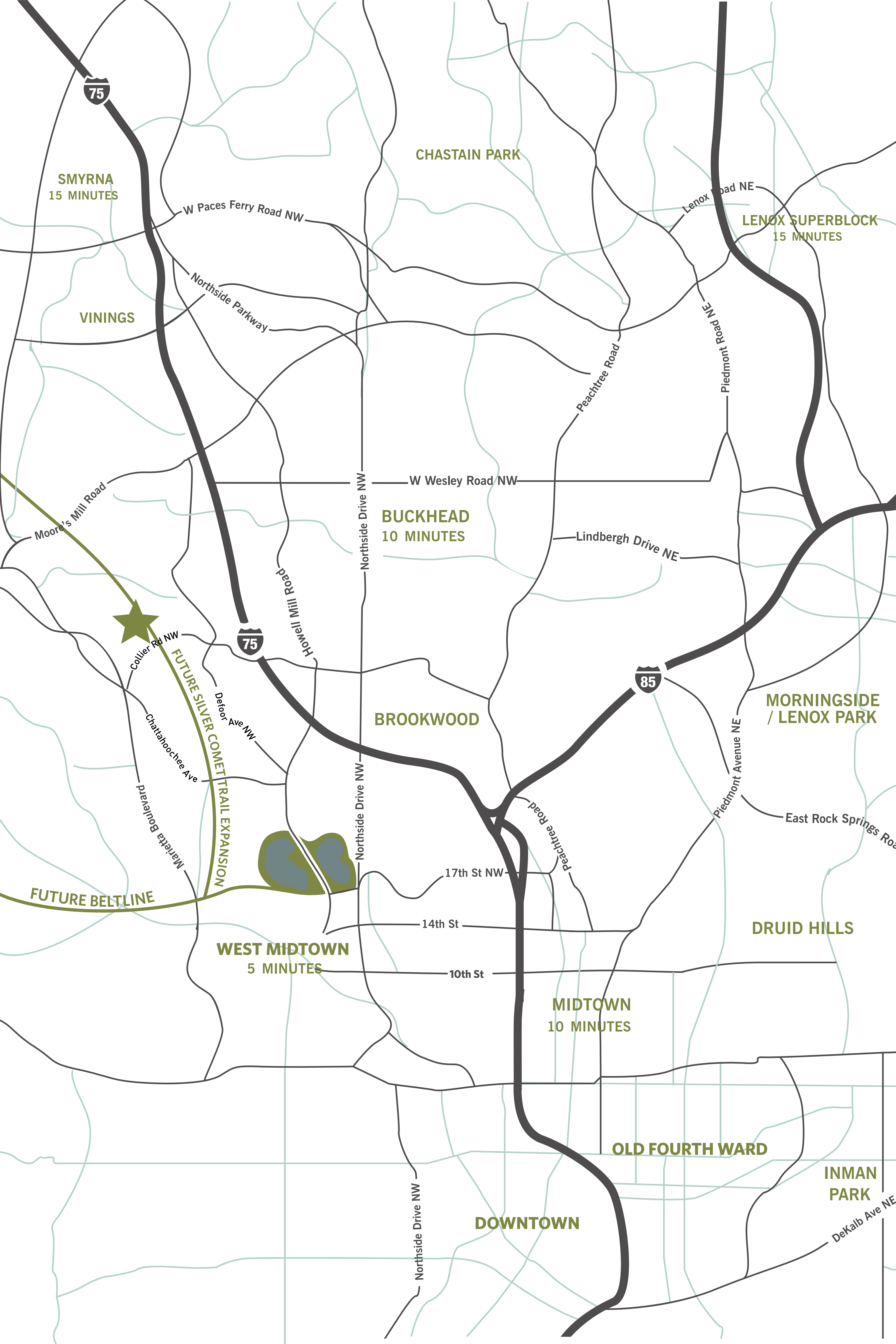




ALLIED STUDIOS



THE NEIGHBORHOOD

The Upper Westside neighborhood is located in Atlanta, just west of I-75 between Buckhead and West Midtown. With close proximity to major highway corridors and rail arteries, the area was developed in the 19th century as an industrial hub but has recently transformed into an eclectic office, retail and entertainment node. Already bolstered by a strong residential demographic, the delivery of new, compelling mixed use projects has increased housing demand for young, established Atlanta residents. With significant new development and infrastructure improvements on the horizon, including the Westside Beltline and Silver Comet trail expansions, the Upper Westside is squarely in the path of growth and primed to be Atlanta's next prominent in-town district.

