



INVESTMENT OFFERING

PERIMETER PARK

MULTI-TENANT FLEX PORTFOLIO IN CHAMBLEE

2337–2358 Perimeter Park Dr, Atlanta, GA 30341

100% LEASED WITH UNDER MARKET RENTS IN PLACE

FUNCTIONAL DESIGN

- A two-building, multi-tenant flex portfolio totaling 52,941 SF located in the highly desirable Chamblee submarket.
- Flexible office/warehouse layouts designed to accommodate open office, production area and showroom.
- 11 Drive-in doors
- 2.5/1,000 Parking Ratio
- Long-term stability supported by a WALT of 4.4 years (As of March 1, 2026)
- Portfolio provides investors with a combination of durable in-place income and near-term upside through tenant repositioning and market-driven rent growth.

STRATEGIC LOCATION

- Easy access to I-285, I-85, and Highway 141
- Irreplaceable infill location inside the Perimeter in highly sought-after Chamblee submarket.
- Close-by amenities, such as mixed-use Assembly Yards and downtown Chamblee, a strong labor pool, and both affordable and executive communities.
- Perimeter Park attracts a large pool of users including general office/warehouse, showroom, general commercial, and R & D users servicing both metro and Northeast Atlanta.
- Conveniently located 3.5 miles from Perimeter Mall area, as well as a large selection of dining, shopping, and professional service options.
- Abundant multi-housing developments (including upcoming Toll Brothers development) within walking distance

STABILITY WITH UPSIDE

- 100% Leased to 9 diverse tenants provides an immediate dependable and steady cash flow.
- Below market rents in place offer investors significant rental growth opportunities.
- Long-term rental rate appreciation due to high barriers to entry (i.e. limited land available, high construction costs), limited and diminishing direct competition, and strong immediate demand.
- Ability to purchase below replacement cost.
- Multi-tenant design and occupancy delivers a staggered rollover schedule, minimizing risk in any one year.

PRICING

Call for Offers Due

2/13/26

FORWARD NOI

4/1/26–3/31/27

±\$667K*

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*Assumes Alpha Roofing renewal and 3% expense inflation.

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