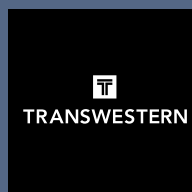


1090 NORTHCHASE

MARIETTA, GEORGIA | METRO ATLANTA



EXECUTIVE SUMMARY



1090 NORTHCHASE

MARIETTA, GEORGIA | METRO ATLANTA

Transwestern's Southeast Investment Services Group and Merit Realty Partners are pleased to exclusively offer for sale 1090 Northchase, a three-story, 106,065 SF quality asset located in the Cumberland/Galleria submarket of Northwest Atlanta, one of the most dynamic and desirable locations for office users.

The Property is 100% leased providing a highly secure and stable income stream. Government tenants dominate 78% of the leaseable space, boasting an impressive overall WALT of 10-years. Additionally, the State of Georgia, serving as the anchor tenant, recently finalized two additional long-term leases for its agencies, expanding its occupancy to 59% of the property. This strategic move further enhances the Property's stability and attractiveness to investors.

Benefiting significantly from its placement within the high-growth corridor of northwest Atlanta, the Property enjoys proximity to Truist Park, home of the MLB's Atlanta Braves, and The Battery Atlanta, the adjacent amenity rich entertainment district. This prime location provides tenants with an extensive array of amenities, attracting both decision-makers and skilled workforce talent to the area and the asset.



PROPERTY OVERVIEW

ADDRESS	1090 Northchase Parkway, Marietta, GA 30067
JURISDICTION	City of Marietta, Cobb County
ZONING	OI, Office Institutional
SITE SIZE	6.19 acres
SIZE	106,065 SF
STORIES	3
YEAR BUILT	1988
PERCENT LEASED	100%
TENANTS	State of Georgia - Multi-Agency (59%) Board of Regents of The University System of Georgia (20%) Lloyd & McDaniel, PLC (P/K/A Cooling & Winters) (21%)

INVESTMENT HIGHLIGHTS



STRONG, LONG-TERM TENANTS

100% OCCUPIED PROVIDING STABLE CASH FLOW FROM QUALITY GOVERNMENT TENANTS



ELITE, SUBURBAN LOCATION

SUBMARKET HAS RECENTLY UNDERGONE AN UNPRECEDENTED URBANIZATION TURNING THE AREA INTO A GROWING LIVE-WORK-PLAY ENVIRONMENT



ROBUST AMENITY BASE

PROXIMATE TO TRUIST PARK & THE BATTERY, A \$1 BILLION DEVELOPMENT AND MAJOR AREA DEMAND DRIVER



LARGE CORPORATE APPEAL

CAPTURING THE METROS MAJOR RELOCATIONS AND EXPANSIONS INCLUDING TRUIST SECURITIES, TK ELEVATOR, PAPA JOHN'S AND COMCAST.



EXCELLENT REGIONAL CONNECTIVITY

IMMEDIATE ACCESS TO I-75 AND HIGH-END EXECUTIVE NEIGHBORHOODS



INSTITUTIONAL QUALITY CONSTRUCTION

COUPLED WITH HEAVILY WOODED AND LANDSCAPED SETTING



The Division of Family & Children Services has an average historical occupancy of 27+ years

STRONG TENANCY

- » 1090 Northchase is 100% leased to a high quality, long-term tenants. Government entities occupy 78% of the leasable square footage, ensuring stable cash flow alongside an impressive overall WALT of 10-years.
- » Two State of Georgia agencies anchor 1090 Northchase. The Division of Family and Children Services signed a 15-year lease agreement in 2023. Subsequently, in early 2024, the Georgia Vocational Rehabilitation Agency and the Department of Human Services entered into a 14-year commitment, expanding the state's presence within the property. As a result, the State now occupies 59% of the Property, affirming its substantial presence within the premises.
- » With an average tenure exceeding 27 years at other properties, The Division of Family & Children Services provides the Property with long term value.



INSTITUTIONAL-QUALITY CONSTRUCTION

» 1090 Northchase features an attractive brick and glass facade with a distinctive architectural design at the entrances to the recently upgraded atrium lobbies. Building systems have been maintained to high standards thanks to the on-site management team, and the park's heavily wooded and landscaped setting provides an upscale and professional environment.

DECK PARKING

» The building boasts a parking ratio of 3.83 surface spaces per 1,000 square feet for a total of 406 spaces. The building also has a parking deck which sets 1090 Northchase apart from its competitors.



