



ASHFORD PERIMETER

4151 Ashford Dunwoody Road



ASHFORD PERIMETER

On-site cafe, fitness center, and conference facility, all recently upgraded.

Ashford Perimeter is a 300,000 square foot Class A office complex situated in the heart of the Central Perimeter submarket sitting at the intersection of Ashford Dunwoody Road and Interstate 285. With an abundance of amenities in proximity, a prime top-of-building signage opportunity, and 61,000 square foot floor plates, Ashford Perimeter is an ideal environment for firms to establish their footprint in Atlanta.



ON-SITE SECURITY & MANAGEMENT

Feel safe in the comfort of your building with our on-site security and on-site property management.

MODERN, UPDATED DESIGN

The architecture and interior design elevates this building to new heights. It becomes a space tenants and their guests are excited to spend time in.

CLEAN-AIR DAYLIGHT ATRIUM

Ashford Perimeter was completely renovated in 2020, providing contemporary finishes, and a fresh, new clean look.

PARKING

Abundant parking with a ratio of 4 per 1,000 RSF leased, achieved through a combination of covered spaces and surface spaces.



AMENITIES ON SITE

With Perimeter Mall and an abundance of amenities surrounding Ashford Perimeter, as well as updated amenities within the property, tenants have everything they need and their fingertips.



CONFERENCE CENTER

Our on-site conference center provides a location for tenants to conduct meetings and presentations from the convenience of their building.

COLLABORATIVE ATRIUM

The building provides an expansive atrium lit with arched skylights. The atrium was renovated in 2020 and features a living wall, a variety of hard and soft seating and meeting options, and various plant life.



FITNESS CENTER

Our fitness center features state-of-the-art equipment, allowing our tenants to get active at work, or even get a quick workout in during lunch.



