

# PLAZA SQUARE NORTH

\$9,500,000



**PRIME MEDICAL CONVERSION**

**COVERED LAND PLAY**

**INSTANT INTERSTATE ACCESS**

**NEWMARK**



## DISCLOSURE

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Newmark has implemented a proprietary database and our tracking methodology has been revised. With this expansion and refinement in our data, there may be adjustments in historical statistics including availability, asking rents, absorption and effective rents. Newmark Research Reports are available at [nmrk.com/insights](http://nmrk.com/insights).

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**NEWMARK**

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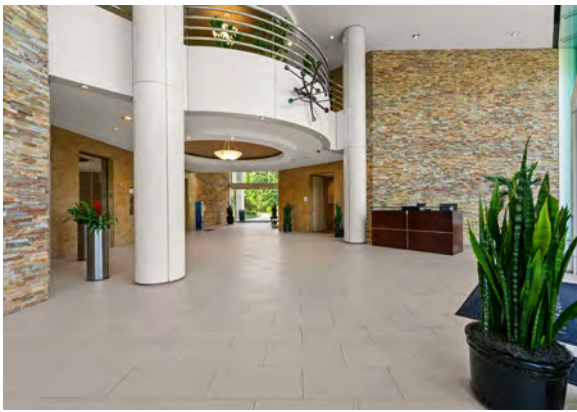
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**THE OFFERING**

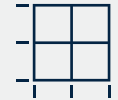




# PLAZA SQUARE NORTH



TOTAL SIZE  
**100,395 SF**



LAND AREA  
**8.6 AC**



OCCUPANCY  
**62%**



WALT  
**3.77 YRS**



YEAR BUILT  
**1986/2013**



IN-PLACE NOI  
**\$615,118**



BUILDING CLASS  
**A**



PARKING RATIO  
**3.66/1000 SF**



AREA  
**DUNWOODY  
CHAMBLEE  
BROOKHAVEN**



EXCESS DEV AREA  
**~3 AC**

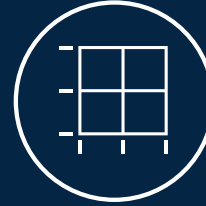


# INVESTMENT HIGHLIGHTS

PLAZA SQUARE NORTH



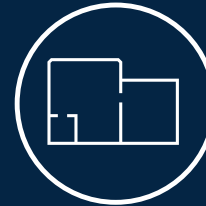
Immediate access to I-285



Covered land play - 8.5 acres with redevelopment potential or building expansion



Stable income with 3.77 year WALT and value-add upside at 62% occupancy



Ideal suite sizes - reduced rollover risk through diversification



Top floor, owner/user opportunity with signage available

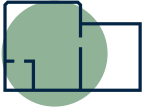


Continued medical conversion

# INVESTMENT HIGHLIGHT

## IDEAL SUITE SIZE

Plaza Square North does not have a single suite over 9,000 SF demised, leading to...



Sub 9,000 SF  
Suites Lease Up  
Faster



Less Demising  
Cost = Less Tenant  
Improvement \$\$\$ =  
More Net Income



More tenants =  
Diversification =  
Reduced Rollover  
Risk





# INVESTMENT HIGHLIGHT COVERED LAND PLAY



Zoning  
Possibilities



Expansion of  
Existing Building



Redevelopment  
Potential

## CURRENT PERMITTED USES CURRENT PERMITTED USES



HOTEL



MEDICAL/HOSPITAL



ASSISTED LIVING

\*Other uses may be permitted with SLUP



# INVESTMENT HIGHLIGHT OWNER/USER OPPORTUNITY

- 16,522 SF of contiguous space available for owner/user occupancy
- Signage available
- Why rent when you can own
  - Tax advantages through depreciation
  - Buy and leaseback space to your business for a write off
  - Current income covers expenses

