



**KIMBALL
PLACE**

AN ELEVATED WORKPLACE

NEWMARK

AN ELEVATED WORKPLACE

Kimball Place is a 128,000 square foot, six story office building. Kimball Place is highly walkable with a focus on providing an elevated workplace that inspires creativity and collaboration, while also placing a premium on individual health and safety. The central location in the heart of the Avalon district provides tenants access to suburban Atlanta's only walkable, connected live-work-play destination.



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PLACE**

An aerial photograph of the Kimball Place office building, a large multi-story structure with a mix of brick and glass facades. The building is surrounded by lush green trees and a parking lot filled with cars. In the background, there are rolling hills and a clear blue sky. A diagonal blue line runs across the top right of the image.

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HIGHLIGHTS

- Six story 128,000 RSF office building
- Covered parking with a 3.7/1000 RSF ratio

FEATURES

- Walking distance to Avalon (25 restaurants, 3 hotels and 70+ retailers)
- Adjacent to GA-400, Old Milton Parkway, Kimball Bridge Road, Westside Parkway
- Creative Loft-Style Design
- Spacious people centric lobby environment
- Efficient rectangular floorplates providing abundant natural light
- Immediate access to the Alpha Loop multi-use trail system
- Showers and locker rooms
- Outdoor lounge with Wi-Fi service
- Top of building signage opportunity

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Upgraded outdoor air fan and exhaust fan to increase the outside air to the building by 30%

Convenient electric vehicle (EV) charging stations

Upgraded from MERV 8 to MERV 13 filters for all 6 self-contained A/C units to increase filtration

Touchless door sensor at main entry doors to the building



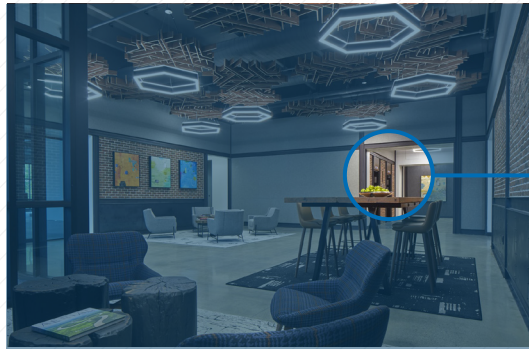
Well designed and appointed lobby to encourage social distancing and provide seating for the building tenants and visitors

Touchless motion operated fixtures throughout the building and hands-free door hardware

MicroShield, an antimicrobial door hardware system, has been applied to all door handles throughout the building

Elevator cabs have been upgraded with disinfection system that provided continuous elevator disinfection

Large outdoor building amenity area featuring Wi-Fi with tables and seating for tenant use





INNOVATION

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BUILDING ACCESS

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COLLABORATION

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REGAL

ANTIC

KONA GRILL

THE HOTEL AT AVALON

Superica

Rumi's KITCHEN

Jeni's

South City KITCHEN

OAK STEAKHOUSE

Ted's MONTANA GRILL



WHOLE FOODS MARKET

AVALON

EST. 2014

Old Milton Parkway

RaceTrac



YUMBI!



FIFTH THIRD BANK

Charles SCHWAB

EMORY HEALTHCARE



EVEN HOTELS

COURTYARD BY MARRIOTT

GWINNETT TECHNICAL COLLEGE



KIMBALL PLACE

400





Old Milton Parkway



FIFTH THIRD BANK



KIMBALL PLACE



QUICK CONVENIENCE

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12 PM

LUNCH OPTIONS

Whole Foods Lunch Bar
 True Food Kitchen
 Branch & Barrel
 Farm to Ladle
 Firebirds
 Poke Var
 Gusto
 Yumbii
 Antico
 Salata

2 PM

AFTERNOON BREAK

Cafe Intermezzo
 Club Pilates
 Living Room
 Apple Store
 Avalon Plaza
 Jeni's Ice Cream
 Verizon

10 AM

QUICK ERRANDS

Drybar
 Van Michael Salon
 Lile Wellness Partners
 SunTrust Bank
 The Woodhouse
 Parisian
 AT&T
 Bob Steele Salon
 Fifth Third Bank

5 PM

HAPPY HOUR

MF Bar
 Barleygarden
 Cru
 Superica
 South City Kitchen
 Kona Grill
 Marlow's Tavern
 Ted's Montana Grill