AVAILABILITIES

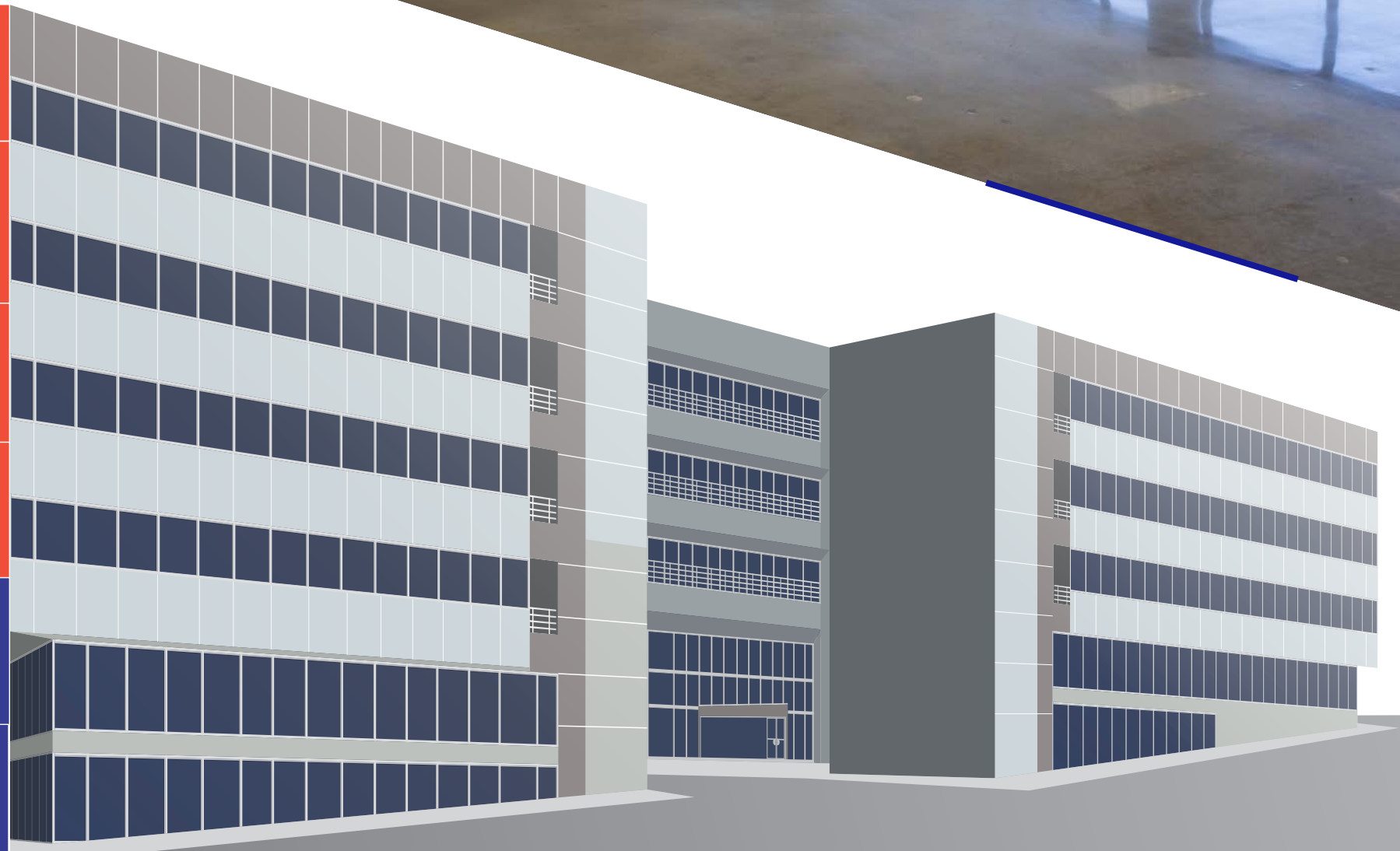
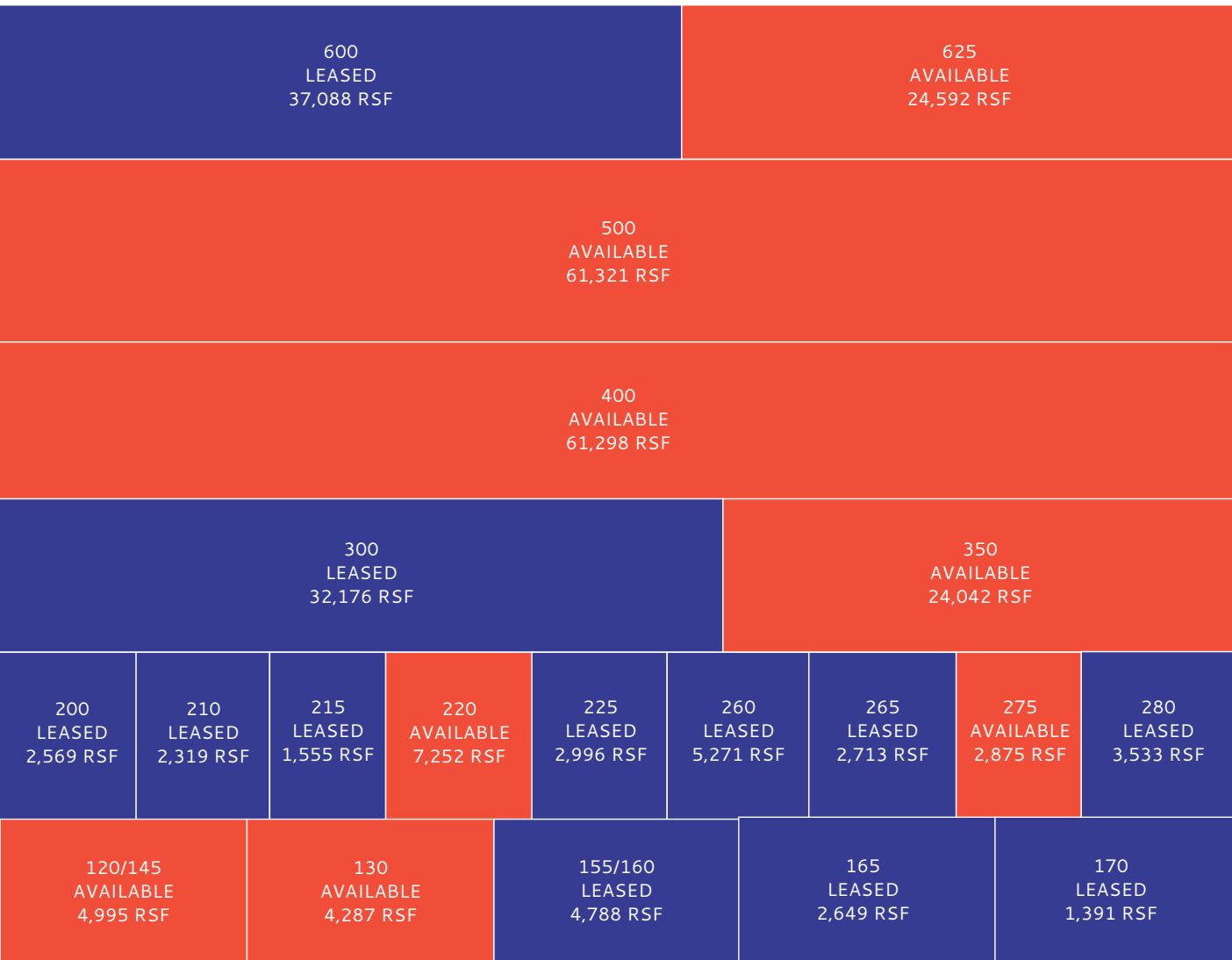
**190,000+ RSF
AVAILABLE**

Ashford Perimeter features one of the premier large block availabilities in the Central Perimeter submarket. These large floor plates feature full exterior and courtyard glass wrapping the floors 360°.

