



MEDLEY

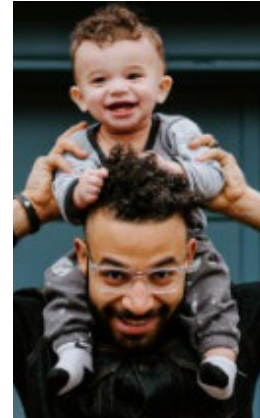
J O H N S C R E E K

Office Building Opening July 1st 2026



Introducing 4000 Medley
(Office Building Above Retail)





MEDLEY is the first day-to-night destination designed specifically for the needs of Johns Creek. A celebration of approachable luxury, it delivers the vibrant walking culture of a cosmopolitan city to the tranquility of the suburbs and places the best in living, dining, working, shopping, and family entertainment at the natural center of residents' busy schedules.

For the discerning Johns Creek-based enterprise focused on employee well being and togetherness. Reunite and thrive at MEDLEY!



193,892

Residents

\$215,326

Annual Average HHI

136,407

Daytime Population

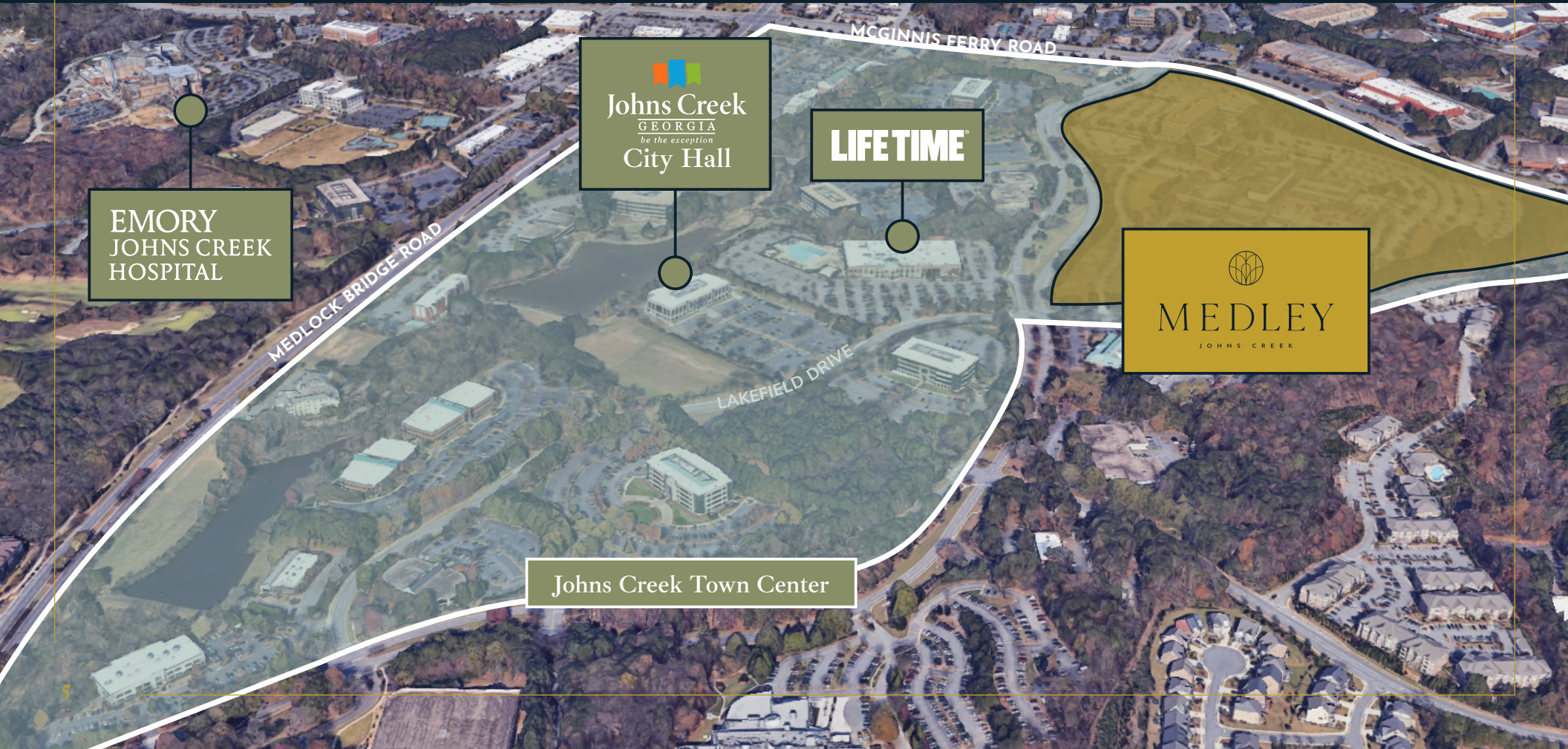
52%

HH Above \$150,000 HHI

3 of the Top 10

Public High Schools in the State

Source: Trade Area Demographics



EMORY
JOHNS CREEK
HOSPITAL

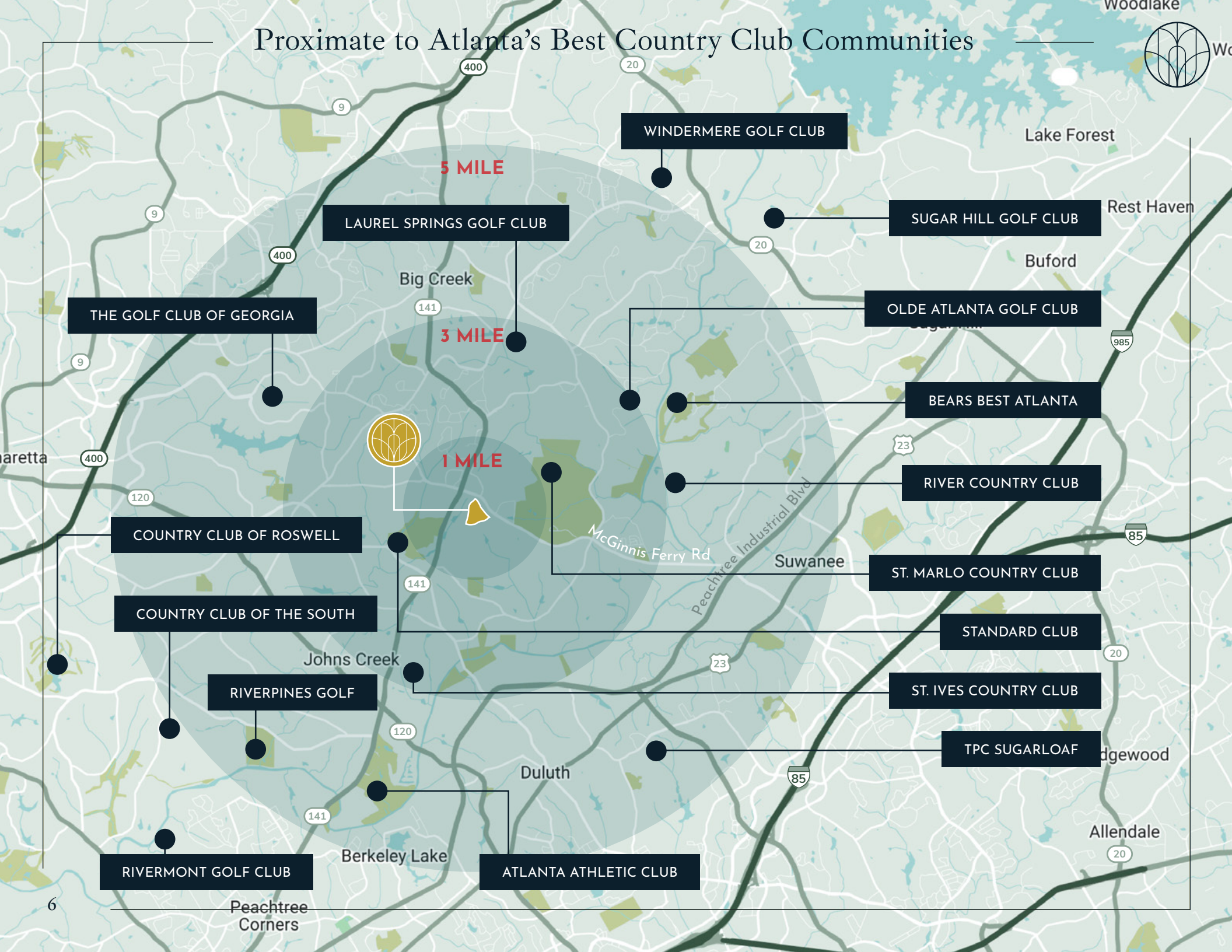
Johns Creek
GEORGIA
be the exception
City Hall

