

# ELEVEN7

1117 Perimeter Center West, Sandy Springs, GA 30038

The Future of Office  
**REIMAGINED**

Leasing & Management by:



**For More Information Contact:**

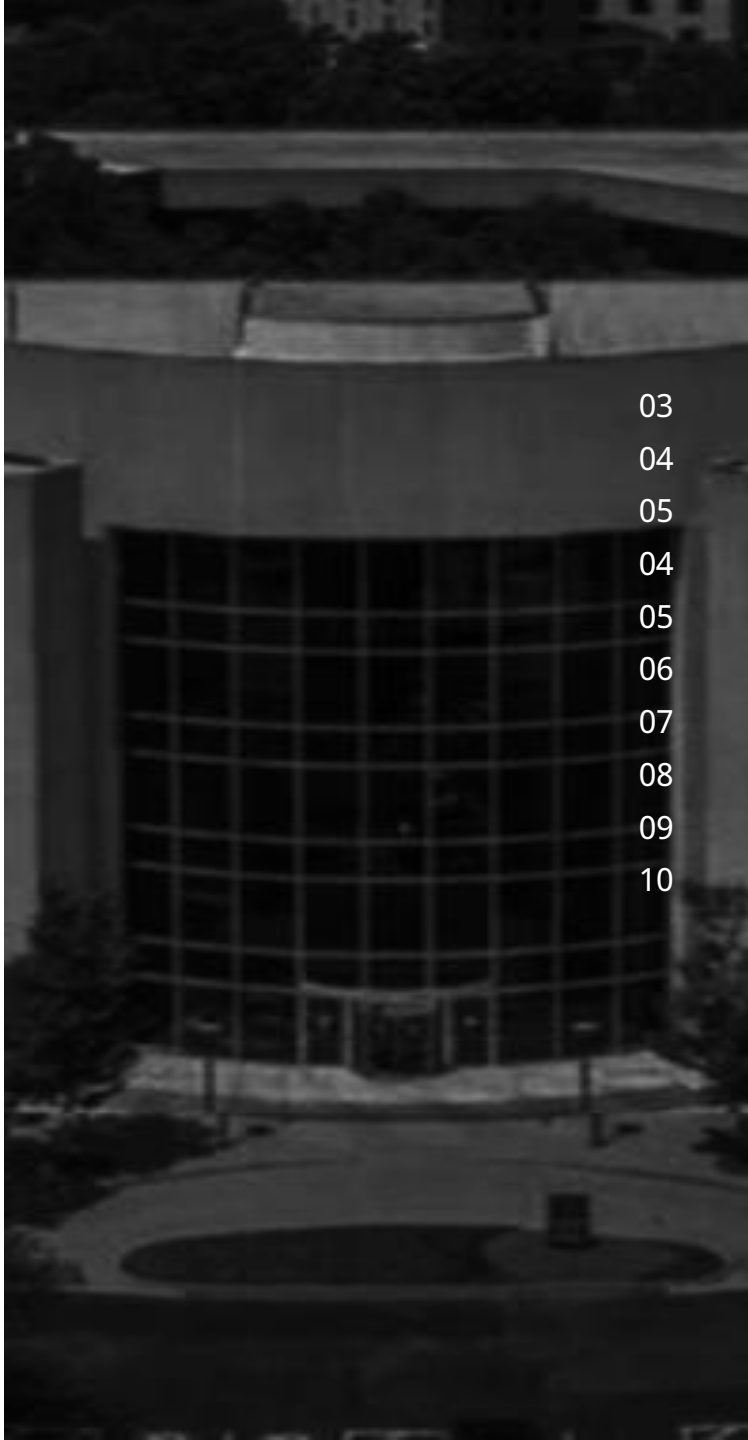
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## ABOUT US



Opening its doors in 1985, this renewed 5-story, pentagon shaped office building boasts 395,000 square feet of Class “A” office space. Located in the heart of the Central Perimeter Office District, the Property is conveniently located in close proximity to I-285, GA-400, and across the street from the Sandy Springs Marta Station.

With its focus on Tenant Engagement, Hospitality, Technology, Sustainability, and Wellness through its Biophilic design, this REIMAGINED property represents a new kind of office campus designed to attract the creative workforce.