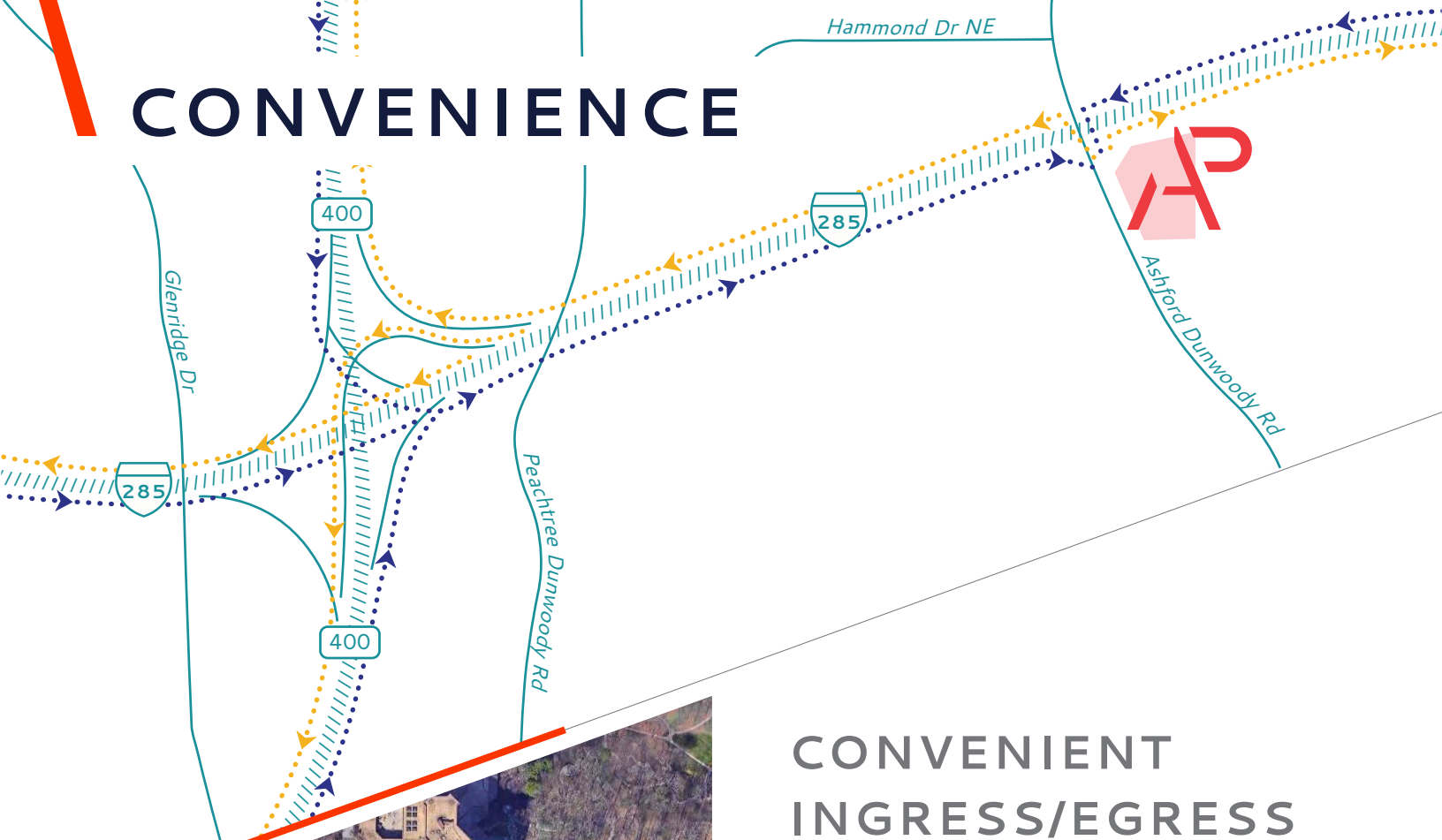
**172,000 RSF +/-
Contiguous Available**