DEMOGRAPHICS



Daytime population
within a
3-miles radius:

132k



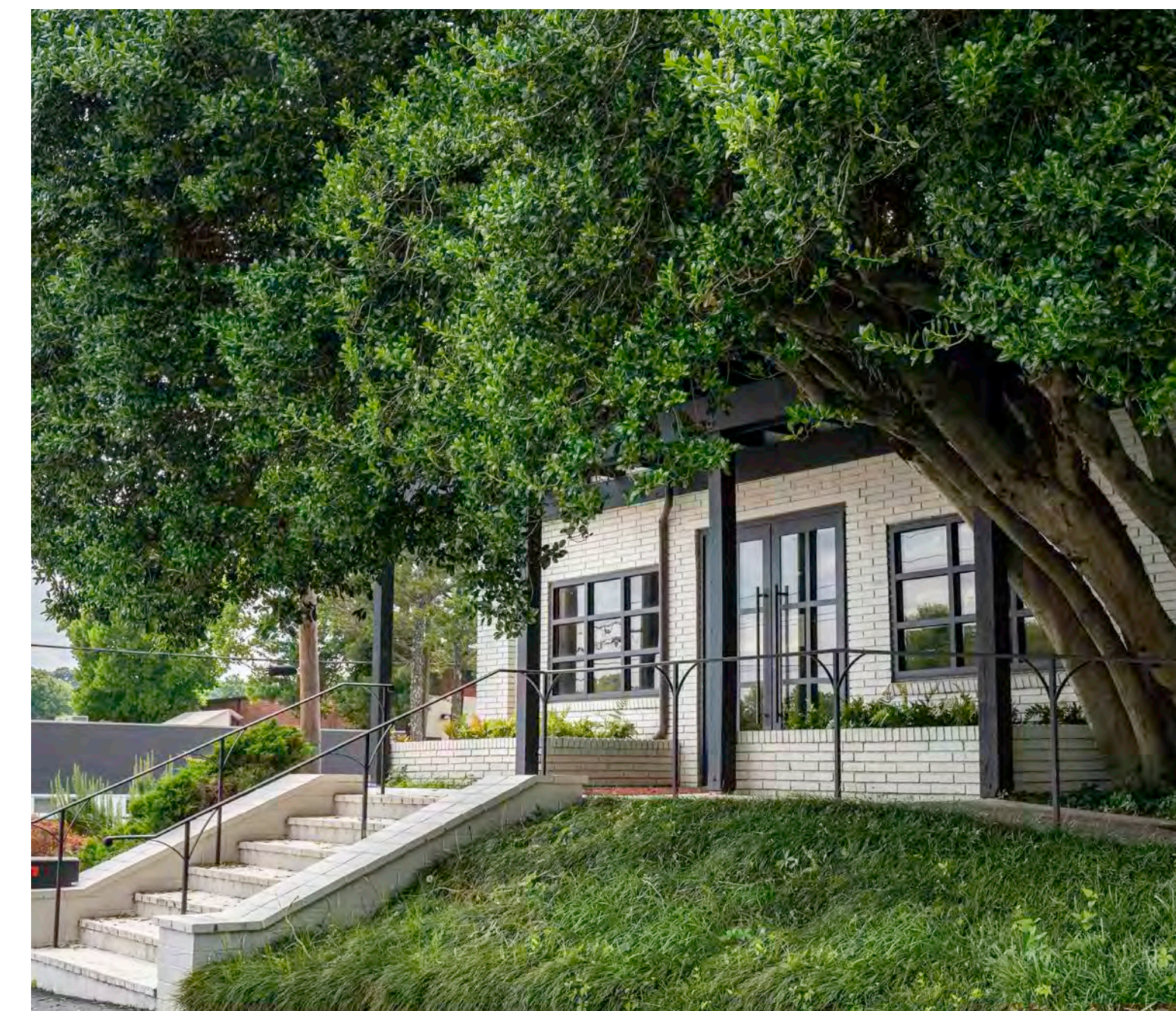
Average Household
Income within
a 3-mile radius

