



Creative Office Availabilities 1,000 SF to 40,000 SF



Accessible.
Convenient.
Thriving.
Amenitized.
Workplace [reimagined].

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OVERVIEW

[frictionless] building access

- Ample surface parking
- No waiting for elevators
- Access control from your phone

for those looking for an [exciting] workplace

The Flats is a multi-building office campus within the District at Chamblee. This 8-building, 360,000 SF, development offers spec suite, new and 2nd generation spaces from 1,000 SF to 40,000 SF.

priceless [benefits]

- Easy access
- Flexible workspaces
- Competitive rent
- Highly amenitized
- Strong brand presence
- Community feel
- Know your neighbors
- Collaborative environment



ACCESSIBILITY

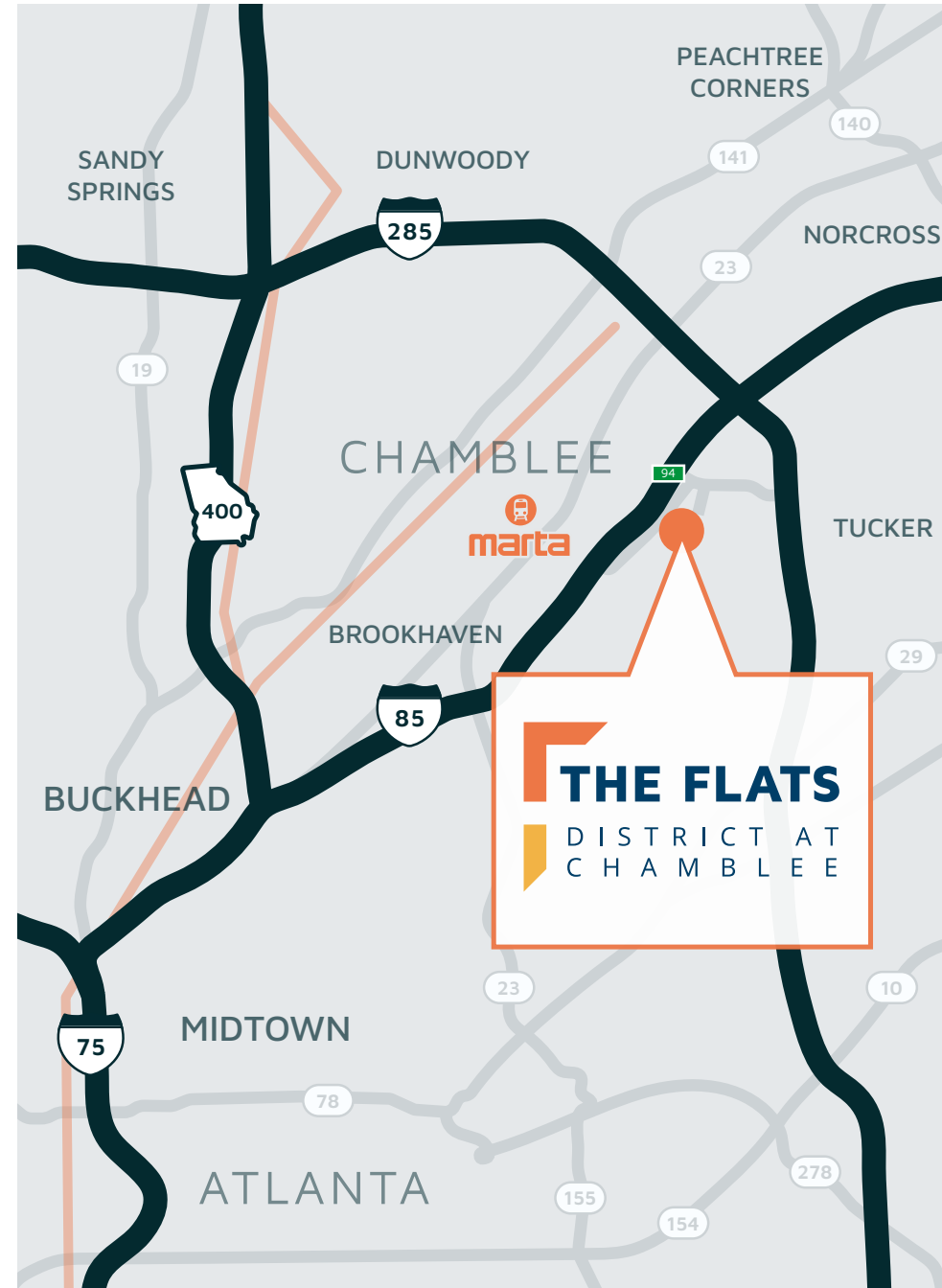
[seamless] site access

- Direct access to I-85 + I-285
- Onsite MARTA shuttle to/from Chamblee Station



nearby destinations

I-85	0.1 mile	3 minutes
I-285	1.5 miles	5 minutes
PDK Airport	0.2 miles	7 minutes
Buford Highway	1.3 miles	6 minutes
Downtown Chamblee	0.2 miles	8 minutes
Chamblee MARTA Station	3.2 miles	9 minutes
Hartsfield-Jackson Atlanta International Airport	24.0 miles	30 minutes



