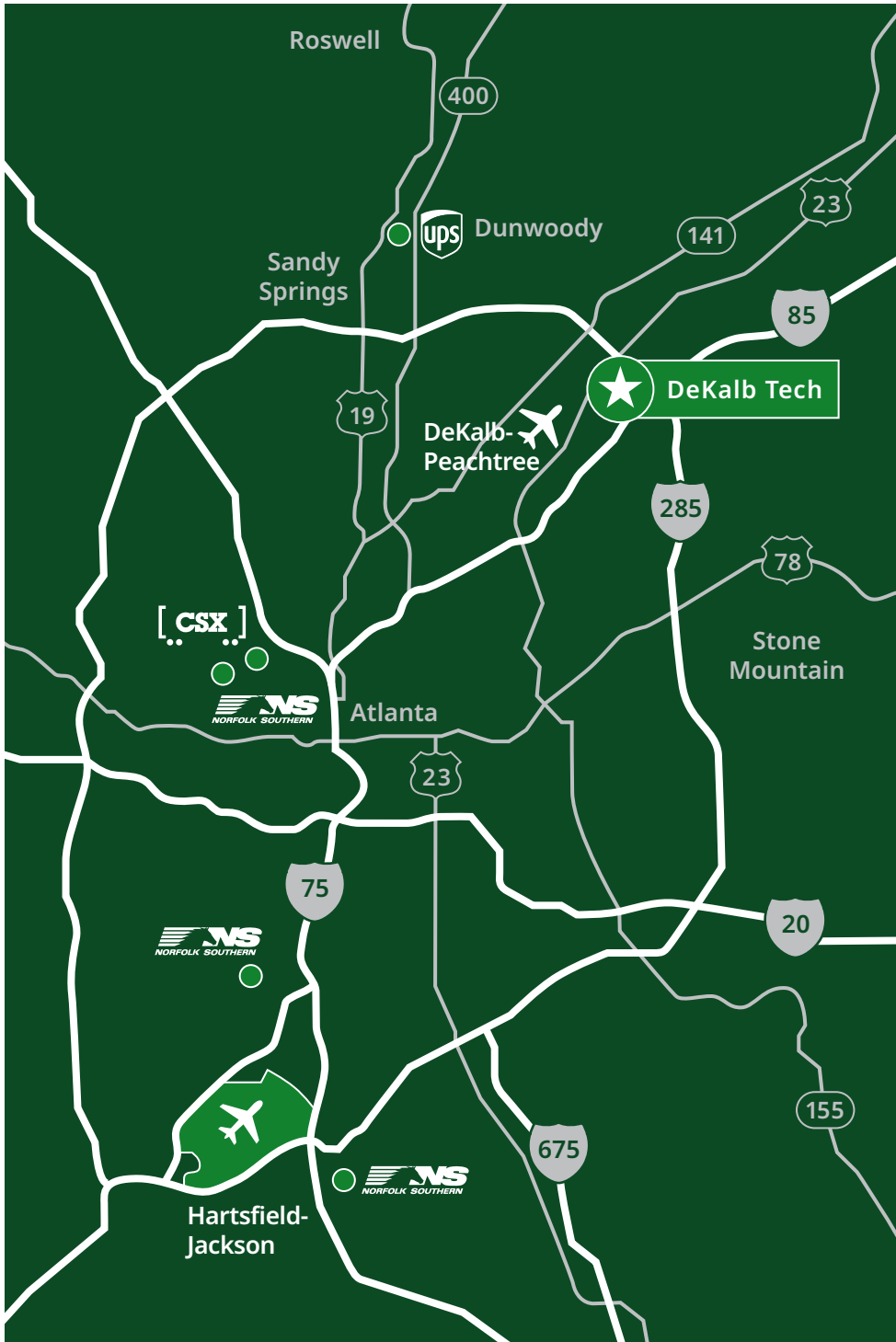




284,206 SF
Flex Space For Lease
Eight-Building Campus

DeKalb Technology Center
4000 DeKalb Technology Parkway, Atlanta, GA 30340





DeKalb Technology Center

4000 DeKalb Technology Parkway, Atlanta, GA 30340

DeKalb Technology Center ("DeKalb Tech") is an eight-building flex park consisting of 284,206 square feet. This project is ideally located and offers building and park monument signage, visible from Spaghetti Junction, the intersection of Interstates 285 and 85.

NOTABLE DESTINATIONS	DRIVING DISTANCES (MILES)
I-85	1.5
I-285	2.7
DeKalb-Peachtree Airport	4.3
UPS World Headquarters	10.4
CSX, Howell Yard	12.8
Downtown Atlanta	13.3
Norfolk Southern, Inman Yard	15.3
Norfolk Southern, Industry Yard	19.7
Hartsfield-Jackson International Airport	24.7
Norfolk Southern, Forest Park	25.2

Main & Main

DeKalb Technology Center

4000 DeKalb Technology Parkway, Atlanta, GA 30340

At "Main & Main", DeKalb Tech overlooks one of Atlanta's most iconic intersections, Interstate 285 and 85, also known as Spaghetti Junction. This unique proximity to access provides employees, customers, and service providers unparalleled convenience. While DeKalb Tech is inside the Perimeter, DeKalb Tech's infill location is competitive and advantageous for various logistics and commutes.



