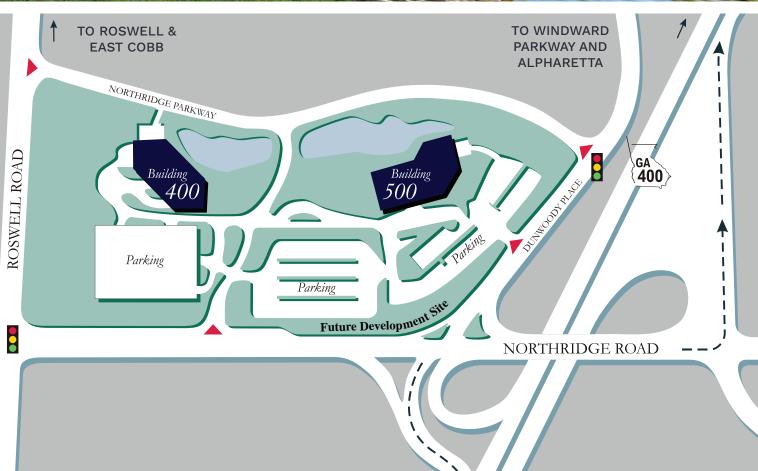


Two-building, 426,000 SF Class A Office Park

400 NORTHRIDGE ROAD | 500 NORTHRIDGE ROAD | ATLANTA

Lincoln





TO DOWNTOWN ATLANTA, HARTSFIELD JACKSON INTERNATIONAL AIRPORT, BUCKHEAD & I-285

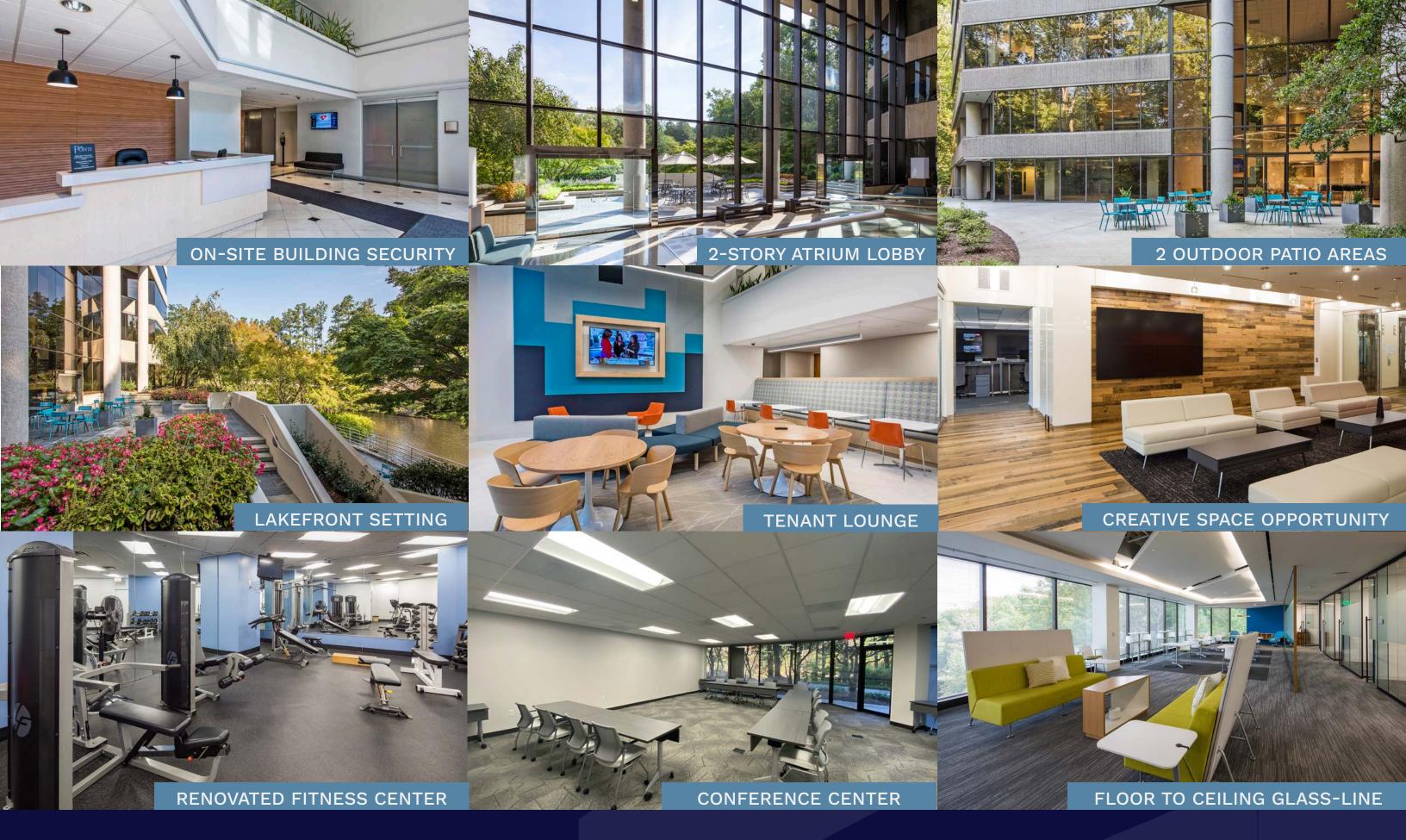
## About the Property

The Pointe is prominent two-building, Class A mid-rise office development in Atlanta's Central Perimeter Submarket. The Pointe is situated on a beautifully landscaped 22 acre campus and offers unmatched access to GA 400 via the recently reconstructed Northridge Interchange.

### **BUILDING FEATURES**

| Building 400 | 263,000 SF    | Building 500 | 162,000 SF    |
|--------------|---------------|--------------|---------------|
| Stories      | 12            | Stories      | 8             |
| Parking      | 3.00/1,000 SF | Parking      | 3.00/1,000 SF |

| Campus    | 22 Acres                                       |
|-----------|--|
| Submarket | Central Perimeter                              |
| Access    | Ingress/Egress from 4 convenient access points |



A Unique Amenity Set

## 140 65+ RESTAURANT **OPTIONS WITHIN A** rcross St. 33 31 32 34 FOUR MILE RADIUS The Village Shopping Center 26 25 38 19 20 Grimes Bridge Rd. 18 17 Chattahoochee **River National** 120 10 400 Azalea Dr. Roberts Dr. Cherokee Town & Country Club THE MARKET'S MOST IMMEDIATE GA-400 ACCESS Chattahoochee River THE POINTE

# Unmatched Access & Neighborhood Amenities

#### F&B

- 1 Chick-fil-A