7 AM

DAY-STARTERS

Body by Design
 Starbucks
 Goldbergs
 Chik-fil-A
 Clean Juice

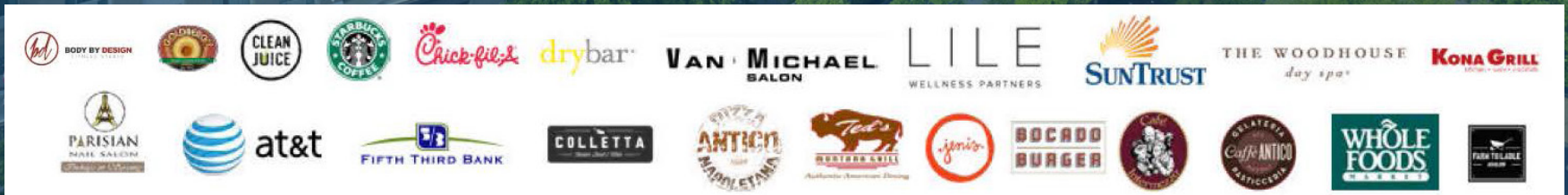
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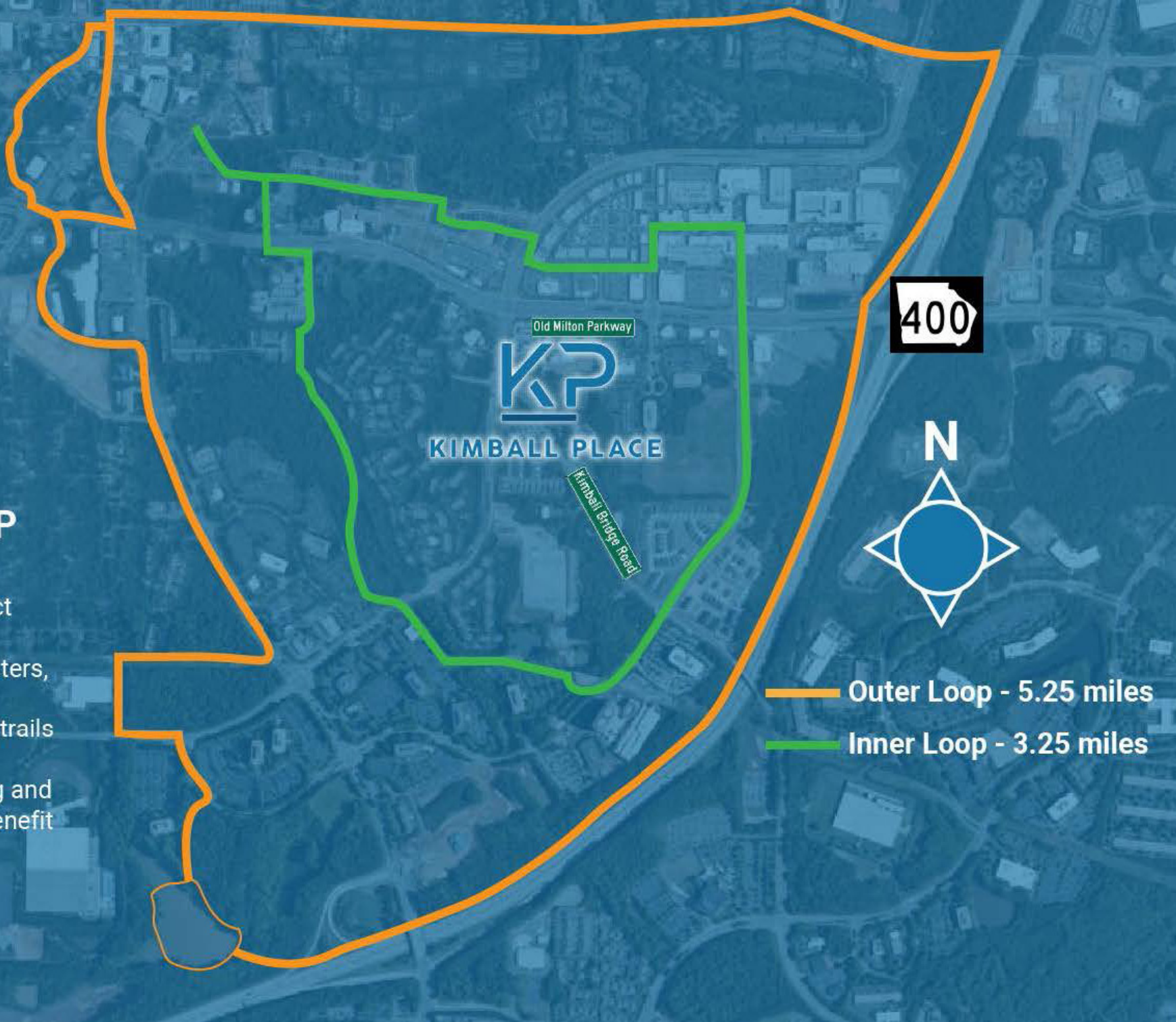
NIGHT ON THE TOWN