\$128k



Highly educated
community with over
70%
of the population
having a graduate degree
or higher

Projected Population
Growth:
2010 -2025:
43.6%



99%
of the population within
1-mile of the property
are Millennial or GenX
generations that are both
educated and emerging
professionals



Area workers within a
3-mile radius:

66,160

Housing affordability
index:

157



Located Adjacent to the
**Future Silver
Comet Trail
Expansion**



CRISP VIDEO GROUP

MAXMEDIA

I COMMUNICATIONS

PIECE OF CAKE INC.

STOCK & TRADE
DESIGN CO.

HANKOOK TAQUERIA

FIGO PASTA

HYER CREATIVE

PATRICK'S SUB SHOP

DAS BBQ

DEPALMA'S PORCH

HENDESSI &
ASSOCIATES

ROUTE 37 BUS STOP

VERDE TAQUERIA

NUEVO LAREDO CANTINA

JOHNNY'S NEW YORK STYLE PIZZA

CAFE AT PHARR

SECOND SELF BEER COMPANY

GYM JUICE

BOLD AND DASH

ECLIPSE CREATIVE

M 2 M DESIGNS

THE WORKS
BALLARD DESIGNS
SCOFFLAW BREWING CO.

CROSSFIT

THE CORNER TAVERN

TOPGOLF

COMING 2021: RADIO .1611
STEADY HAND BEER CO

BACCHANALIA
STAR PROVISIONS

BONE GARDEN CANTINA

ROUTE 285



DRIVE TIMES:

7 MINUTES OR 2.2 MILES TO I-75

15 MINUTES OR 4.5 MILES TO I-285

KEY:

● CREATIVE TENANTS

● RESTAURANTS/ENTERTAINMENT

CONCEPTUAL SITE PLAN



EXTERIOR FACADE RENDERING

CONCEPTUAL



View from East Parking Lot

EXTERIOR FACADE RENDERING

CONCEPTUAL



View from West Parking Lot

EXTERIOR FACADE RENDERING

CONCEPTUAL



Main Entry at 1435 Hills Place

EXTERIOR FACADE RENDERING

CONCEPTUAL



View of Allied Studios (Hills Place) entrance from Collier Road

INTERIOR TENANT SPACE RENDERING

CONCEPTUAL



1401 HILLS PLACE

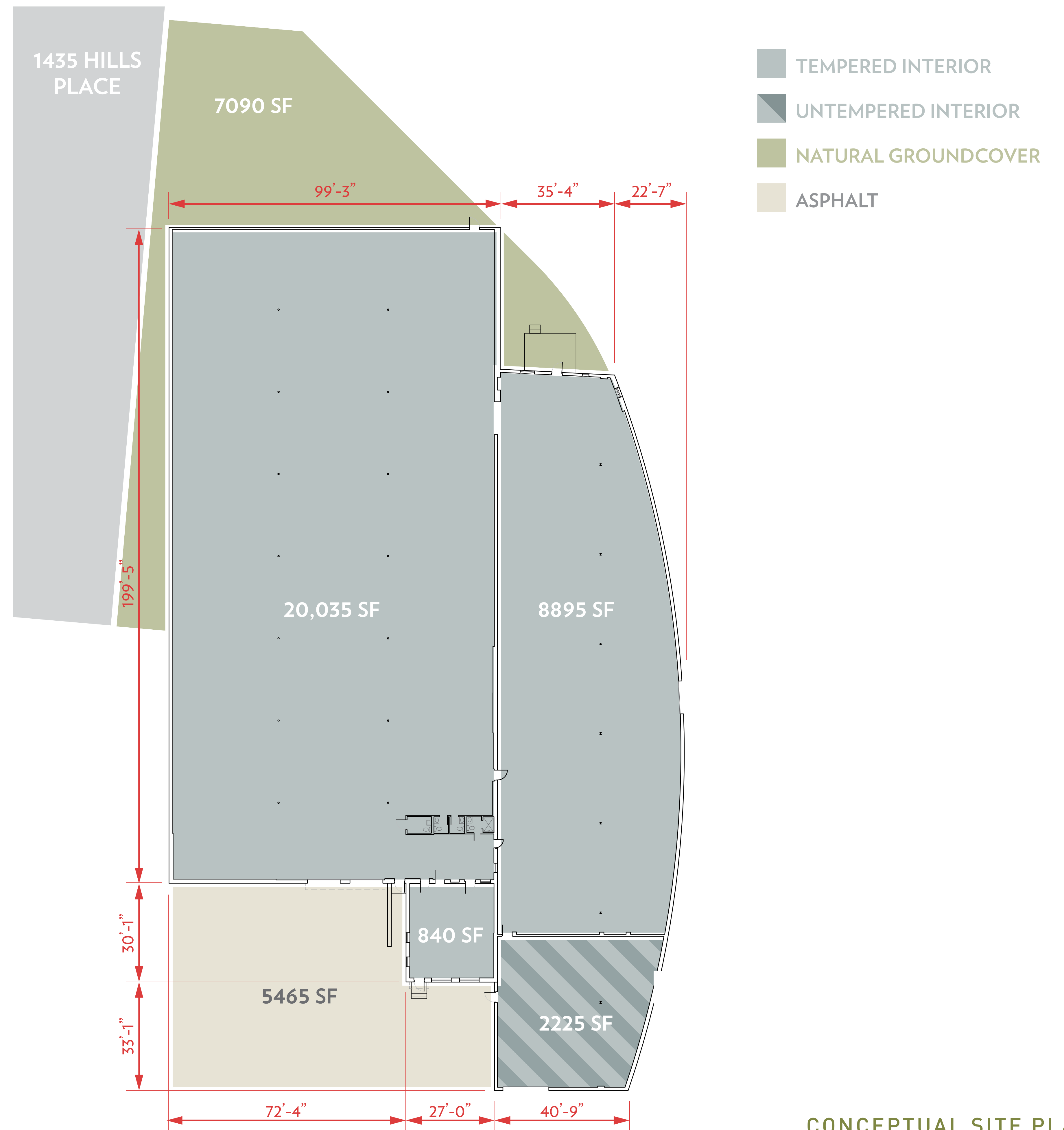
Retail Space



Set in the Upper Westside, 1401 Hills Place is a large open format floor plan with the ability to construct an outdoor retail component. The lush green backdrop and well established neighboring brand, Stock & Trade, create an ideal setting for brands who are looking to establish their concept within the burgeoning sub-market of Atlanta.

PROPERTY HIGHLIGHTS:

- Total SF: 31,995
- Free-standing building
- Dedicated on-site parking
- Available: Immediate