DeKalb Technology Center

4000 DeKalb Technology Parkway, Atlanta, GA 30340

Spanning across nearly 31 acres, DeKalb Tech's buildings were constructed in two phases during 1985 and 1988. While the interior office finishes comprise approximately 90% to 100% of the current build-out square footage, the warehouse interior finishes consists of exposed slab and walls. There is one house meter per building and each tenant suite is separately metered.



164,353 Total SF

Phase I

DeKalb Technology Center

4000 DeKalb Technology Parkway, Atlanta, GA 30340

BUILDING 500	
Square Feet	22,455
Completion Date	1985
Building Depth	92' – 102'
Column Spacing	40' W x 30' D
Auto Parking	16 Regular, 2 HC
Truck Courts	87' (shared)

BUILDING 400	
Square Feet	23,796
Completion Date	1985
Building Depth	92' – 102'
Column Spacing	40' W x 30' D
Auto Parking	17 Regular, 3 HC
Truck Courts	87' (shared)



BUILDING 100	
Square Feet	33,626
Completion Date	1985
Building Depth	103' – 113'
Column Spacing	40' W x 30' D
Auto Parking	94 Regular, 3 HC
Truck Courts	87' (shared)

BUILDING 200	
Square Feet	26,714
Completion Date	1985
Building Depth	103' – 113'
Column Spacing	40' W x 30' D
Auto Parking	124 Regular, 3 HC
Truck Courts	87' (shared)

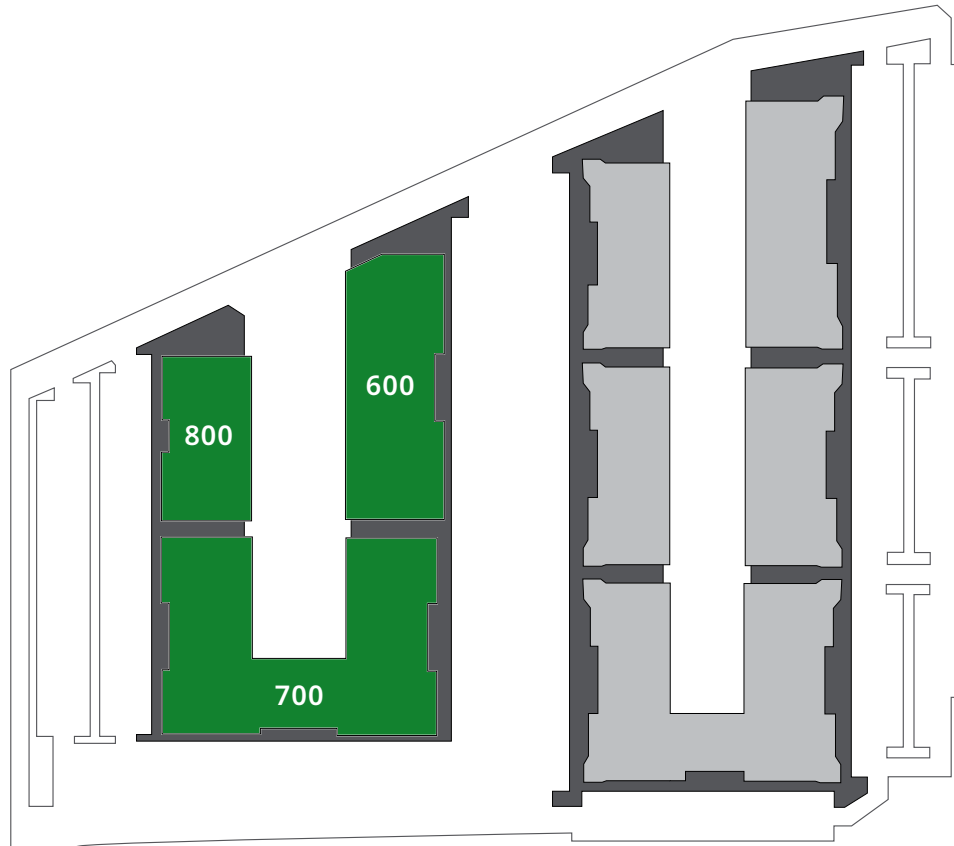
BUILDING 300	
Square Feet	57,762
Completion Date	1985
Building Depth	103' – 113'
Column Spacing	40' W x 30' D
Auto Parking	206 Regular, 6 HC
Truck Courts	87'

119,853 Total SF

Phase II

DeKalb Technology Center

4000 DeKalb Technology Parkway, Atlanta, GA 30340



BUILDING 800

Square Feet	22,120
Completion Date	1988
Building Depth	100' – 110'
Column Spacing	40' W x 30' D
Auto Parking	112 Regular, 2 HC
Truck Courts	99' (shared)

BUILDING 600

Square Feet	37,257
Completion Date	1988
Building Depth	110' – 120'
Column Spacing	40' W x 30' D
Auto Parking	118 Regular, 9 HC
Truck Courts	99' (shared)

BUILDING 700

Square Feet	60,475
Completion Date	1988
Building Depth	100' – 110'
Column Spacing	40' W x 30' D
Auto Parking	184 Regular, 9 HC
Truck Courts	99'