**61,000+ RSF
Typical Floor Plates**

Suite 500 – Representative Current Condition



CONVENIENCE



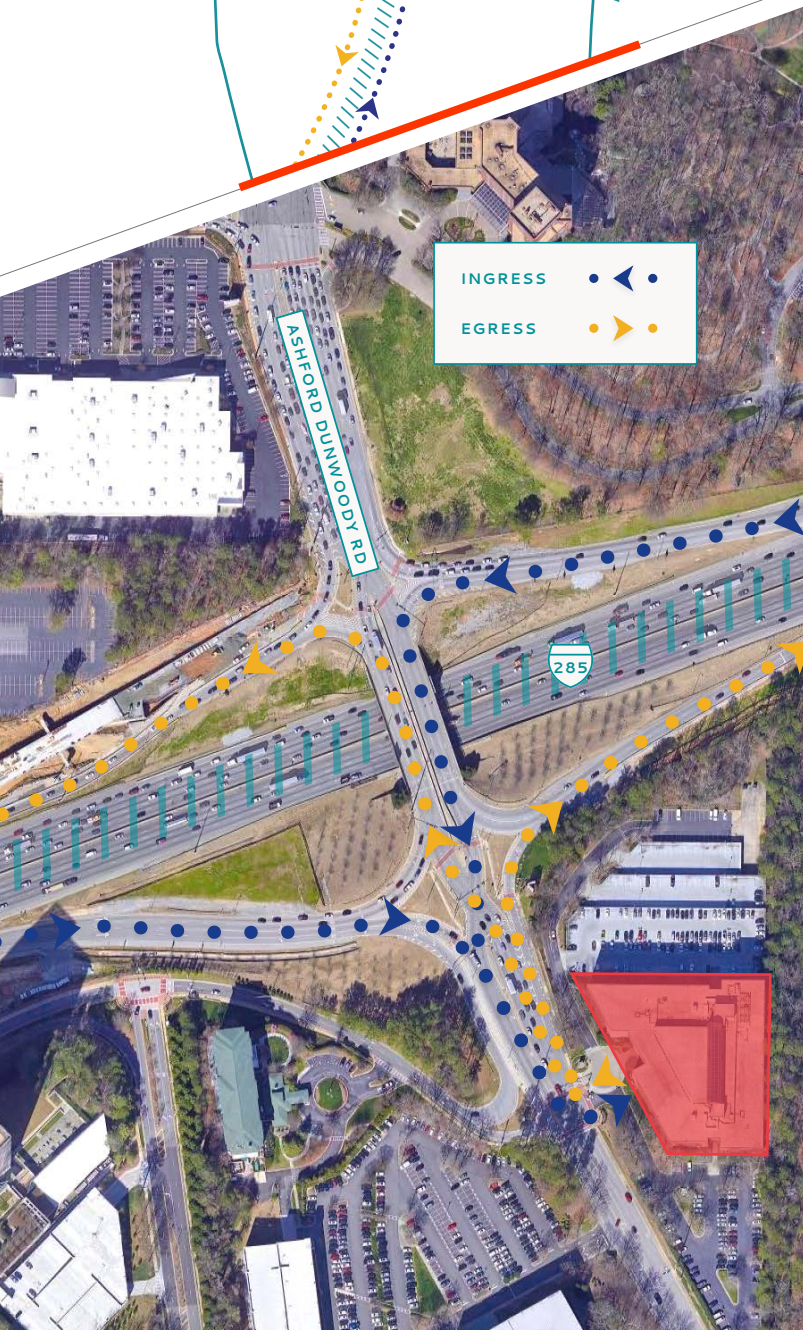
UNBEATABLE VISIBILITY

With over 275K+ cars traveling through the I-285 and GA-400 intersection daily, our Top-of-Building signage is the ideal platform for companies seeking to increase their visibility. Promote your brand amongst the city's most concentrated population of top talent and Fortune 500 companies.