# INVESTMENT HIGHLIGHT POTENTIAL MEDICAL CONVERSION

**35%**

OF OCCUPIED  
SF IS MEDICAL

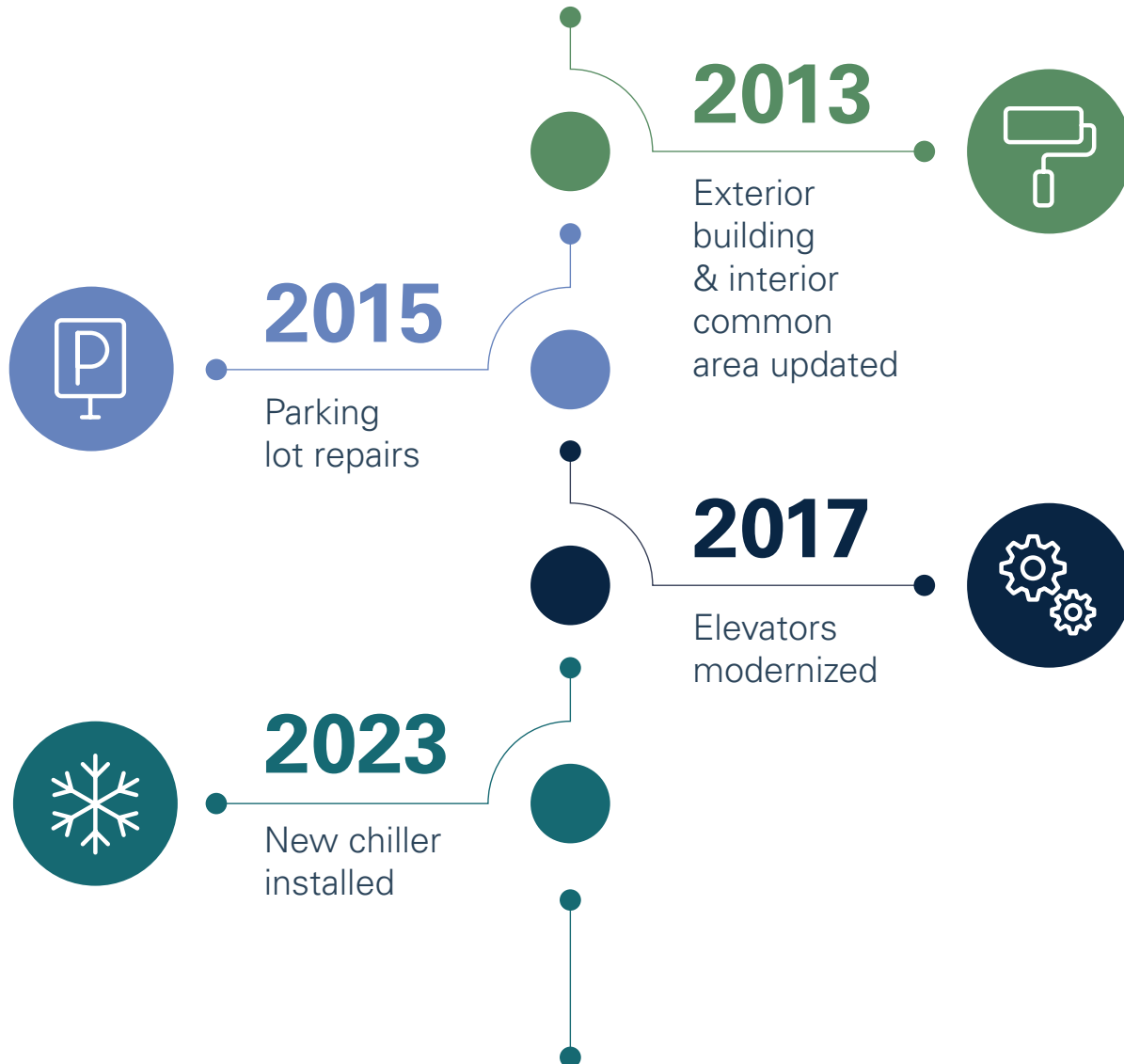
**<10 MIN**

FROM "PILL HILL"  
(EMORY ST. JOSEPHS,  
NORTHSIDE & CHILDREN'S  
HEALTH CARE OF ATLANTA)