Bocado Burger
 South City Kitchen
 Rumi's
 Oak Steakhouse
 Regal Cinemas
 Biltbong Bar
 Colleta
 District 11



KIMBALL PLACE

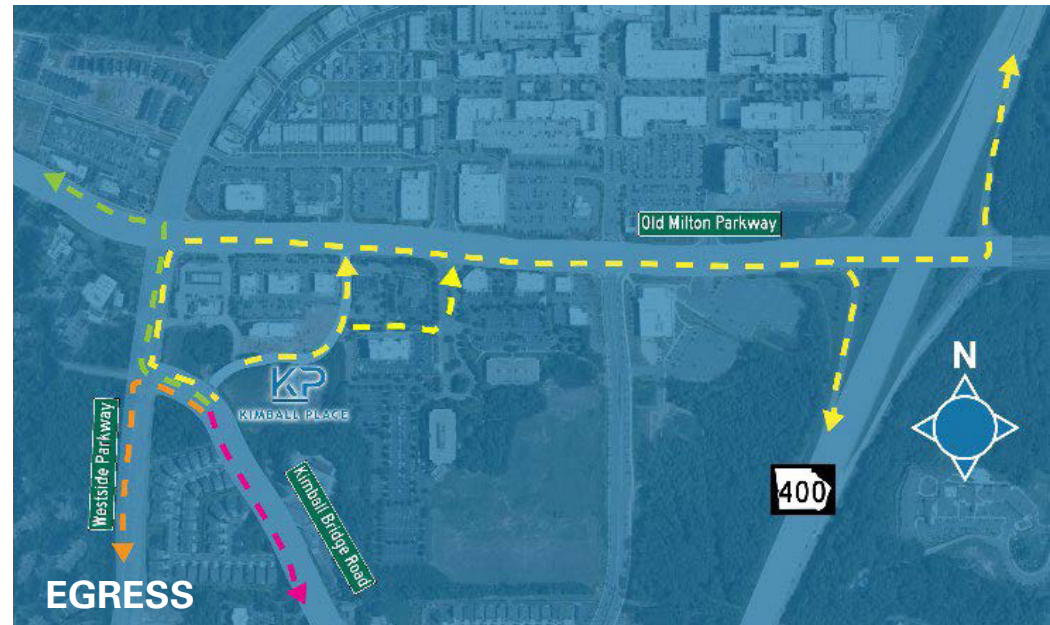
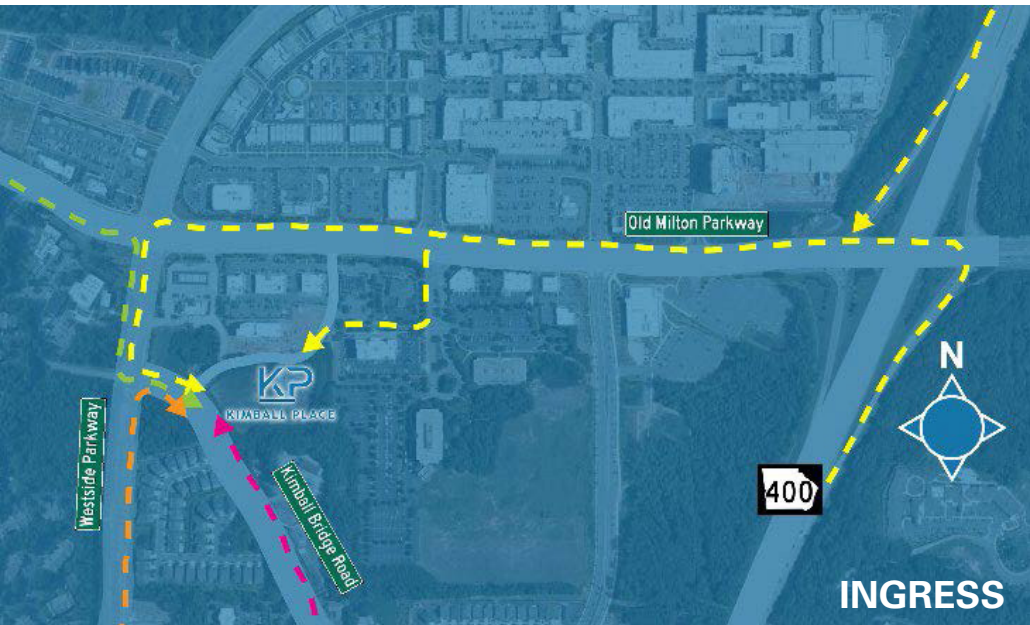




