experienced steady growth supported by infrastructure investments, redevelopment initiatives, and an emphasis on quality-of-life amenities. The city maintains an extensive network of parks, multi-use trails, and community facilities that appeal to families and professionals alike. Its location near major transportation routes—including Peachtree Industrial Boulevard and Buford Highway—positions it as a convenient choice for workforce commuting and business logistics.

Historic Downtown Norcross serves as the cultural and social heart of the community. Listed on the National Register of Historic Places, the district features beautifully preserved 19th- and early 20th-century architecture, tree-lined streets, boutique shops, locally owned restaurants, and intimate event venues. The walkable, small-town charm of the area is complemented by a vibrant calendar of festivals, concerts, and community gatherings that draw visitors from across the region.

Ongoing revitalization and mixed-use development efforts have enhanced Downtown Norcross's appeal, attracting new residents, businesses, and investors. Residential projects, retail expansions, and streetscape improvements have reinforced its identity as a lively, connected destination with broad market momentum. With its blend of historic character and modern energy, Historic Downtown Norcross continues to anchor the city's growth and strengthen its long-term desirability.



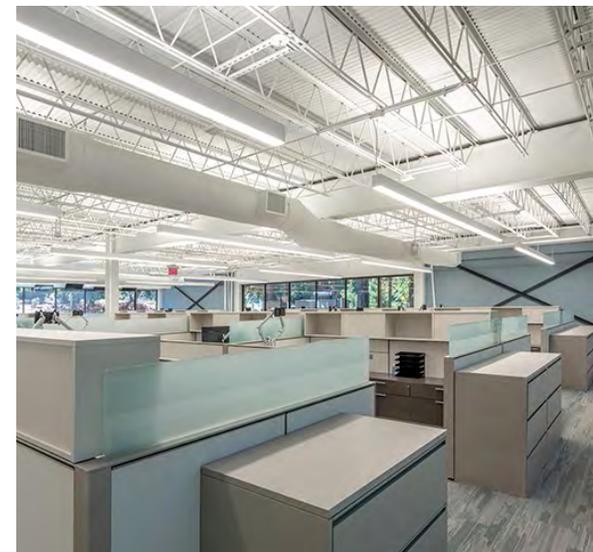
WHY NORCROSS FOR OFFICE USERS

Norcross offers exceptional accessibility for office users, positioned near I-85, Peachtree Industrial Boulevard, and Buford Highway—three of Metro Atlanta’s most heavily traveled commercial corridors. This connectivity allows employees, clients, and service providers to reach the city quickly from Atlanta, Gwinnett County, and the broader region, making it an ideal base for companies with distributed workforces or frequent customer interaction.

The city provides a strong business environment with a diverse labor pool driven by Gwinnett County’s robust demographics. Companies benefit from a wide range of nearby housing options, award-winning schools, and access to major employment centers such as Technology Park and the Gwinnett Infinite Energy area. Norcross is also home to numerous corporate headquarters, technology firms, logistics operations, and professional service providers, creating a synergistic business ecosystem.

Office users value Norcross for its competitive operating costs compared to other parts of Metro Atlanta. The area offers attractive lease rates, ample parking, and lower occupancy costs while still delivering highly amenitized surroundings. Adjacent retail, restaurants, hotels, and services—especially around Historic Downtown Norcross and the Peachtree Parkway corridor—make it easy for companies to support employee satisfaction and client hospitality.

Finally, Norcross is a city focused on reinvestment and long-term growth. Ongoing redevelopment initiatives, streetscape improvements, and several planned mixed-use projects continue to elevate the area’s appeal. For office users seeking convenience, affordability, economic stability, and a well-amenitized environment, Norcross stands out as one of the most strategic locations in suburban Metro Atlanta.



SUBMARKET

Peachtree Corners

Peachtree Corners stands as a thriving enclave of residences, schools, parks, and businesses situated in Gwinnett County, one of the nation's fastest-growing counties. It has evolved into a sought-after haven for executives, business proprietors, and upper-level managers. The remarkable growth witnessed over the last two decades has led to a surge in housing options, providing decision-makers and employees with the opportunity to reside in close proximity to their workplaces, recreational facilities, and the labor market.

SUPPLY-CONSTRAINED, INFILL LOCATION

- The location faces constraints in supply, with minimal available land suitable for office development.
- There is heightened demand for residential and retail spaces, with limited potential for office development along the corridor.
- Peachtree Parkway and Peachtree Industrial Boulevard, serving as commercial corridors, rank among the most bustling in the county.
- Positioned centrally, the area is adjacent to both Atlanta's northern suburban communities and its urban core.