**15 MIN**

FROM NEW CHOA  
CAMPUS AT NORTH  
DRUID HILLS

# OVER \$2,250,000 IN CAPITAL PROJECTS COMPLETED IN THE LAST DECADE





**SIGNAGE  
OPPORTUNITY**

**THE PROPERTY**

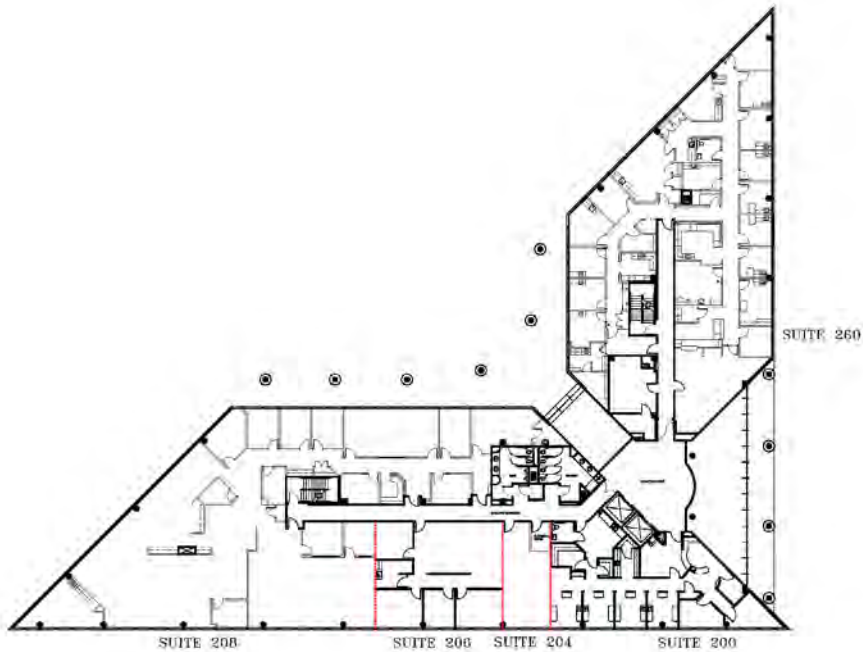




# PLAZA SQUARE NORTH PROPERTY FLOORPLANS



**FIRST FLOOR**



**SECOND FLOOR**



**FOURTH FLOOR**

*16,522 Contiguous RSF Available*



~3.25 ACRES  
REDEVELOPMENT

~1 ACRES  
BLDG EXPANSION

POTENTIAL 6,000 SF  
STRIP CENTER

4360 CHAMBLEE  
DUNWOODY RD

CHAMBLEE DUNWOODY RD

# SITE PLAN

AND FUTURE REDEVELOPMENT OPPORTUNITIES









CENTRAL PERIMETER

INTERSTATE  
285

PLAZA  
SQUARE  
NORTH

THE MARKET





# THE ATLANTA MARKET

## 8TH LARGEST POPULATION IN US

Originally founded in 1836 as the terminus to Georgia's railroad West, Atlanta has since grown to over 6 million people, becoming the 8th-largest Metropolitan Statistical Area in the United States. Although commerce is still a cornerstone of Atlanta's economy, since 2008 Atlanta has grown from 'back office' capital of the United States to embrace a burgeoning FinTech community, with more than 160 FinTech organizations calling Georgia home. With over 80% of digital transactions being processed in Georgia, companies such as NCR, Fiserv, WorldPay, Kabbage, Bitpay, Paymetric, Cardlytics, and countless others have migrated to Atlanta's "transaction corridor." As a result, the metro area has seen a massive influx of high-paying jobs over the latest economic cycle.

Atlanta boasts one of the most diversified economies in the United States, with significant economic contributions from Biomedical and Healthcare, Higher Education, Film and Television, as well as a bustling tech startup scene focused around projects such as Atlanta Tech Village and sister development TechRise, Ponce City Market, and Midtown's "Tech Square" development which is fed by Georgia Tech's talent pipeline.

Georgia is the #1 State in the U.S. for film production, and Atlanta has gained recognition as being a center of TV and film production. Not only is Atlanta one of the top 10 most popular cities in the world to film, it is also a major center of television production and is the hub of the nation's third-largest film industry.



Atlanta ranks 4th in population growth in terms of total people added to MSA



Atlanta ranks #3 in cities with the most fortune 1000 company headquarters



5 Fortune 500 corporate relocation in the past eight years



Metro Atlanta has a median age of 36.5 years compared to the US average of 38.5 years



# ATLANTA ATTRACTIONS

A vibrant city rich in history and culture that offers a plethora of attractions catering to a wide array of interests. Whether you're a history buff, an art connoisseur, or an outdoor enthusiast, Atlanta has something special for everybody.