AMENITIES



LEGEND

- COMMON OUTDOOR AMENITY AREA
- 1.25 MILE FITNESS LOOP
- 1 **GATHER @ THE FLATS**
- 2 **Z BEANS COFFEE**
- 3 **GREEN CAFETERIA**
- M **DEDICATED MARTA SHUTTLE TO CHAMBLEE STATION**

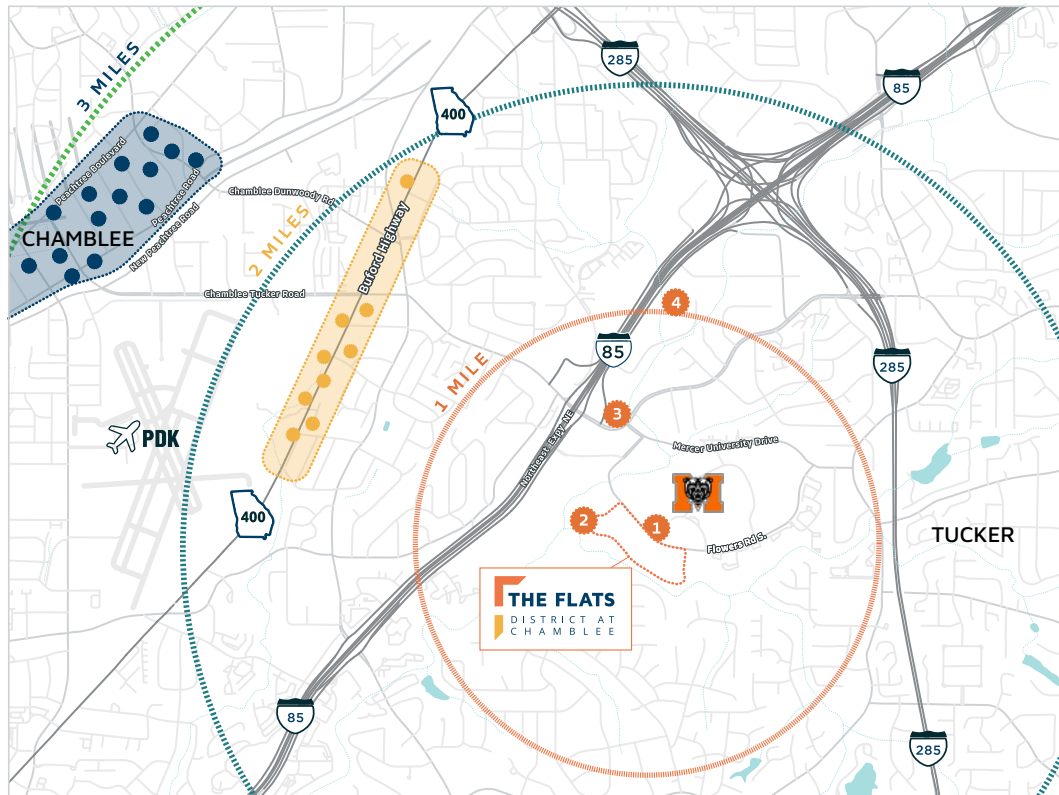
[5-star] onsite amenities

Gather, the project's centralized community hub, offers a variety of environments and encourages productivity and impromptu conversations.



- Tech-equipped + reservable conference rooms
- Grab + go market with prepared foods + catering area
- Fitness center with showers + lockers
- Wifi-equipped seating lounge
- Indoor + outdoor social + game areas

FOOD & BEVERAGE



PROJECT ADJACENT DINING/ENTERTAINMENT

WALKABLE / 5 MIN DRIVE

- 1 Z BEANS COFFEE
- 2 GREEN CAFETERIA
- 3 PONKO CHICKEN
- 4 PREP KITCHEN ATLANTA

BUFORD HIGHWAY DINING/ENTERTAINMENT

7 MIN DRIVE

- FOOD TERMINAL
- SWEET HUT BAKERY
- CRAWFISH SHACK SEAFOOD
- EL REY DEL TACO
- PHO DAI LOI
- GU'S KITCHEN
- GOOD HARVEST
- TEA LEAF & CREAMERY
- POLLO DE EL REY