ANCHORED BY THE EXPANSIVE TECH PARK

- The inaugural thriving office and research & development (R&D) center in Atlanta spans across 500 acres.
- Comprising over 3.8 million square feet of space, the majority consists of multi-tenant office spaces and corporate-owned facilities.
- It stands as Georgia's fourth-largest high-tech employment district.

Peachtree Corners Demographic Profile

POPULATION

241,171

AVERAGE HOUSEHOLD INCOME

\$145,000

HOUSING UNITS

85% OWNER
OCCUPIED

13% RENTER
OCCUPIED

HOUSEHOLD INCOME

20% \$200,000+

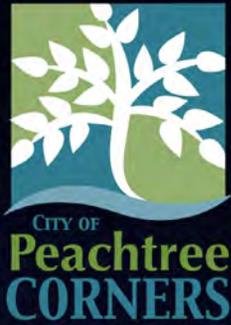
24% \$100,000-
\$199,000

EDUCATIONAL ATTAINMENT

71% BACHELORS/
GRADUATE DEGREE

Peachtree Corners Named in the
2023 Fortune 50 Best Places to
Live for Families





AMONG THE HIGHEST INCOME DEMOGRAPHICS IN ATLANTA

- Nearly half the area's population has a net worth of over \$1,000,000
- Average household income of over \$145,000 with home values ranging from \$400,000 to \$900,000
- Among the most high-profile and well educated employment bases of any Atlanta location

AN ESTABLISHED HIGH-END RETAIL CORRIDOR

- Home to The Forum, an open-air lifestyle center that features upscale retailers such as lululemon, Willams Sonoma, Pandora, Barnes & Noble, and Trader Joe's
- Numerous restaurants including Ted's Montana Grill, J. Alexander, Chipotle, Newk's, Marlow's Tavern, Uncle Jacks Meat House, and Firebirds Grill.
- Over 1,200 hotel rooms offered by national brands such as Hilton, Hyatt, Marriott, Holiday Inn and Ramada

TOWN CENTER PARK

- Maintained by the City of Peachtree Corners for the benefit of all Peachtree Corners residents, the park opened April 27, 2019.
- The Town Center includes a two-acre Town Green, which hosts free weekly events such from live concerts, lawn games, yoga, and more.
- It also includes a 2,500 SF plaza and seven sculptures built to honor all military veterans - past, present, and future





Peachtree Corners Advantage

- Situated in one of the fastest growing counties in Georgia - Population approaching **1 Million** & nearly **12,000 new residents added annually**.
- Over **5,000 residential building permits** approved in 2020 & 2021
- **Largest incorporated city** in Gwinnett County
- Just **20 miles north** of the Buckhead Atlanta CBD
- **Easy access** to I-85, I-285, and GA-400
- 30097, 30005 and 30092 **zip codes rank in Atlanta's Top 25 Wealthiest**
- **Largest public school system** in Georgia
- **13** country clubs
- **10.5 million SF** in office -2300+ businesses
- Home of the **Curiosity Lab & Technology Park** - 7,500+ jobs
- Key Employers:

SIEMENS

 Crawford

 Hapag-Lloyd

 INTUITIVE
SURGICAL

 IMMUCOR

 T-Mobile

 CareerBuilder

 Curiosity Lab
at Peachtree Corners

Intuitive Surgical at Peachtree Corners



Intuitive, a trailblazer in the field of robotic-assisted surgery and a global frontrunner in minimally invasive healthcare, has revealed intentions to invest over \$500 million in the expansion of its campus, thereby generating 1,200 jobs in Peachtree Corners.

This expansion will complement the existing workforce of approximately 180 professionals at Intuitive's Peachtree Corners offices. Having been a presence in Georgia for a decade, the company has acquired 700,000 square feet of existing

office space. Their strategy involves retaining a portion of it while demolishing and reconstructing another segment, ultimately reaching a total of 1 million square feet by 2024. Looking ahead, their master plan aims to achieve an additional 1.7 million square feet by 2036.

The expanded campus is set to accommodate various functions, including engineering operations, cutting-edge training facilities designed for surgeons and hospital care teams, as well as administrative offices.



700,000 SF Acquired

700,000 SF Expansion With No New Construction = Absorption Of Existing Office Product Via Acquisition + Lease

3795 DATA DRIVE - 80K SF @ \$279 PSF
5445 TRIANGLE PKY - 130K SF @ \$205 PSF
5555 TRIANGLE PKY - 87K SF @ \$176 PSF
5400 TRIANGLE PKY - 175K SF \$200 PSF



3110

CROSSING PARK

Norcross, GA (Metro Atlanta)

FOR SALE OR LEASE

FOR MORE INFORMATION, CONTACT:

Todd D. Syrett

Managing Director
Merit Realty Partners

E-mail: tsyrett@meritrealtypartners.com

Phone: 404-964-3665