ATLANTA BOTANICAL GARDEN

Located on 30 acres in Midtown, the Atlanta Botanical Garden maintains plant collections for the purpose of display, education, research, conservation and employment.



FOX THEATRE

The historic Fox Theatre is one of Atlanta's premier venues for live entertainment. Each year, more than 150 performances are held, ranging from Broadway to comedy to film.



COLLEGE FOOTBALL HALL OF FAME

The Chick-fil-A College Football Hall of Fame celebrates and honors the people, traditions, and passion of college football. The 95,000 sqft Hall has more than 50 engaging exhibits.



TRUIST PARK | THE BATTERY

Truist Park and The Battery Atlanta form a premier entertainment district. They combine the excitement of world-class baseball with a vibrant mix of dining, shopping, and entertainment options.



STONE MOUNTAIN PARK

Stone Mountain Park is just 16 miles east of Atlanta and encompasses 3,200 acres in addition to the world's largest piece of exposed granite. The Park is the most visited tourist site in the state.



GEORGIA AQUARIUM

The Georgia Aquarium is the largest aquarium in the Western Hemisphere with more than 10 million gallons of water. There are hundreds of exhibits and tens of thousands of animals across the seven galleries.



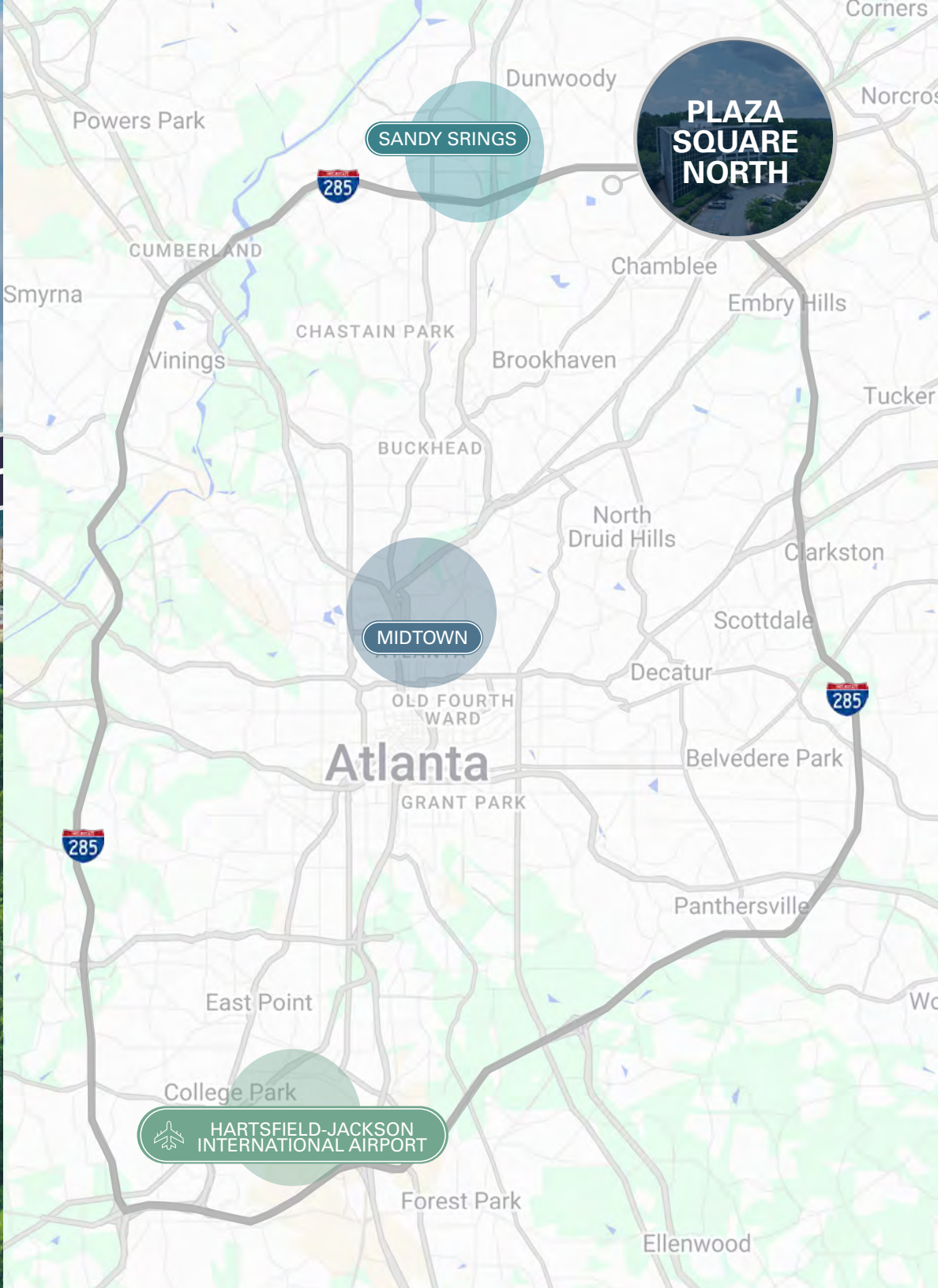
WORLD OF COCA-COLA

Visit World of Coca-Cola in Downtown Atlanta and trace the history of the world's most famous beverage brand. More than 24 million guests have visited across 25+ years in Atlanta.





# DRIVE TIMES







THE SUBMARKET



# CENTRAL PERIMETER OFFICE SUBMARKET

The Central Perimeter submarket spans across Dunwoody and Sandy Springs and is made of nearly 25 million square feet of office space. Multiple development projects are underconstruction in the submarket; many of which are mixed-use with retail, residential, and office usage.

Only suburban office submarket that offers MARTA access, Central Perimeter has a high concentration of Class A office as well as the close proximity to a variety of residential opportunities.

These factors have contributed to the submarket attracting numerous corporate and regional headquarters including State Farm, Mercedes Benz, Insight Global, Zaxby's, Transportation Insight, T-Mobile, UPS, InterContinental Hotel Group, Hapag Lloyd.