- 2 Pontoon Brewing Company
- 3 Smoothie King
- 4 Wing Stop
- 5 Chipotle
- North River Tavern
- 8 Amalf
- 10 Land of A Thousand Hills Coffee
- 11 Chaplin's Bar and Grill
- 12 Moxie Burger
- 13 Summit Coffee
- 14 Proper Hop Taphouse
- 5 Souper Jenny
- 16 The Mill Kitchen and Bar
- Pizzeria Lucca
- 8 Spiced Right Ribhouse
- 22 Casa Robles
- 23 Zuzzu
- 27 Brookside Grill
- Mr. Taco
- 30 Olive Garden Italian
- 31 Loquom Lounge
- 32 Tokyo Bay Japanese
- 39 McAlister's Deli
- From the Earth Brewing Company
- 44 Starbucks

#### **GROCERY & RETAIL**

- 3 Publix
- 24 Puppy Haven
- CVS Pharmacy
- 38 Publix
- PGA TOUR Superstore

#### **FITNESS & RECREATION**

- ATL Fitness 24/7
- Riverside Park
- <sup>20</sup> The Forge Roswell
- 21 LiveURYoga
- Waller Park Recreation Center
- Grimes Bridge Pickleball Courts
- 7 Ace Pickleball Club
- 41 Omni Fight Club
- <sup>43</sup> Planet Fitness
- Cherokee Town & Country Club

#### **HOTELS**

- Best Western Plus
- 34 Holiday Inn
- 35 Double Tree by Hilton
- 36 Comfort Inn

NEARBY HISTORIC ROSWELL BREWERIES, ENTERTAINMENT & RETAIL



Up to 66,000 SF Available

FOR ADDITIONAL INFORMATION, CONTACT:

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