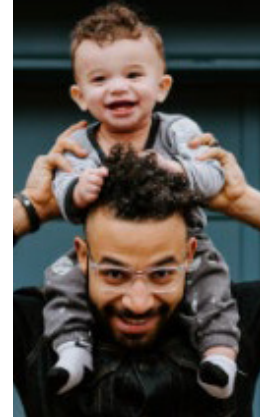




MEDLEY

J O H N S C R E E K



MEDLEY is the first day-to-night destination designed specifically for the needs of Johns Creek. A celebration of approachable luxury, it delivers the vibrant walking culture of a cosmopolitan city to the tranquility of the suburbs and places the best in living, dining, working, shopping, and family entertainment at the natural center of residents' busy schedules.

For the discerning Johns Creek-based enterprise focused on employee well being and togetherness. Reunite and thrive at MEDLEY!



MEDLEY — a variety of flavors, experiences and people.
At the heart of Georgia's most affluent and diverse zip code.



The 9 to 5



Grab a cappuccino and a pastry in the upscale boutique café downstairs as you make your way to the office. Take a call while walking the street level retail, pulling energy from the vibrant atmosphere. For lunch, meet your client at the concierge building adjacent to valet parking, and walk to one of the many approachable, sit-down lunch options.



For dinner, make a reservation for two through the complimentary concierge and enjoy various cuisines featuring some of the Atlanta's premier award-winning chefs.

The 5 to 9



Projected Amenities



- Neopolitan Pizzeria
- Multi-Dimensional Eatertainment
- Authentic Indian Cuisine with Modern Gourmet Twist
- Healthy Fast-Casual Salads & Bowls
- Sushi / Omakase
- Wine Bar with acitvated roof top
- Brewery / Distillery
- Artisan Ice Cream
- Home Grown BBQ
- Contemporary Chop House
- French Patisserie and Cafe
- Speciality Cocktails
- Modern Euro Pub
- Gellateria
- Smoothies, Juices, Acai, Coconut, and Pitaya Bowls
- Contemporary Persian Cuisine
- Elevated Taqueria
- Authentic Vietnamese Pho and Street Food
- Speciality Coffee
- Upscale Bar & Grille



- Boutique Reformer Pilates
- Best-in-Class Medical Spa
- Full Service Hair Salon
- Blow Dry Bar
- Elevated Barber Shop
- Facial Studio
- High End Nail Salon
- Yoga Studio
- Boxing
- Boutique HIIT



- Speciality Grocer
- Menswear
- Home Decor & Furnishings
- Children's Boutique
- Sports & Outdoor Outfitter
- Women's Boutique - Clothing and Accessories
- Athleisure
- Interior Design Showroom
- Speciality Gifts & Paper
- Fine Wine & Bottle Shop
- Bookseller & Reading Room
- Kitchen & Tabletop Accessories
- Skincare & Cosmetics Store
- Specialty Pet Boutique

42 Acre Community-Driven Mixed-Use Development featuring:

- 3 Stories / 110,000 Sq Ft Class A Office Space Above Retail
- 170,000 Sq Ft of Retail/Restaurant/Entertainment
- 750 Luxury Rental Homes
- 121 Townhomes



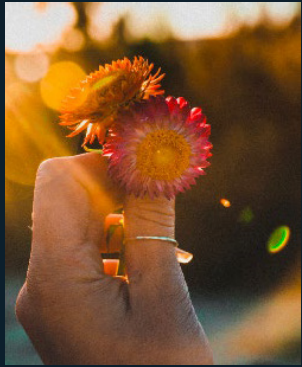
Legend

-  Retail
-  Office Above
-  Multifamily Above
-  Entertainment
-  Townhomes
-  Multifamily Buildings
-  Parking Decks