**24.8M SF**  
TOTAL  
INVENTORY



**\$30.68 PSF**  
AVERAGE  
ASKING RATE



**24.7%**  
VACANCY  
RATE



**536.1K SF**  
LEASING  
ACTIVITY YTD

# DEMOGRAPHICS WITHIN A 3-MILE RADIUS

**105,835**

TOTAL AREA POPULATION

**\$110 K**

AVERAGE HOUSEHOLD  
INCOME

**2.95%**

POPULATION GROWTH  
IN LAST 4 YRS

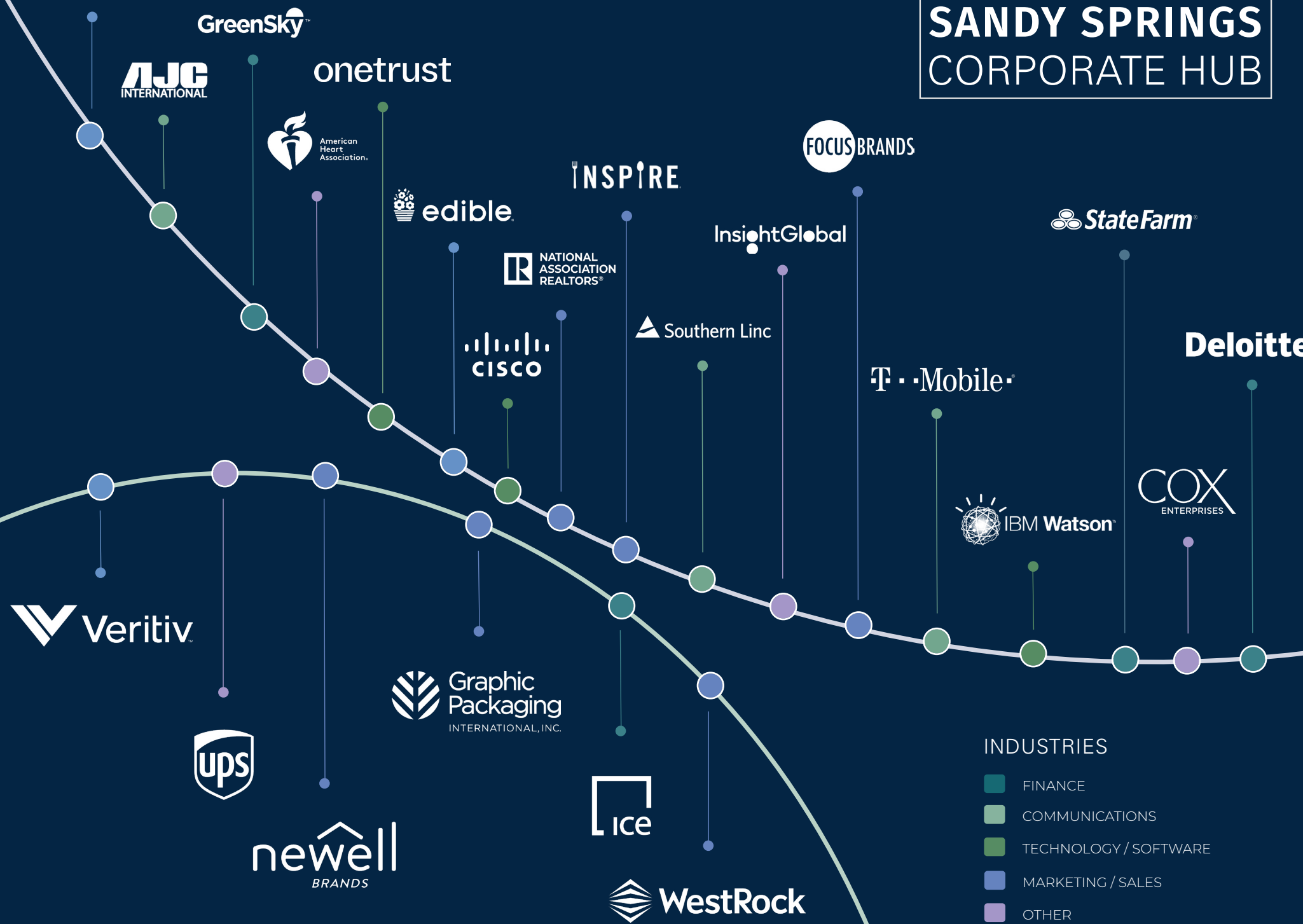
**\$596,856**

MEDIAN HOME VALUES





# SANDY SPRINGS CORPORATE HUB



- INDUSTRIES**
- FINANCE
  - COMMUNICATIONS
  - TECHNOLOGY / SOFTWARE
  - MARKETING / SALES
  - OTHER

FORTUNE 500 COMPANIES



# DESIRABLE LOCATION

CHAMBLEE, N BROOKHAVEN AND SANDY SPRINGS AREA AMENITIES



RESTAURANTS

**58**



SHOPPING

**52**



LODGING

**46**



ENTERTAINMENT

**31**

# A DAY AT PLAZA SQUARE NORTH

WORKOUT .....



COFFEE .....



LUNCH .....



DINNER MEETINGS .....



\*WITHIN 3-MI





# IN THE NEIGHBORHOOD

## POINTS OF INTEREST AND DEMAND DRIVERS IN THE AREA



### ASHFORD LANE

This retail and dining hub with a mix of shops, restaurants and services centers around a 70,000 sf lawn that hosts community events and draws visitors to the manicured landscape.



### PERIMETER MALL

One of the largest and most prestigious shopping centers in the Atlanta area with over 150 stores and is anchored by major department stores. Perimeter Mall has become a staple of shopping for the residents of the entire region.