Engage with us in a sensory experience through the activation of our ground floor that includes an outdoor multi-use courtyard featuring team collaboration space, USB charging stations, tranquil water feature, activity area with putting green and bocce ball/corn hole court, stage seating with conference/music capabilities, fitness center, and conferencing center, with a coffee bar and self-serve bistro coming soon.

# LOCATION

The strategic location of **ELEVEN7** puts the Building in close proximity to I-285, G A-400, and the Sandy Springs Marta Station offers unparalleled accessibility, allowing for effortless commuting, seamless travel, and enhanced connectivity for both employees and clients.



8.7 miles  
to I-85

1.2 miles  
to I-285

0.5 miles  
to GA-400

0.1 miles to  
Sandy Springs  
Marta Station



# VISION

Our ground floor courtyard has undergone a remarkable transformation, turning it into a vibrant and **REIMAGINED** amenity space. Through the enchantment of biophilic design, this project has been purposefully designed to help you attract top talent and enhance the overall experience by offering a multisensory expedition, blending the realms of nature and architecture, where **The Inside World and the Outside World Come Together**. This intentional environment aims to spark creativity, boosts productivity, fosters collaboration, and promote social connections.



## MISSION

In response to the evolving demands of modern offices, it has become imperative to incorporate amenities and design features that cater to the needs of tomorrow's workforce.



At **ELEVEN7**, we firmly believe that a thriving workplace is contingent on providing a dynamic and engaging environment that fosters a sense of community. By activating our outdoor amenity space, we strive to empower businesses to flourish in an environment that encourages team building, ignites creativity, cultivates innovation, and nurtures company growth. Our unwavering commitment to creating an inspiring workplace underscores our Mission to deliver a workplace experience that goes beyond the ordinary.

# BUILDING HIGHLIGHTS

## BUILDING / PROPERTY INFORMATION

Property Type	Office
Market	Central Perimeter
Building Name	Eleven17
Address	1117 Perimeter Center West, Sandy Springs, GA 30338
County	Fulton
Year Built	1985
Building Size	393,298 RSF
Number of Floors	5
Average floor plate	78,000 SF
Additional Storage	Yes
Building Class	A
Signalized Entrances	2
Cross Streets	Hwy.
Monument Signage	3
Exterior Facade	Precast Concrete Panels
Framing	Reinforced Concrete
Roof	ERMA Inverted Membrane System
Elevators	6 Passenger, 1 Freight
Loading Dock	2 -Bay Enclosed Dock w/ Lift
Phone	AT&T, Cogent, Comcast, Fusion, Lumen, Zayo
HVAC	BAS Controlled Central Chillers w/ Cooling Towers
Security System	Access Control with Closed Circuit Monitoring
Life Safety Systems	Emergency Generator ; Fully Sprinklered
Parking Spaces	1,163 Complementary Surface, Including 3-Story Covered Deck
Parking Ratio	2.97 per 1,000 sf.
Renovations	2019 – Conference Facility, Fitness Center, Partial Restrooms 2022 - Window Restoration, Window Glazing 2023 - Exterior Painting, Awning Replacement, Ground Floor Amenity Upcoming in 2024 - Micro-Market Café & Coffee Bar, Digital Directories, Lobby

## ON SITE SERVICES & AMENITIES

Activated Ground Floor Amen	Featuring
Micro-Market Café	Coming Q1 2024
Fitness Center	Fitness Equipment, Showers, Sauna & Locker Room
Conference Room & Training	Exclusive Wi-Fi, Flexible Layout, Lobby Area w/ Condiement Station
On Site Security Personnel	
24/7 Key Card Access	
Ground Floor Amenities	Beautiful Open-Aired Courtyard with Fountain & Seating
On Site Property Management	
Free Public WIFI	

## TRANSPORTATION

GA-400 Interstate Access	0.4 miles
I-285 Interstate Access	1.2 miles
Dunwoody Marta Station	Across the Street Within Walking Distance

## SUSTAINABILITY

LEED Certified  
Energy Star





# BUILDING AMENITIES

Luxuriate, work and play in lush tropical landscapes that surround our serene water fountain feature, including multi-functional decks and collaborative spaces.

Through innovation and creative considerations, this amenity space will assist your business in providing a workplace culture benefits package where employees can thrive.