CONCEPTUAL SITE PLAN

1435 HILLS PLACE

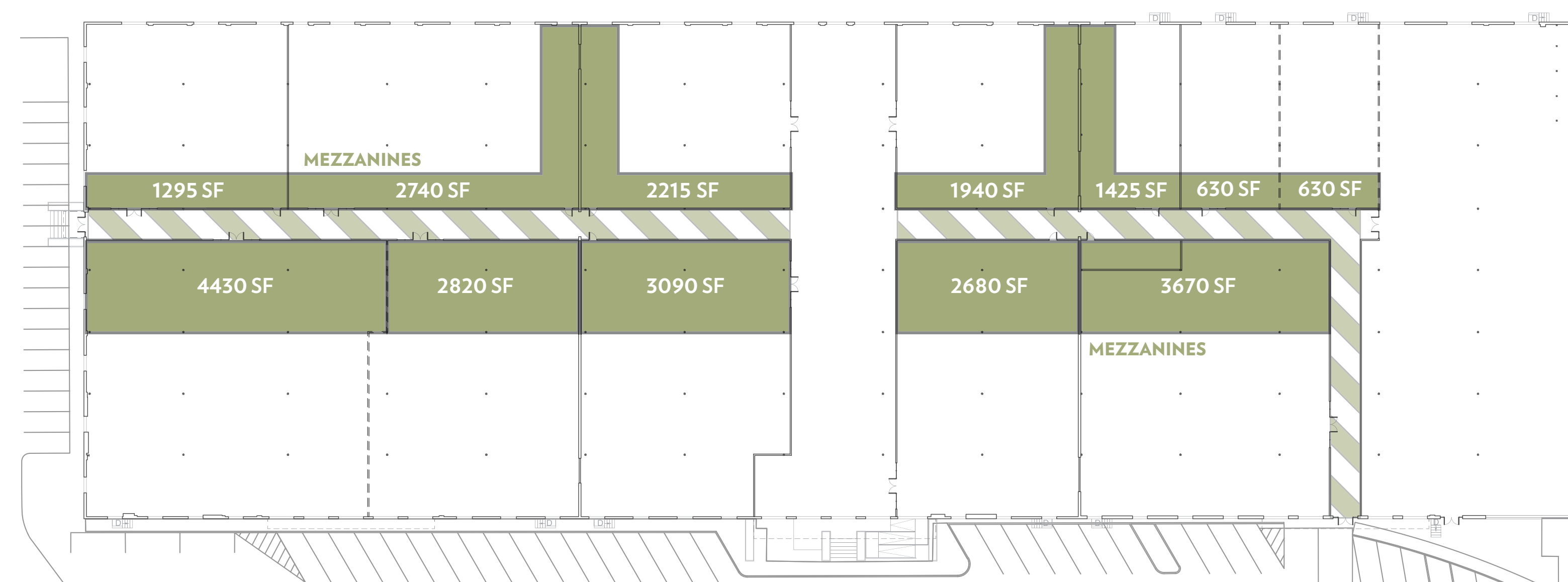


OFFICE SPACE

1435 Hills Place commands an impressive presence, with over 120k SF of space and features that can be easily adapted to fit a brand who is looking to break into the burgeoning community. The space offers high ceilings, unique character and is set in an ideal destination.

PROPERTY HIGHLIGHTS:

- Total SF: 120,307
- Large open format, standalone building
- Opportunity for Mezzanine
- Dedicated on-site parking
- Available: Immediate



With Mezzanine

CONCEPTUAL SITE PLAN

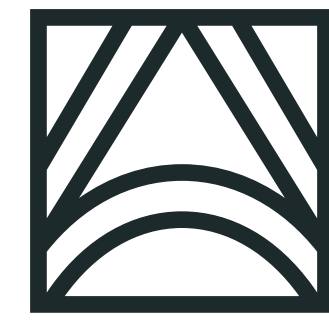




JAMESTOWN'S COMMITMENT TO COMMUNITY

Jamestown is committed to curating a campus experience beyond customary retail and office space.