ALPHA LOOP

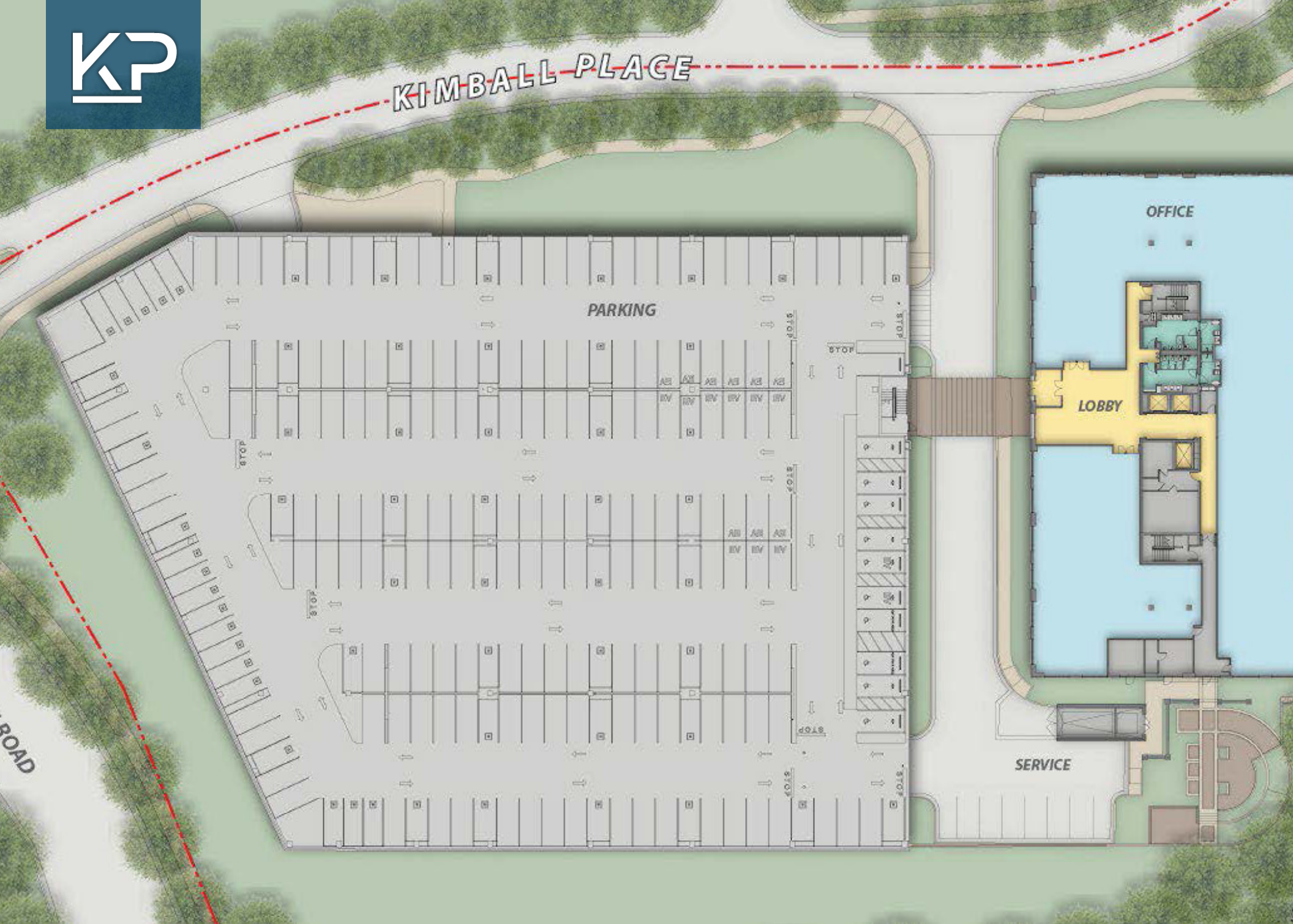
Dynamic and transformative project designed to connect people to activity centers, parks, and jobs by a network of multi-use trails that provides safe alternatives to driving and offers recreational benefit

- Outer Loop - 5.25 miles
- Inner Loop - 3.25 miles





KIMBALL PLACE



ROAD

PARKING

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KIMBALL PLACE

CONTACT

Craig Kalinowski

Executive Managing Director

t 404 806 2513

craig.kalinowski@nmrk.com

Stewart Trash

Senior Managing Director

t 404 926 1074

stewart.thrash@nmrk.com

Brad Kirschner

Senior Managing Director

t 770 552 2448

brad.kirschner@nmrk.com

nmrk.com

3455 Peachtree Road Suite 1800, Atlanta, GA 30326

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