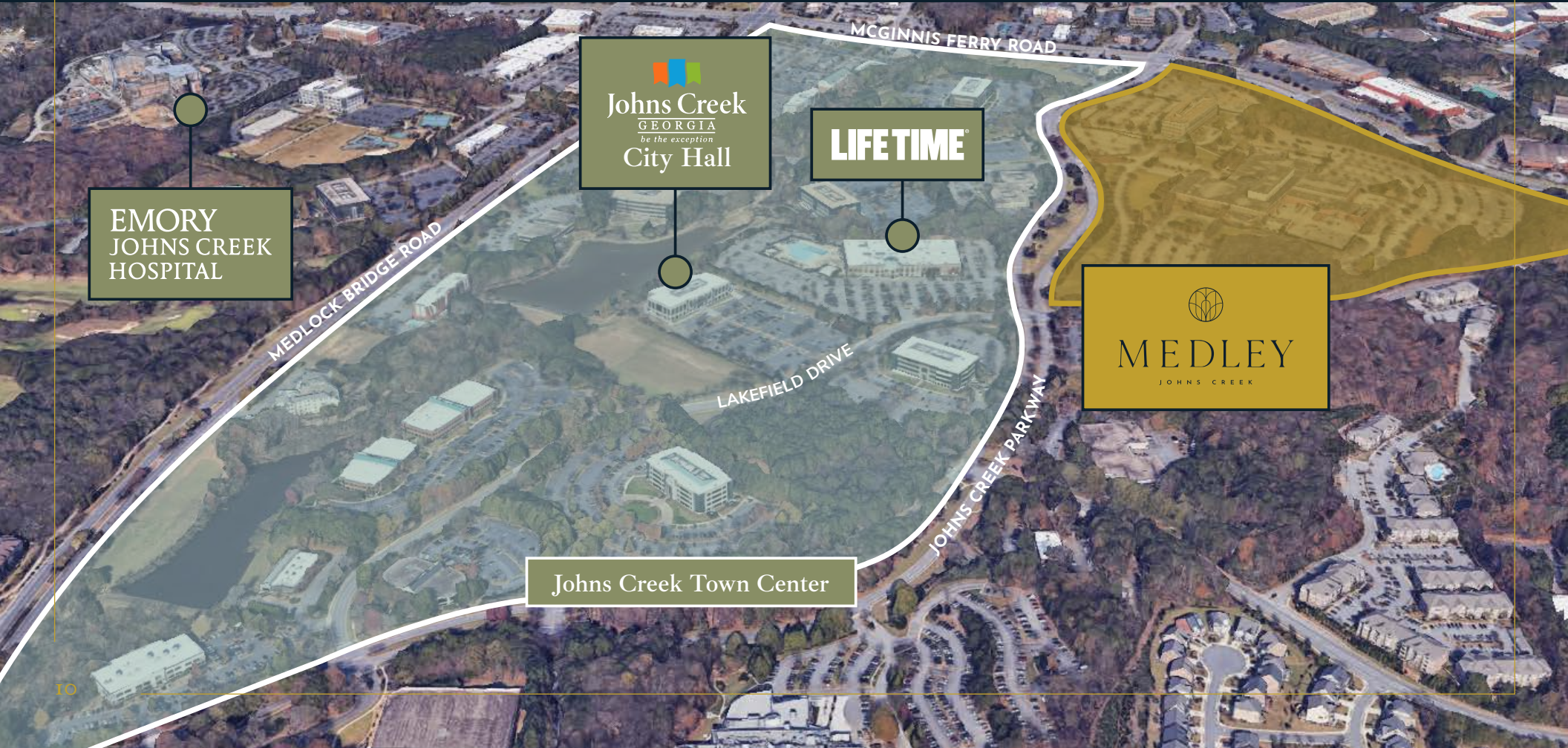




Office Tenancy Available - Summer 2024
Ground Breaking - Fall 2023



- 194,891 Residents
- 136,407 Daytime Population
- Annual Average HHI of \$200,706
- 27,011 HH Above \$150,000 HHI
- 3 of the Top 10 Public High Schools in the State