LEVERAGING TECHNOLOGY

Technology has and will continue to play a key role in creating connected digital experiences, from getting to work to how our tenants experience on-site amenities. We will achieve this through integrating a series of proven technology applications at Allied Studios:

Access Control:

- A dynamic and seamless experience through touchless access via Smart Phones. Technology includes Wellness & Occupancy Tracking, along with Enhanced Security and Visitor Features

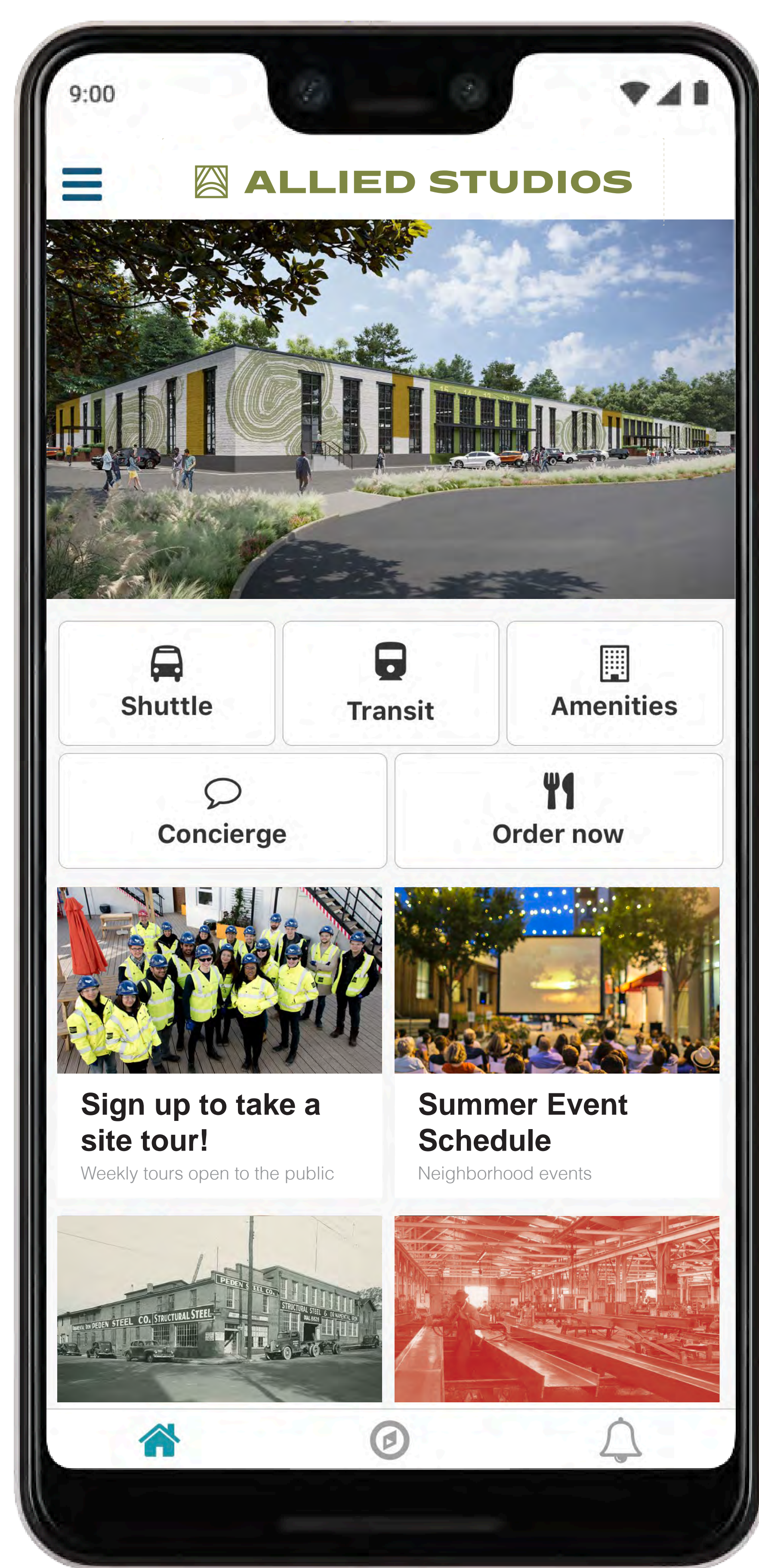
Touchless Access:

- Touchless readers at major entrances and common areas

Individual Entrances:

- Tenants will have direct, private entrances to their space from the parking area, allowing them to better track and control their office environment