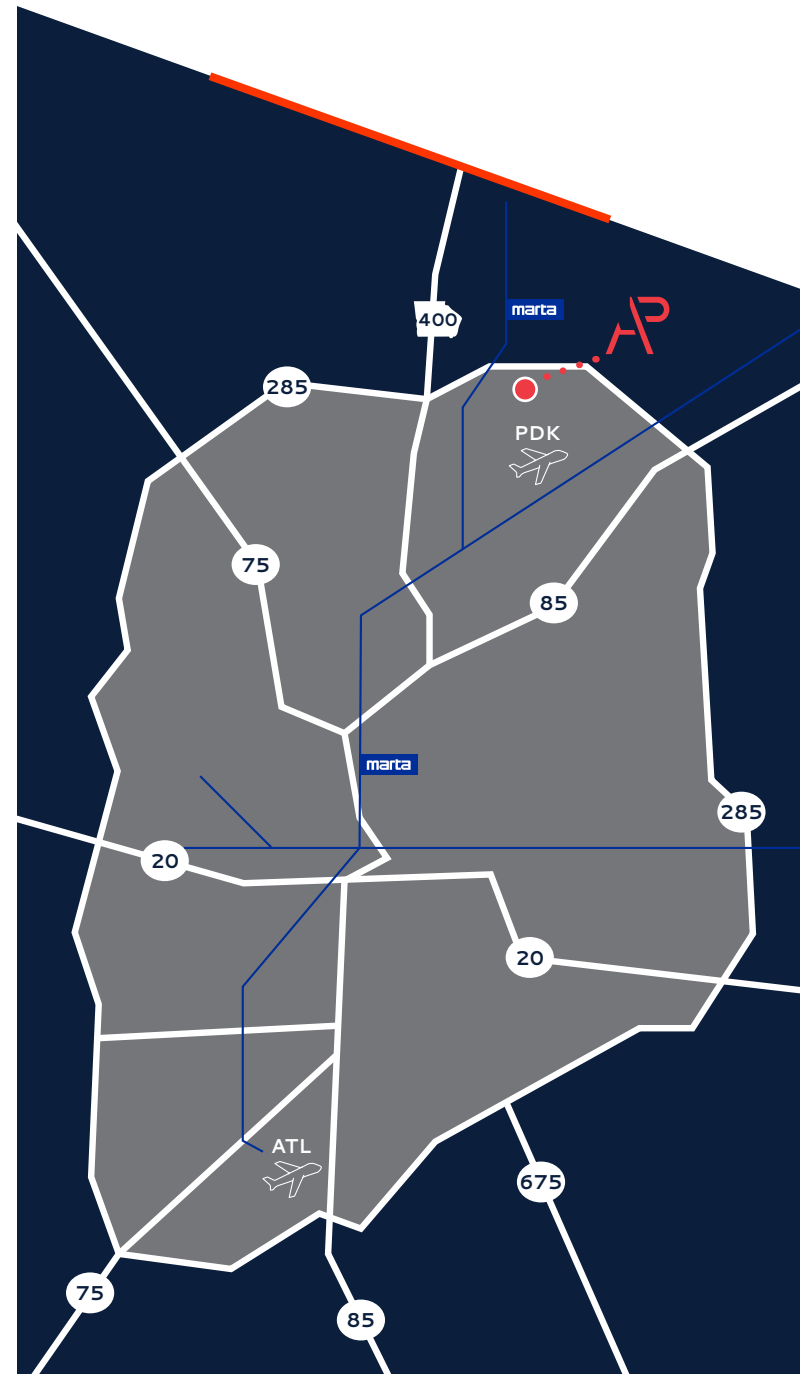
CONVENIENT INGRESS/EGRESS

Located at the intersection of Ashford Dunwoody Road and Exit 29 off of I-285, Ashford Perimeter makes your daily commute effortless.