Additionally, our amenity space all is available to rent and can serve your business as a platform for allowing you to create and host memorable experiences, events, meetings, parties, and company collaboration.



## TRANQUIL FOUNTAIN

After many years, the fountain is finally restored and ready to captivate.



## STAGE

From concerts to company-wide events, our versatile stage provides a stunning backdrop for your next gathering.

## PUTTING GREEN

Tee up and perfect your golf skills on our brand-new putting green.



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## EXPANDED SEATING OPTIONS WITH FIRE PITS

Explore our expanded selection of outside seating options, including cozy nooks with fire pits.

## CORNHOLE & BOCCE BALL COURT

Gather your colleagues for some friendly competition on our exciting bocce ball and cornhole courts.



## TIERED LAWN SEATING FACING STAGE

Experience the comfort of tiered seating, providing the perfect vantage point for watching events on the stage, outdoor activities, or simply basking in the sun.



# LOCAL AMENITIES

## HOTELS

- 1 AC Hotel
- 2 Aloft Atlanta
- 3 Atlanta Marriott
- 4 Courtyard by Marriott
- 5 Crowne Plaza
- 6 Embassy Suites Hotel
- 7 Fairfield Inn & Suites
- 8 Hampton Inn
- 9 Hilton Garden Inn
- 10 Homewood Suites
- 11 Hyatt House
- 12 Hyatt Place
- 13 Hyatt Regency
- 14 Le Meridien
- 15 Sheraton Atlanta
- 16 Sonesta ES Suites
- 17 The Westin

## GROCERY/SHOPPING

- 1 Costco
- 2 Home Depot
- 3 Kroger
- 4 Lowe's
- 5 Perimeter Mall
- 6 Publix
- 7 Target
- 8 Total Wine
- 9 Trader Joe's
- 10 Walmart
- 11 Whole Foods

## FINANCIAL SERVICES

- 1 Ameris Bank
- 2 Bank of America
- 3 Chase Bank
- 4 Chase Bank
- 5 Fifth Third Bank
- 6 First Carolina Bank
- 7 Regions Bank
- 8 Truist
- 9 Truist
- 10 Wells Fargo

## FITNESS

- 1 AKT
- 2 Concourse Athletic Club
- 3 Crunch Fitness
- 4 ELEVEN17 Fitness
- 5 F45 Training
- 6 HOTWORX
- 7 LA Fitness
- 8 Onelife Fitness