EMORY
JOHNS CREEK
HOSPITAL

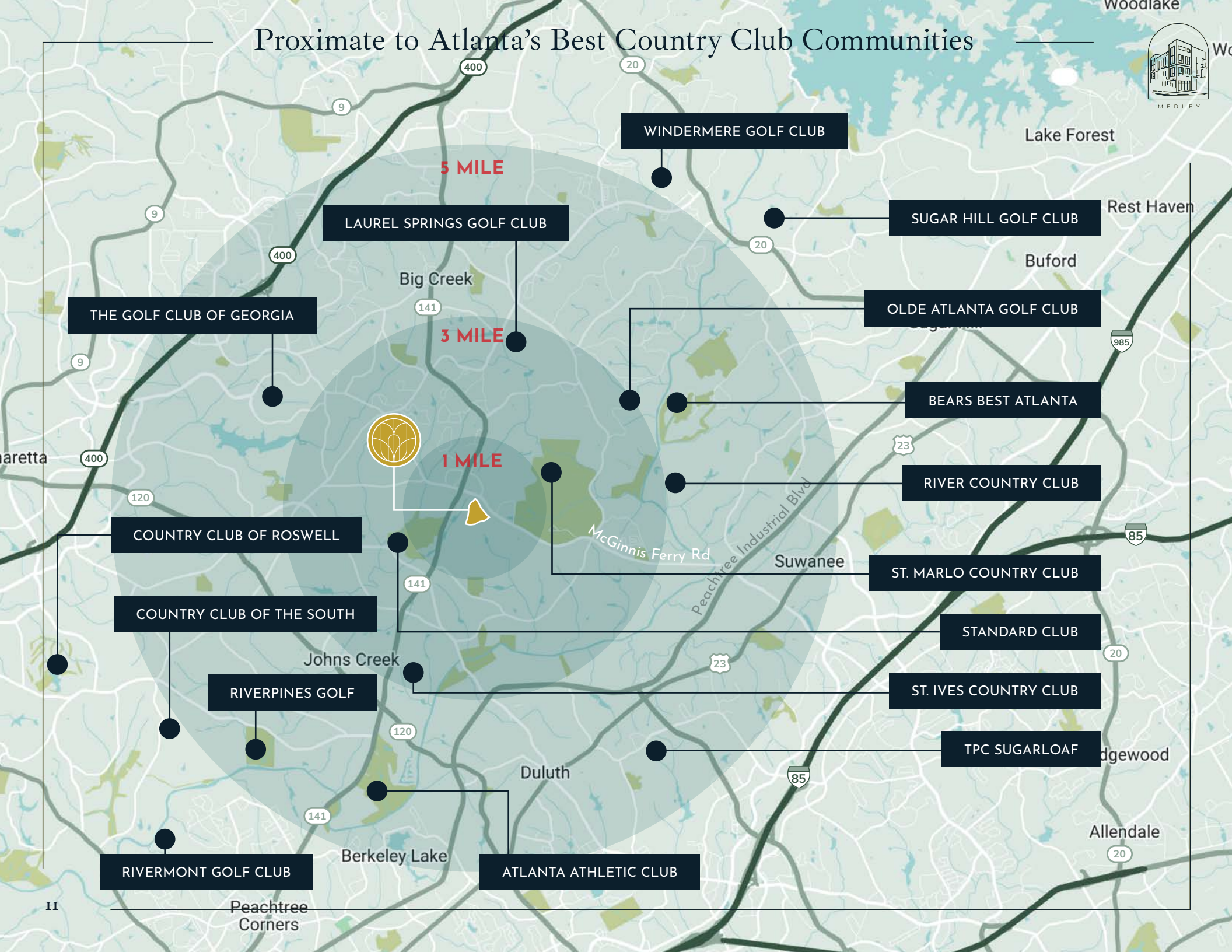
Johns Creek
GEORGIA
be the exception
City Hall

LIFETIME®

Johns Creek Town Center

MEDLEY
JOHNS CREEK

Proximate to Atlanta's Best Country Club Communities





— Relevant Recent Experiences



Colony Square

The combination of their unique talent as both a fiduciary and community-focused developer led to the successful repositioning of this iconic mixed-use office asset as a living room for Midtown Atlanta; far outperforming expectations for the local community and for their investors. Additional new construction office buildings were delivered based on overwhelming demand.

Awards

- 2020 Best in Atlanta Real Estate – Atlanta Business Chronicle
- 2019 Best in Atlanta Real Estate – Atlanta Business Chronicle
- 2017-2019 MAXI Awards – ICSC

Avalon

Developed as the South’s first “urbanburb,” bringing together a unique blend of highly curated uses that maximize the energy level on the property and prioritizes resort-level hospitality. Real estate developers and municipalities from around the world have toured Avalon to glean inspiration for the type of development they hope to recreate in their own cities.

Awards

- 2019 Top 10 Retail Experiences – Chain Store Age
- 2018 U.S. Design & Development Gold Award – ICSC
- 2017 Best in Atlanta Real Estate – Atlanta Business Chronicle
- 2015 Project of the Year – ULI Atlanta



ODE TO
MEDLEY

Evoked the senses
That feeling of place
Of collective effervescence
A communal pulse
A timeless togetherness
Savor the little things
Cherish the big moments
Make memories
Cultivate community
Revel in the joy
From sun-up to sun-down
This is your happy place
This is the good life
As it should be

Meet us at Medley





MEDLEY

J O H N S C R E E K

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