TENANT APP

Jamestown has partnered with a mobile app that allows tenants, neighbors & the broader community to tap into all that Allied Studio has to offer in one centralized digital location. The app creates an engaging, convenient way to connect your employees with information such as:

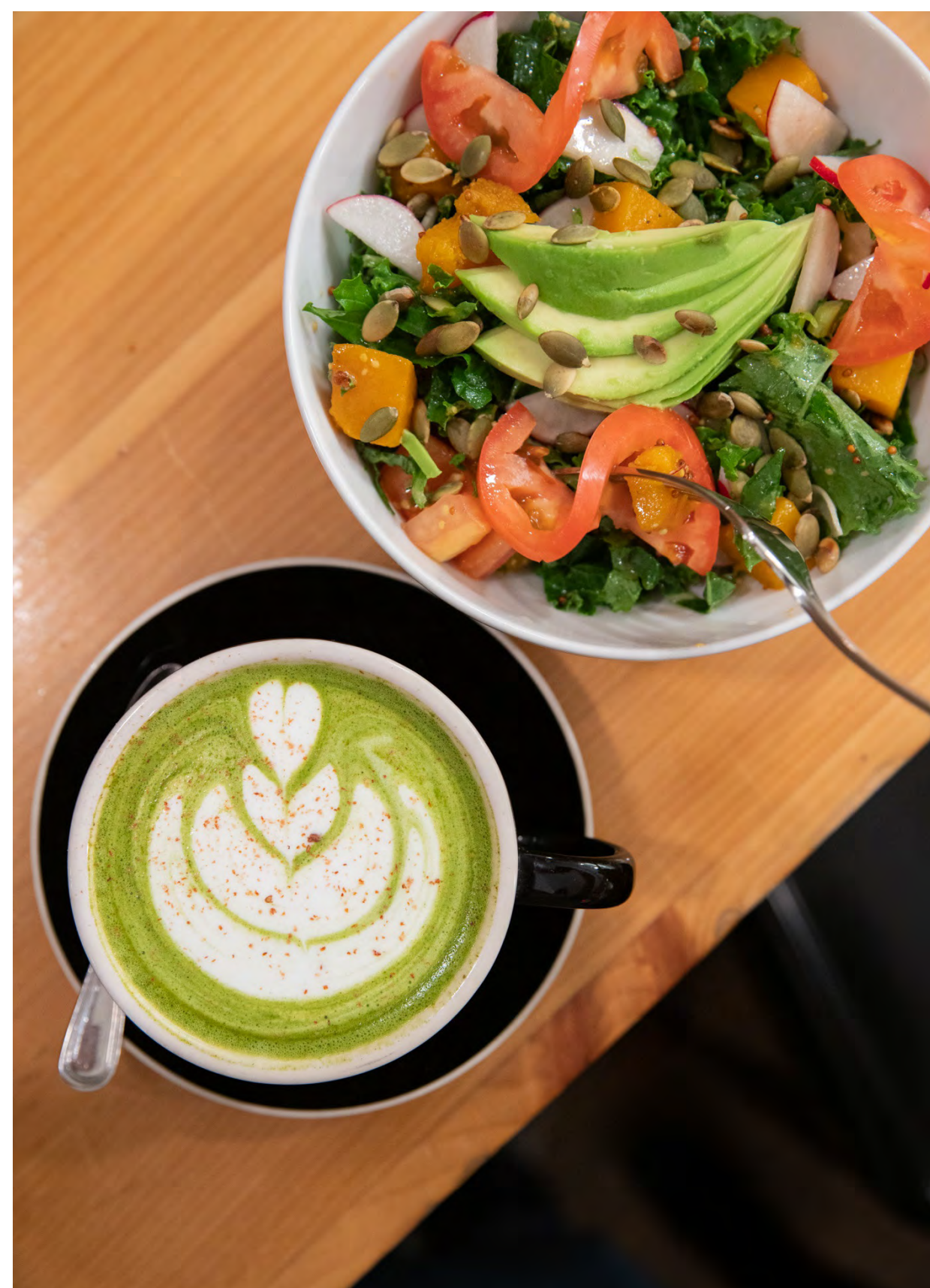
- Enhanced Mobility
- Events Calendar
- Covid-Centric Safety Monitoring
- Space Managing
- Mobile Order Ahead for Select Retailers
- Real Time Access to Property Team