## BUSINESS SERVICES

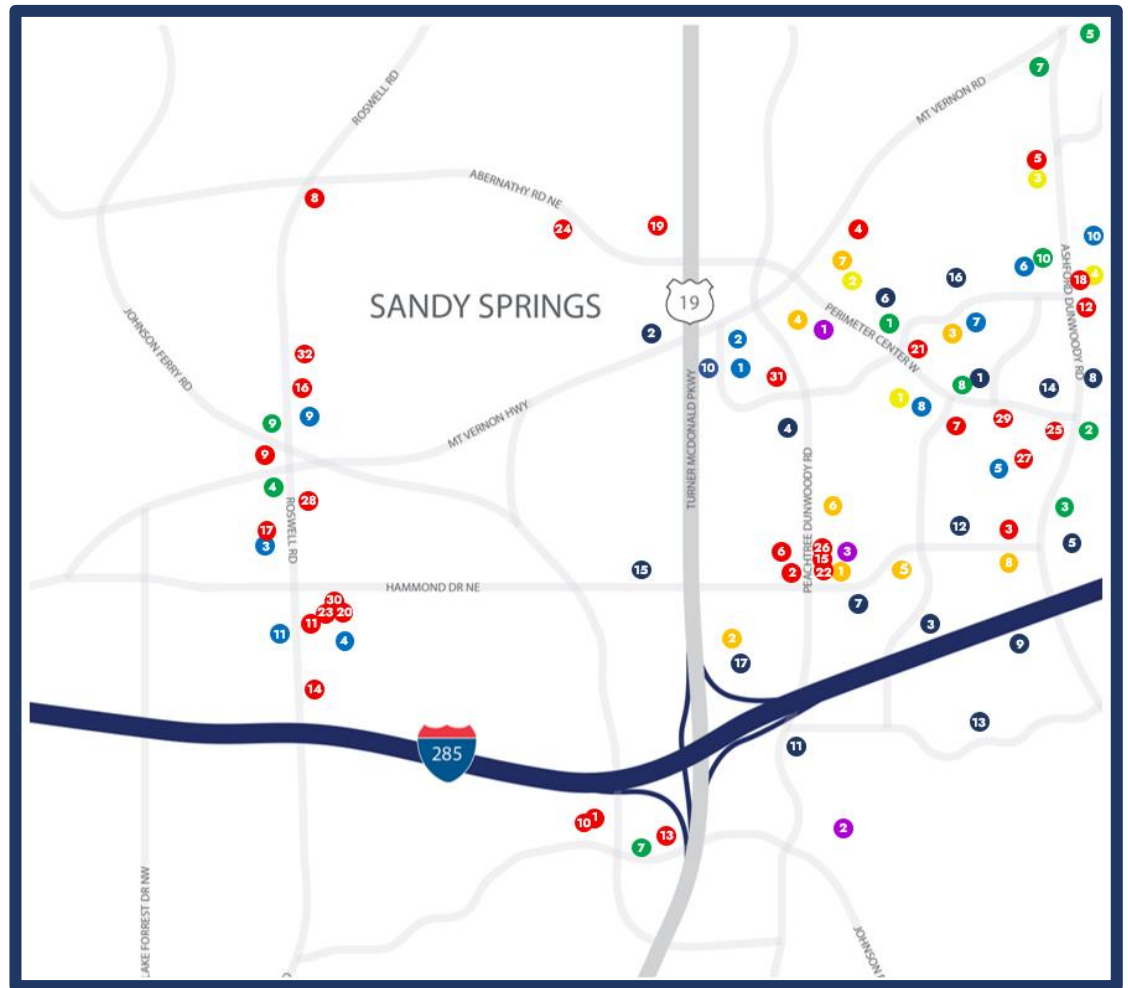
- 1 FedEx Print & Ship Center
- 2 Office Depot
- 3 The UPS Store
- 4 US Post Office

## CHILDCARE

- 1 Kids Club of Atlanta
- 2 New Gen Child
- 3 The Goddard School

## RESTAURANTS

- |                       |                           |                          |                            |
|-----------------------|---------------------------|--------------------------|----------------------------|
| 1 Blue Moon Pizza     | 9 CityBar                 | 17 J. Christopher's      | 25 Lazy Dog                |
| 2 Buon Fornello Café  | 10 Da Vinci's Donuts      | 18 Jason's Deli          | 26 Local Expedition        |
| 3 Buffalo Wild Wings  | 11 Flying Biscuit Café    | 19 Jimmy John's          | 27 Maggiano's Little Italy |
| 4 Chick-fil-A         | 12 Fogo De Chao Brazilian | 20 Jinya Ramen Bar       | 28 Okiboru Ramen           |
| 5 Chile's Grill & Bar | 13 Gruby's New York Deli  | 21 Joey D's Oak Room     | 29 Capital Grille          |
| 6 Chin Chin Express   | 14 Gyro Bros              | 22 Just Love Coffee Café | 30 The Ship & Anchor       |
| 7 Chuy's              | 15 Hopdoddy Burger Bar    | 23 Kaiser's Chophouse    | 31 Korean BBQ & Hot Pot    |
| 8 City Barbeque       | 16 Hudson Grille          | 24 La Parrilla           | 32 Willy's Mexicana Grill  |



# DATA & CONNECTIVITY

## Unparalleled Connectivity

### Your Gateway to Seamless Communication

Embrace a new standard of **ELEVEN7**'s connectivity with a robust infrastructure designed for the modern business landscape.

Tenants have many options with a diverse, flexible, and scalable, range of top-tier providers for high-speed internet, data, telephone, and TV connectivity, ensuring seamless communications and uninterrupted options. This ensures not only choice, but also reliability and speed, keeping your business seamlessly connected in today's fast-paced digital world. Tailored to support both current and emerging technologies, our future-ready connectivity promises an uninterrupted, high-quality experience, making it an ideal hub for businesses prioritizing efficiency and innovation.



