


 SOUTHERN EQUITY
COMMERCIAL


 KW
COMMERCIAL

ATLANTA'S PREMIER BUSINESS SPACES FOR LEASE

OFFERED AT **\$20 - \$24 / psf**CAM **\$2.0**AREA **85,000 SQ FT**

PROPERTY DETAILS

Command attention with prominent building signage reaching over 200,000 daily commuters on I-85. Effortless commutes begin with our convenient location at North Druid Hills & I-85, offering quick access to Georgia 400 via new ramps. Fuel your growth alongside industry leaders like Children's Healthcare & Emory University's new campuses, attracting top talent. Unwavering reliability is ensured by robust power infrastructure. Don't settle for anything less. Secure your high-visibility space in this prime location - contact us today!

CONTACT US

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RECENT UPDATES

The 2nd and 5th floor are currently occupied by TikTok Vendor and Hub Center

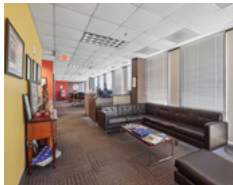
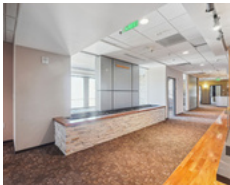
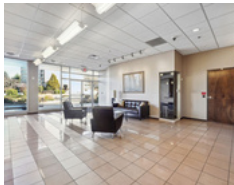
3,350 sq. built out data center with 42U secure server racks in self-contained Pods on reinforced concrete slab for superior PUE. It is preconfigured expansion for additional 6,470 sq.ft. Entire floor is protected by FM200 Clean Agent System fire suppression, pre- action systems, and smoke protection alert system.

Underground utility power output is 2.5MW. Two 1MW generators, 36 hours on site fuel storage. Four redundant 500k VA UPS.

24x7x365 CCTV at building perimeter, loading dock, data center and Pod. Weekdays lobby security and on site personnel. Badge only access to all floors. Secure mantrap to data center.

Three redundant air/water cooled chillers and four Liebert cold aisle containment.

Carrier neutral, meshed 8.8Tbs private optical network enables economical access to downtown Atlanta connectivity and colocation without carrier hotel pricing. High capabilities to connect to media pre-and post production.



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