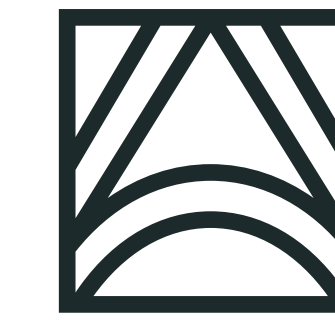
Jamestown is also working towards leveraging our technology solutions to digitally connect our national tenant roster, with the goal of creating B2B synergies.



HEALTH AND WELLNESS

The Allied Studios Team is strategically curating an amenity driven merchandising mix, with a focus on food and beverage, that will further aid in the transformation of the campus. Integrated fitness programming will utilize the ample green spaces located throughout the property. The team is working towards developing the building to meet Fitwel certifications.





SUSTAINABILITY AND SOCIAL RESPONSIBILITY

Jamestown has a comprehensive sustainability program, Jamestown Green, which integrates environmental, social, and governance (ESG) factors throughout our operations.



EMS: Jamestown has an Environmental Management System (EMS) in place to track environmental performance data across the portfolio and to maximize the operational efficiency of our properties. In 2019, Jamestown was honored as a Gold Level Green Lease Leader by the Institute for Market Transformation and the Department of Energy.

Governance: Jamestown reports annually to third parties, including the UN Principles for Responsible Investment (UNPRI) and the Global Real Estate Sustainability Benchmark (GRESB). Since 2014, Jamestown Premier has been categorized as a Green Star, which is the best possible GRESB quadrant designation.





INNOVATION AND DESIGN BUILDING CASE STUDY

Jamestown has extensive experience repositioning industrial buildings to cutting edge creative office and innovative lab facilities . The Innovation and Design Building in Boston is a prime example of how Jamestown's thoughtful stewardship has successfully converted an industrial building into a 1.35 million square foot mix of lab and creative offices. Tenants including, Reebok's global headquarters, Ginkgo BioWorks, Autodesk & America's Test Kitchen.



IN GOOD COMPANY



Believing that successful brands grow their success from the company they keep, Jamestown's model has generated value for tenants across our portfolio.

Companies that have grown with Jamestown include:



ABOUT JAMESTOWN

Jamestown is a design-focused real estate investment and management company with a 35+ year track record and a mission to transform spaces into innovation hubs and community centers. The firm specializes in office, retail and mixed-use assets. Current and previous iconic projects include Chelsea Market in New York City, Industry City in Brooklyn, Ponce City Market in Atlanta, Ghirardelli Square in San Francisco, and the Innovation and Design Building in Boston. The company has grown its portfolio in key markets throughout the U.S. and expanded its investment footprint to South America and Europe.

Jamestown differentiates itself through its vertically integrated platform. In addition to excelling at the traditional functions of a real estate management company, such as acquisitions, capital markets, and asset management, Jamestown possesses internal expertise to bring added value to all aspects of the real estate business. Through in-house capabilities in Development & Construction, Architecture & Design, Retail Leasing, Creative & Marketing, and Food & Beverage curation, employees maximize value throughout an asset's ownership period.

The firm employs approximately 450 people worldwide, with headquarters in Atlanta, Georgia, and Cologne, Germany. Jamestown has offices in Amsterdam, Bogotá, Boston, Los Angeles, New York, and San Francisco. Since its founding in 1983, Jamestown has executed transactions in excess of \$35 billion. As of December 31st, 2020, the company has assets under management of \$12.1 billion.





FOR LEASING INFORMATION, PLEASE CONTACT

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