	AT&T	COGENT	COMCAST	FUSION CLOUD SERVICES (CBEYOND)	LUMEN	ZAYO
<b>Dedicated Fiber</b>	4	2	4		4	4
<b>Shared Fiber</b>	2				2	
<b>Darl Fiber</b>	✓		✓			
<b>Point to Point</b>	✓	✓	✓		✓	✓
<b>Copper</b>	1					
<b>COAX</b>			3			
<b>Cloud Services</b>	✓	✓	✓	✓	✓	✓
<b>Voice</b>	5		5	5	5	5
<b>Data</b>	✓	✓	✓	✓	✓	✓
<b>TV</b>	✓		✓			

1 Up to 100M

2 Up to 1G

3 Up to 2G

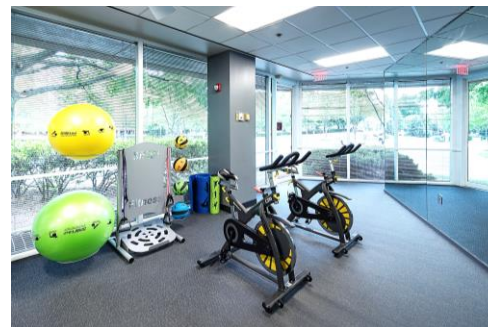
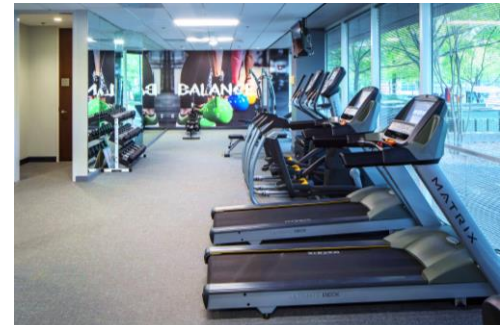
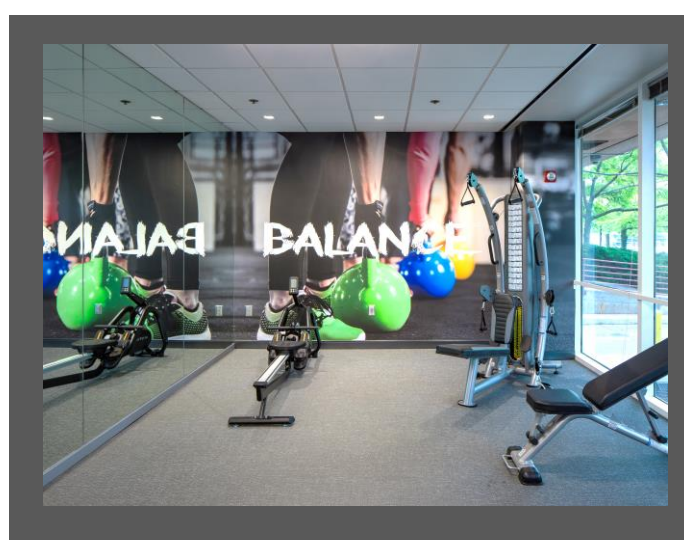
4 Up to 10G

5 Analog, PRI, SIP, Hosted VOIP

\* Dedicated Fiver services up to 40G may be available depending on equipment

# FITNESS CENTER

Elevate your workday wellness at our state-of-the-art fitness center, exclusively for tenant use. Featuring a comprehensive array of equipment including treadmills, ellipticals, spinning and recumbent bikes, rowing and resistance machines, yoga equipment, plyo balls, resistance bands, and a weight benches with a full dumbbell rack with a variety of weights, our facility caters to all fitness levels. Enhance your experience with luxurious amenities such as modern showers, a relaxing sauna, and a well equipped locker room, all designed to seamlessly integrate health and convenience into your daily routine.





# CONFERENCE & TRAINING CENTER

Our newly remodeled 1,200 square foot conference and training center boasts state-of-the-art audio-visual equipment, ergonomic seating, and versatile room layouts suitable for various events. This modern facility is designed with high-tech presentation tools, high-speed internet, and adaptable lighting to cater to professional training sessions, meetings, and conferences.



## FEATURES

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Configurable tables and chairs

Dedicated Wi-Fi

Separate lobby entrance

Buffet area for food and drinks

65" Sony TV with wireless/HDMI

Whiteboards

Lectern

Dimmable LED Lighting