TRAFFIC IMPROVEMENTS

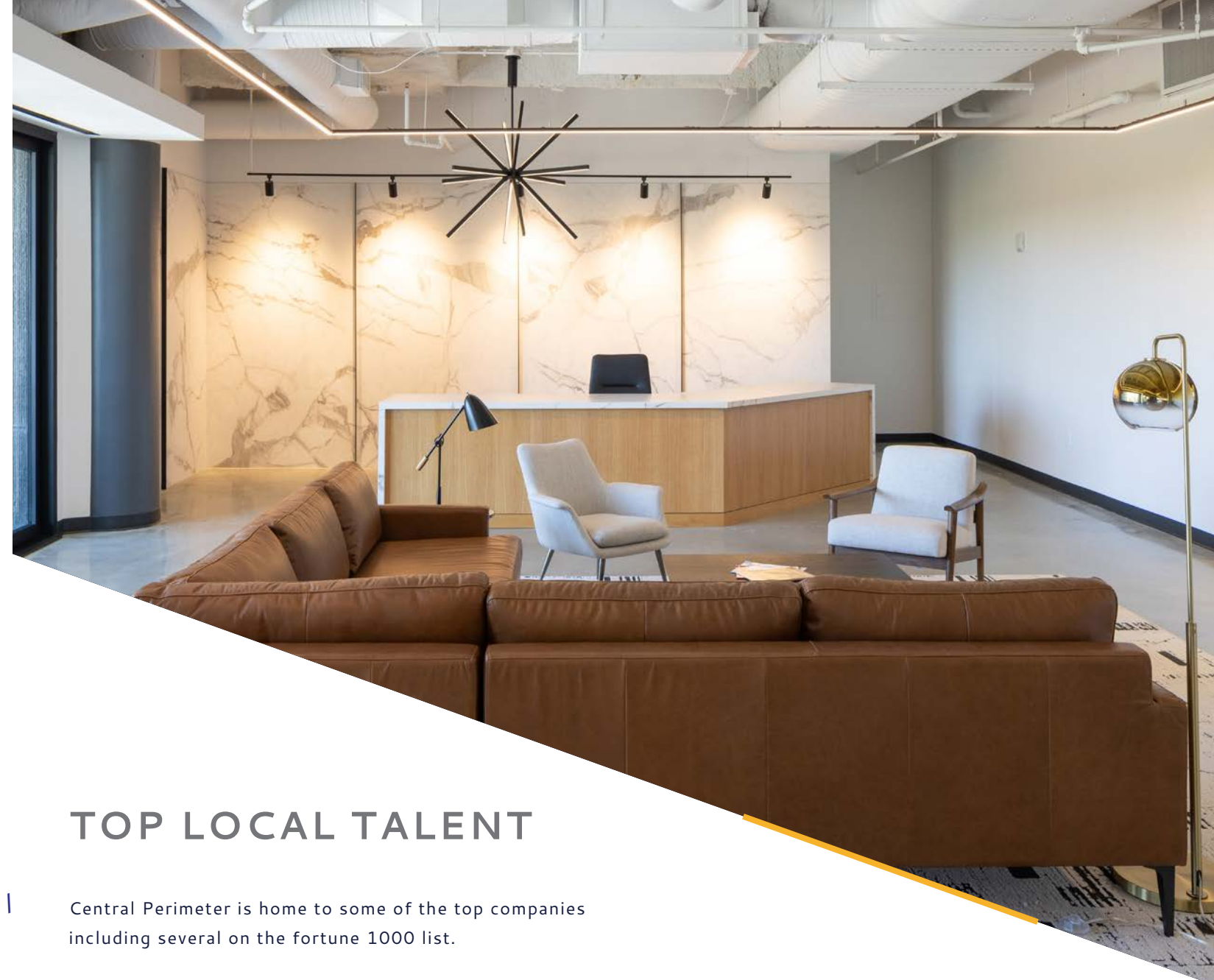
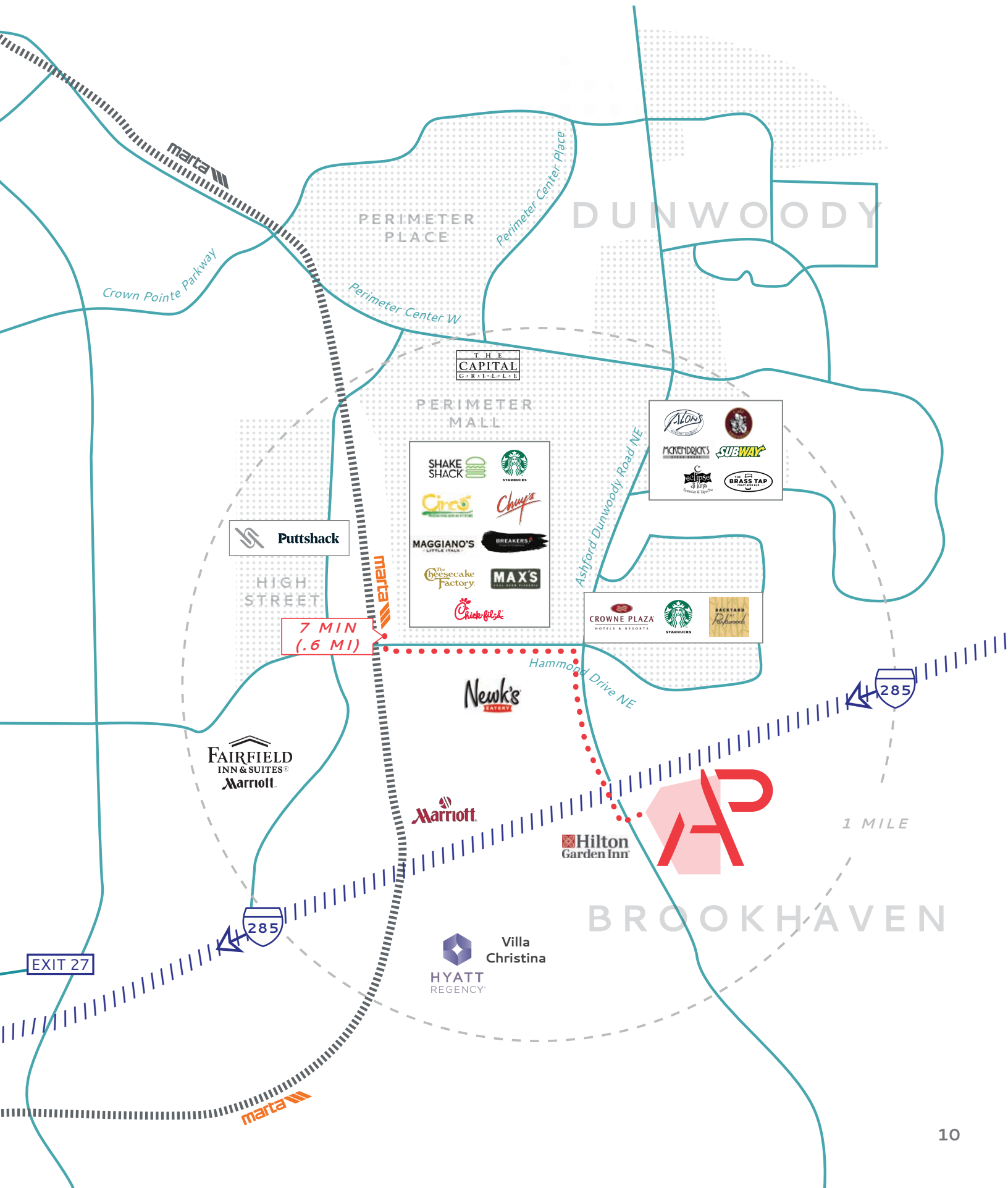
I-285 eastbound on ramp lane widening is projected for completion by YE 2023. The I-285/GA-400 project which consists of improvements on all through traffic lanes at the intersection to improve drive-times and congestion is expected to be completed YE 2023. There are also proposed Improvements on the diverging diamond interchange at I-285 and Ashford Dunwoody Rd which includes adding a lane on each side of the Ashford Dunwoody Road bridge. The plan also includes a separate bicycle and pedestrian bridge over I-285 to connect shared-use paths planned on Ashford Dunwoody in Brookhaven and Dunwoody.