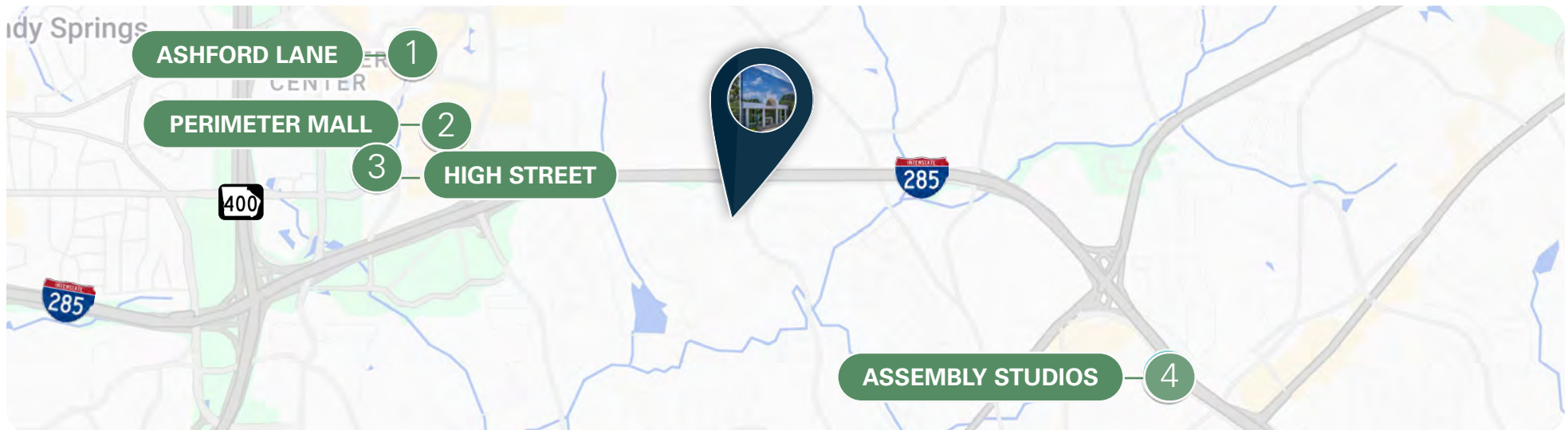
### HIGH STREET

Currently in development, High Street in Dunwoody plans to be a dynamic mix of shopping, dining, nightlife, and entertainment. Surrounded by multifamily and Class A office space; the area aims to provide unparalleled community.



### ASSEMBLY STUDIOS

Assembly Studios is a newly constructed, state-of-the-art studio complex with sound stages, vivid exterior locations, and full production services. Productions filming in Atlanta will have cutting-edge technology and world-class services.





# MEDICAL CORRIDOR

DENSE ACTIVITY FOR A VARIETY OF HEALTHCARE OFFICES & HOSPITALS



The Perimeter area's healthcare landscape is robust, catering to the needs of a diverse population with a range of medical, wellness, and emergency care facilities. Whether it's specialized medical treatment, urgent care, or wellness services, the Perimeter area has established itself as a significant healthcare destination within the greater Atlanta metropolitan area.



**1,350**

HOSPITAL BEDS



**12**

MEDICAL LABS



**18,000**

PROFESSIONALS



PERIMETER MEDICAL CENTER 









Children's<sup>™</sup>  
Healthcare of Atlanta






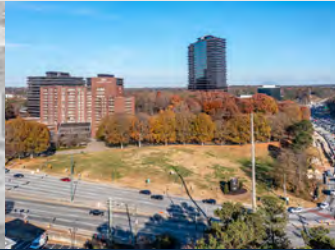



# SALES COMPARABLES

	1	2	3	4	5	6
						
	Dunwoody Park	Union Park Glenridge Drive	6190 Powers Ferry Landing Rd	5515 Spalding Dr	3301 Buckeye Rd	Centrum at Glenridge
	Dunwoody	Sandy Springs	Sandy Springs	Peachtree Corners	Embry Hills	Sandy Springs
SALE DATE	Mar-24	Feb-23	Dec-22	Oct-22	Aug-22	Jun-24
BUILDING SIZE	232,885 SF	173,361 SF	149,376 SF	48,260 SF	65,403 SF	186,360 SF
SALES PRICE	\$26.2 M	\$23.08 M	\$16.1 M	\$6.25 M	\$6.96 M	\$23.5 M
\$/SF	\$112.50/SF	\$133.10/SF	\$107.78/SF	\$129.51/SF	\$106.42/SF	\$126/SF
OCCUPANCY	90%	65%	69%	0%	90%	78%



# LAND COMPARABLES

	1	2	3	4	5
					
	5597 Buford Hwy	5455 Buford Hwy	245 Perimeter Center Pkwy	4 Ravinia Dr	4470 Chamblee Dunwoody Rd
	Atlanta	Doraville	Dunwoody	Atlanta	Dunwoody
SALE DATE	Aug-23	Aug-30	Oct-22	Sep-22	Dec-22
LAND SIZE	13.05 AC	7.50 AC	2.56 AC	3.34 AC	3.70 AC
SALES PRICE	\$18.68 M	\$10 M	\$5.58 M	\$8 M	\$3.35 M
\$/AC	\$1.43 M per AC	\$1.33 M per AC	\$2.18M per AC	\$2.40 M per AC	\$1.12 M per AC



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**4360 CHAMBLEE DUNWOODY RD**

**ATLANTA, GA 30341**

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**NEWMARK**