



1301-1303

HIGHTOWER TRAIL





AREA MAP

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# LOCATION

- Immediate access to GA-400 and less than 5 minutes from I-285
- 3.5 miles from downtown Roswell
- MARTA accessible
- Minutes away from many parks and trail systems along the Chattahoochee River
- Selection of neighboring restaurants and retail
- Close proximity to Cherokee Country Club and Dunwoody Country Club



- |   |                             |   |                             |
|---|-----------------------------|---|-----------------------------|
| 1 | CHEROKEE COUNTRY CLUB       | 3 | DUNWOODY COUNTRY CLUB       |
| 2 | HORSESHOE BEND COUNTRY CLUB | 4 | CHATTAHOOCHEE NATURE CENTER |



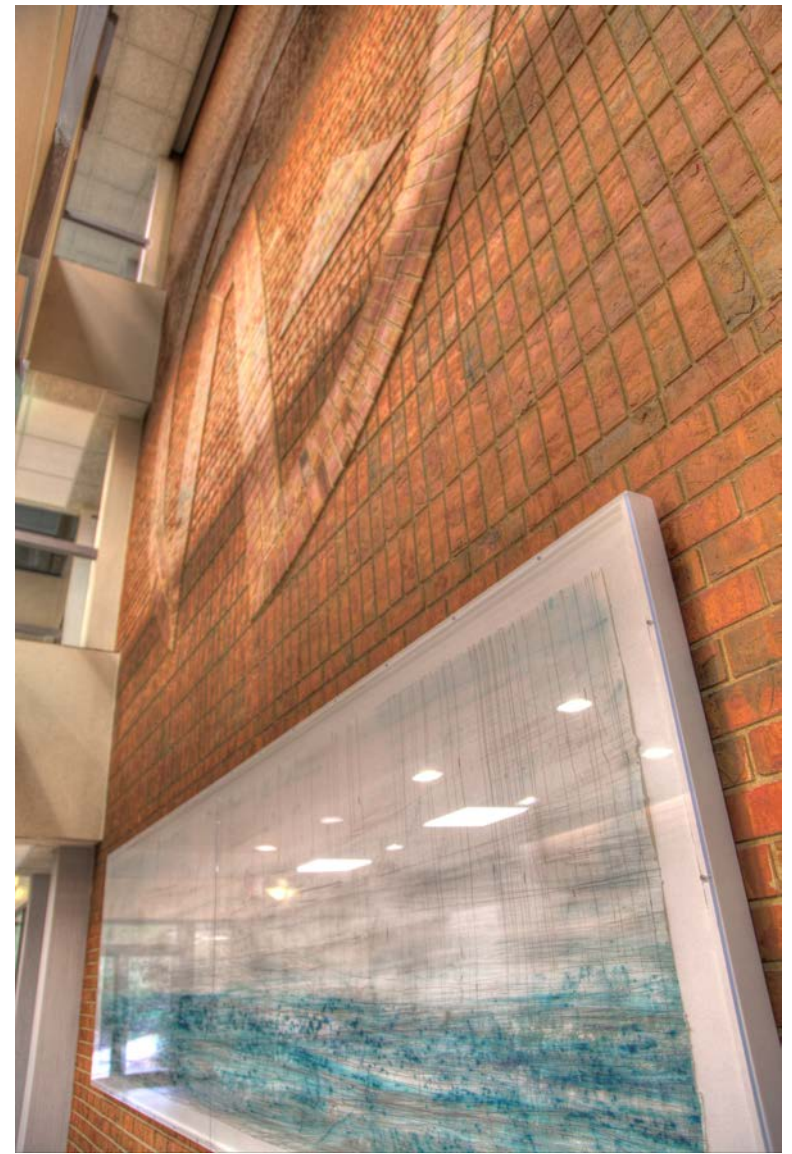


# PROPERTY HIGHLIGHTS



- Recently Renovated
- Two 3-story buildings
- Full height glass
- Suites from 325 - 16,290 RSF
- Move-in ready suites available
- Fully sprinklered
- Up to 4.1 : 1,000 free parking
- Local and engaged ownership
- Courtyard setting







# TRADE MAP

## FOOD + DRINK

NORTH RIVER TAVERN  
SAMAD GRILL  
CASA DE QUESADILLA  
CIRCLE SUSHI  
MCDONALDS  
SMOOTHIE KING  
WINGSTOP  
EMIDIO'S  
TONY'S SPORTS BAR & GRILL  
SANDY SPRINGS DINER  
WAFFLE HOUSE  
BEEF GRILL  
ENZO  
WENDY'S  
CHICK-FIL-A  
THE JUICY SEAFOOD KITCHEN  
DUNKIN' DONUTS  
VENETIAN BAR & LOUNGE  
PORTO BRASIL  
TIJUANA JOE'S CANTINA

## SHOPPING

DUNWOODY PLACE  
NORTHRIDGE SHOPPING CENTER  
TROWBRIDGE CROSSING  
PUBLIX  
DOLLAR GENERAL

## PLAY

CHEROKEE TOWN & COUNTRY CLUB  
CHATTAHOOCHEE NATIONAL RIVER AREA  
SANDY SPRINGS TRAIL  
STEEL CANYON GOLF CLUB  
DUNWOODY NATURE CENTER  
PONTOON BREWING COMPANY





# LEASING INFO

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**BRIDGER**  
PROPERTIES