ACCESSIBILITY

Ashford Perimeter offers easy access to all of Atlanta's major highways and MARTA's public transit routes. It sits just 15 minutes north of Midtown and 10 minutes north of buckhead.

AMENITIES OFF SITE



TOP LOCAL TALENT

Central Perimeter is home to some of the top companies including several on the fortune 1000 list.



HIGHLIGHTS

Year Built

1982

Year Renovated

2014 & 2020

Landlord

ACS Ashford Owner, LLC,
an affiliate of CP Group

Leasing

Stream Realty Partners

Property Management

CP Group



EMERGENCY GENERATOR

Located in the lower level parking area is a 250KW, 480/277 Cummins diesel generator sitting atop a 300-gallon diesel skid tank. Directly within the main electrical room, approximately 25 feet away, is an 800A automatic transfer switch (ATS); which is fed from this generator and an 800A circuit breaker on the main switchboard.

HVAC

The primary existing cooling system is a chilled water system consisting of (2) 340 Ton York chillers with a total capacity of 680 Tons and was recently upgraded with germ-killing features. The offices, which account for most of the floor area, are conditioned by large central air handling units (AHUs) that pump air to Power Induction Units (PIUs) and Variable Air Volume Units (VAVs) to maintain building standard temperatures. The ventilation (outside air) is preconditioned by a rooftop split system air handling unit and condenser unit (60 Ton Trane DX north, 40 Ton Trane DX south). The heating for the building is all electric with strip heaters in the PIUs and additional duct heaters and unit heaters in various parts of the building.

LOADING DOCK

The loading dock is comprised of 2 bays with dock bumpers.

CONSTRUCTION

6 stories supported with reinforced concrete.

GREEN INITIATIVES

Single-stream recycling, LED converted building, variable frequency drives on HVAC equipment, lamp recycling

ELEVATORS

The project is served by five (5) Dover traction passenger, one (1) Dover traction freight elevator, and two (2) hydraulic parking elevators.

CONNECTIVITY

The Building is wired score certified.