CHAMBLEE DINING/ENTERTAINMENT

10 MIN DRIVE

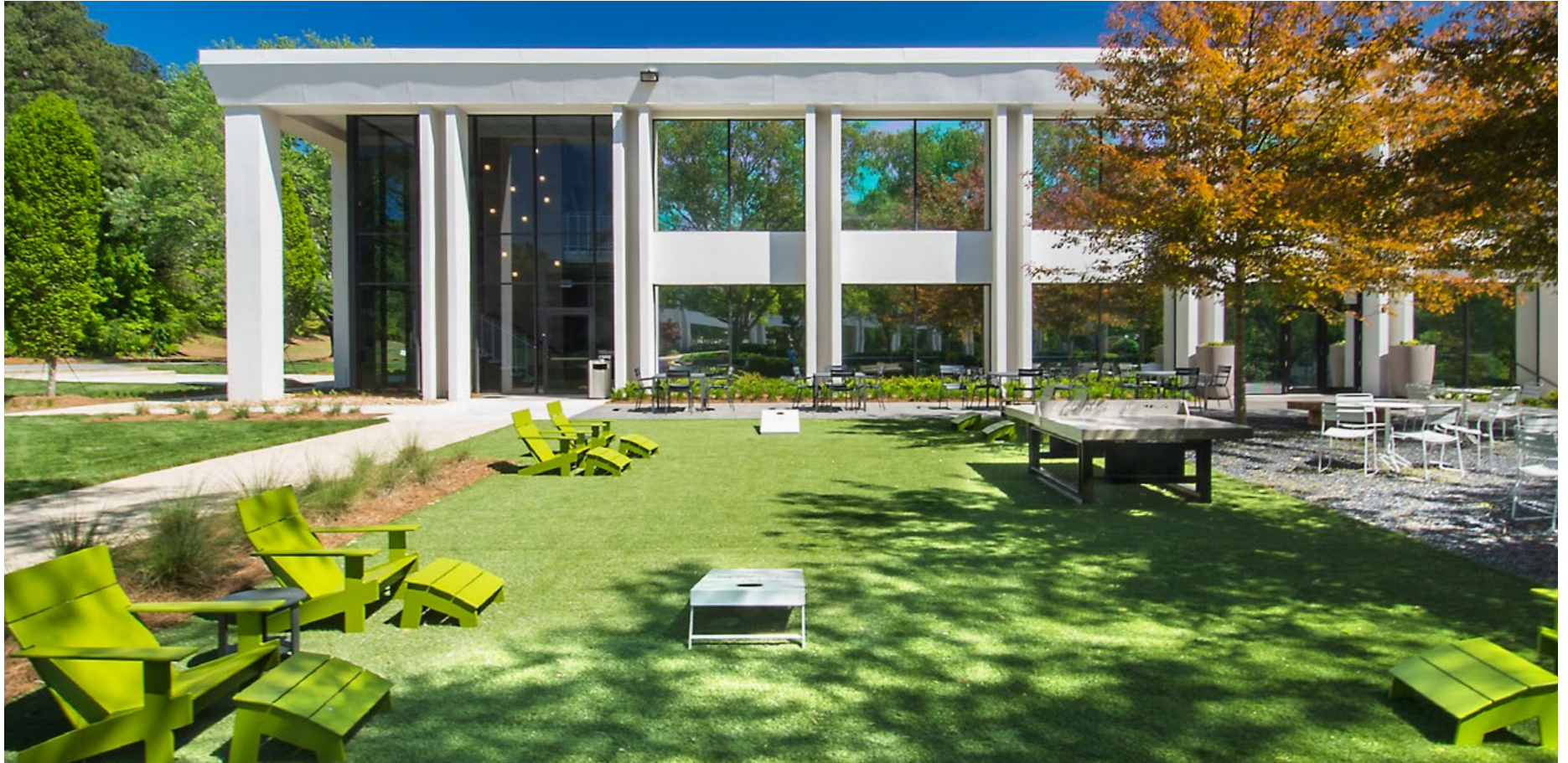
- FIRST WATCH
- STARBUCKS
- TAQUERIA DEL SOL
- CAVA
- WHOLE FOODS
- GUSTO!
- ROJO COCINA
- HOPSTIX
- ATLANTA GOLF & SOCIAL
- ZEN TEA
- BLUE TOP
- ANTIGUO LOBO
- SOUTHBOUND
- VINTAGE PIZZA

[convenient] F&B access

- Close proximity to Buford Highway + Chamblee Food & Beverage corridors
- Variety of culinary options to satisfy all cravings



AVAILABLE



space available
for the **[uncommon]** business

- 1,000-40,000 SF space for lease
- 40,000-60,000 SF owner/user opportunities
- Spec suites + custom buildouts available

make a workplace **[change]**

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don't miss this rare opportunity in a highly-amenitized creative office environment