EXCELLENT REGIONAL CONNECTIVITY

- » 1090 Northchase benefits from unprecedented local and regional connectivity with immediate access to I-75 and Delk Road with convenient access to other major thoroughfares including I-285, Cobb Parkway, Windy Hill Road and Powers Ferry.
- » The Property is a short drive to nearby amenities. Recently renovated Cumberland Mall, Akers Mill Square and the shops within Cobb Galleria Center are just a few of the numerous retail options surrounding the Property. Truist Park and The Battery together are driving momentum and increasing the already abundant amenity base.
- » 1090 Northchase offers convenient accessibility to Hartsfield-Jackson Atlanta International Airport, the world's busiest airport, as well as nearby regional airports including PDK, RYY, and FTY, facilitating seamless travel connections.
- » With an ideal location, the Property offers close proximity to Downtown Atlanta (14.5 mi.), Buckhead (10 mi.), and some of the most affluent residential communities in the area including East Cobb, Vinings, and Sandy Springs.

ELITE, SUBURBAN LOCATION

- » The Cumberland/Galleria submarket has recently undergone an unprecedented urbanization and densification spurred by the opening of Truist Park and The Battery Atlanta, turning the area into a city destination with a growing live-work-play environment.
- » This densification and growing vibrancy is translating to strong economic growth and superior market fundamentals. Many major employers such as Comcast, HD Supply, Aaron's Inc., Synovus Financial Corp. and The Home Depot have relocated their headquarters within the submarket's boundaries and brought high paying jobs to the area.
- » A significant amount of capital is being invested in the submarket creating an enviable modern, dynamic, and well-connected location. The Cumberland Community Improvement District (CCID) plans to invest approximately \$3 billion towards enhancements in public infrastructure. Many of these projects are being advanced by the CCID and will go a long way to ensure the community proactively addresses its infrastructure needs ahead of growth in the market.
- » Within a 5-mile radius of the Property, average home values exceed \$502,000 and average household incomes surpass \$142,000 with 48% of the population earning more than \$100,000.



THE 260,000-SF ONE BALLPARK CENTER IS FULLY LEASED BY COMCAST, WHILE THE 90,000-SF TWO BALLPARK CENTER IS ANCHORED BY SPACES. BOTH TENANTS CITED THE MIXED-USE ENVIRONMENT AS A PRIMARY REASON FOR SELECTING THESE SITES.



LARGE CORPORATE APPEAL

- » The submarket has benefited from a few major corporate relocations and expansions in recent years. For example, TK Elevator, once part of the German firm ThyssenKrupp, and Papa John's both opened new headquarters locations at The Battery in mid-2021, and Floor & Decor relocated its headquarters to Windy Ridge Parkway, backfilling space formerly occupied by CocaCola.
- » Most of the new supply in Cumberland/Galleria is located near Truist Park and The Battery, and the Atlanta Braves' development arm is leading much of the construction activity. The 260,000-SF One Ballpark Center is fully leased by Comcast, while the 90,000-SF Two Ballpark Center is anchored by Spaces. Both tenants cited the mixed-use environment as a primary reason for selecting these sites. Also at The Battery, the Braves completed the 38,000-SF Four Ballpark Center on a purely speculative basis in July 2020 as part of a new Aloft Hotel project.
- » In 2023, Truist Securities announced it was moving its local headquarters from Buckhead to The Battery, Graphic Packaging expanded into an additional 120,000 SF and insurance brokerage Sterling Seacrest Pritchard announced plans to expand.

ROBUST AMENITY BASE

1090 Northchase benefits from the robust amenity base in the immediate surrounding area including nationally recognized hotel, retail, entertainment and restaurants. Tenants are a quick drive from the area's top attractions which include the Chattahoochee National Recreation Area, Truist Park and The Battery. Truist Park, home of the Braves, and The Battery Atlanta, together are a \$1 billion, 2.25 million SF mixed-use development located adjacent to the Property, and have significantly revitalized the area since completion in 2017 and transformed the area into a city destination for people to live, work and play.

*WITHIN A 2-MILE RADIUS OF TRUIST PARK

LIVE*

24,324
TOTAL MULTIFAMILY
UNITS

92%
OCCUPANCY

1,227
UNITS UNDER
CONSTRUCTION

WORK

5 FORTUNE 500
COMPANIES

7.5 MILLION SF

25 CLASS A
OFFICE BUILDINGS



PLAY



1090 NORTHCHASE

MARIETTA, GEORGIA | METRO ATLANTA



KEVIN MARKWORDT, CCIM

TRANSWESTERN

SENIOR MANAGING DIRECTOR

KEVIN.MARKWORDT@TRANSWESTERN.COM

404.842.6508

TODD SYPRETT

MERIT REALTY PARTNERS

MANAGING DIRECTOR

TSYPRETT@MERITREALTYPARTNERS.COM

404.964.3665