PUBLIC TRANSPORTATION

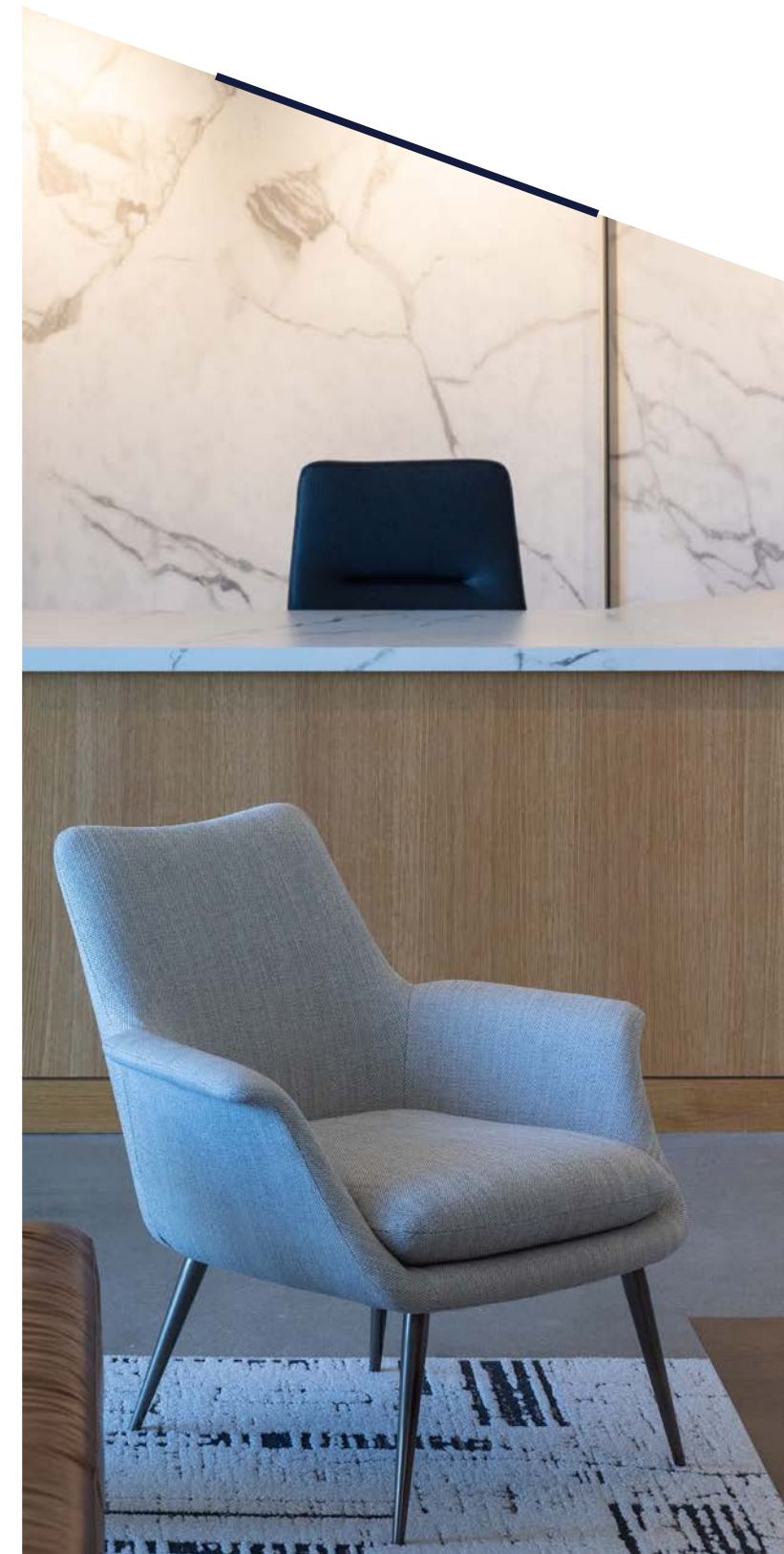
Ashford Perimeter is an 11-minute walk from the Dunwoody MARTA train station.

FIRE LIFE SAFETY SYSTEM

Notifier NSF2-640 fire panel with annunciators (near west entry and at security desk), fire control room with elevator control, and monitoring. Manual pull stations, smoke detectors, fire horns, strobes, fire curtain rolling doors protecting the atrium, and fire extinguishers. Two pressurized stairwells and pressurized service elevator hoist way.

PARKING AND HWY ACCESS

The building offers a parking ratio of 4 per 1,000 RSF, covered and immediate highway access (I-285.)



GET INTOUCH

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