LIFETIME

MEDLEY
JOHNS CREEK

Johns Creek Town Center

Proximate to Atlanta's Best Country Club Communities



Boardwalk at Town Center

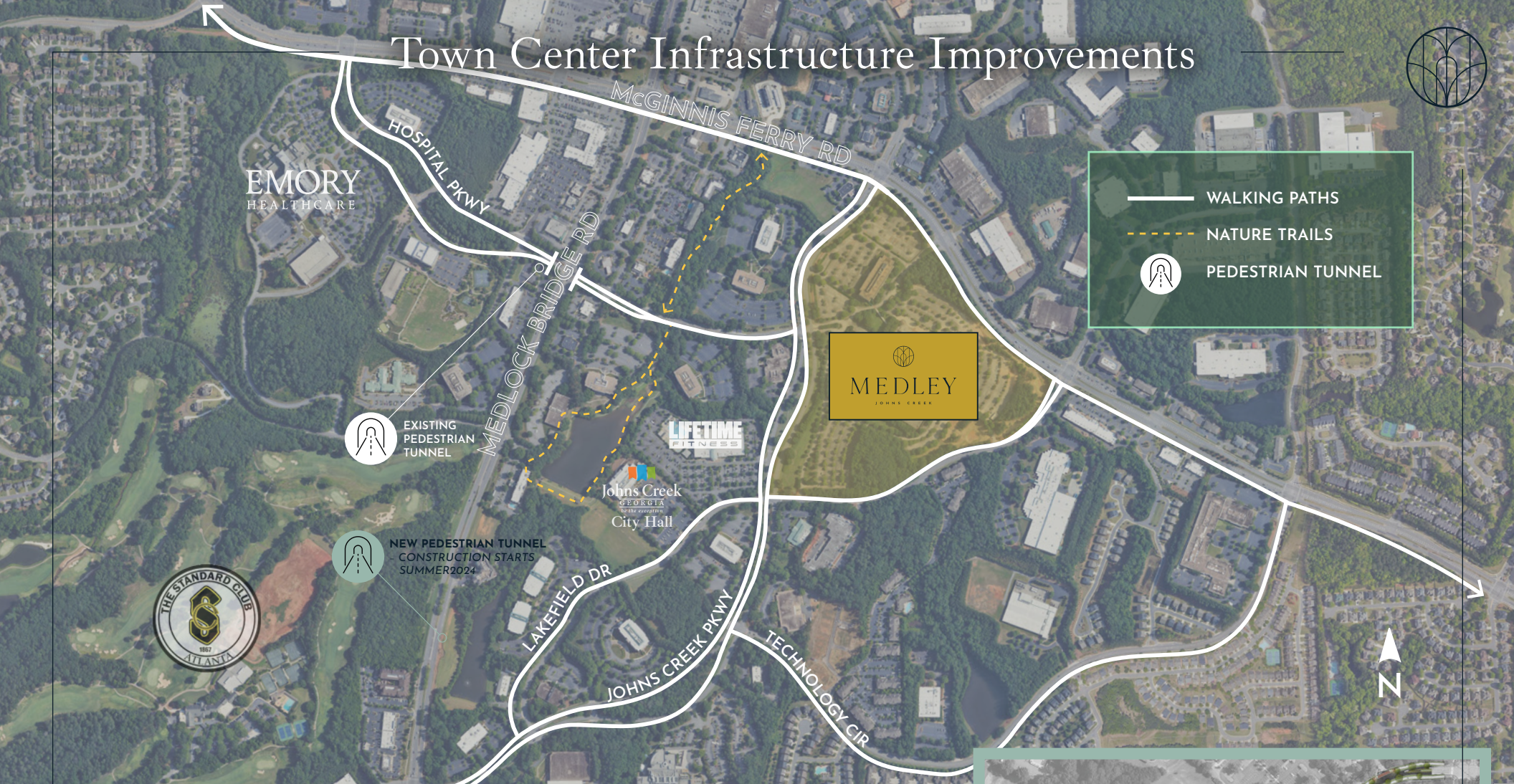


The City is under construction with a new park in the Town Center adjacent to City Hall, scheduled for completion in Spring 2026 at a cost of \$37m. The Boardwalk at Town Center is a 20 acre park with trails, an amphitheater, and other passive recreation facilities centered around two large ponds.

The amphitheater and decks around the pond will be able to accommodate up to 3,000 people for events. The 2026 event schedule will be determined later this year in November. One event that Council has provided direction on is an Arts Festival, which is intended to go beyond an art market by incorporating performing arts and literary elements. They also anticipate hosting festivals, concerts, and private events at this location.



Town Center Infrastructure Improvements



The City is planning significant improvements to road network throughout the Town Center. This includes expansion of the sidewalk network, addition of multi-use trails and bike lanes, and installation of traffic calming measures. Specifically, Johns Creek Parkway will be improved along Medley's frontage, including installation of a traffic signal and a traffic circle, and Lakefield Drive will be improved west of Johns Creek Parkway.





42 Acre Community-Driven Mixed-Use Development featuring:

- 3 Stories / 112,000 Sq Ft of Class A Office Space Above Retail
- 150,000 Sq Ft of Retail/Restaurant/Entertainment
- 750 Luxury Rental Homes
- 133 Townhomes
- 150 Key Boutique Hotel with a ~ 5,000 SF Conferencing Center





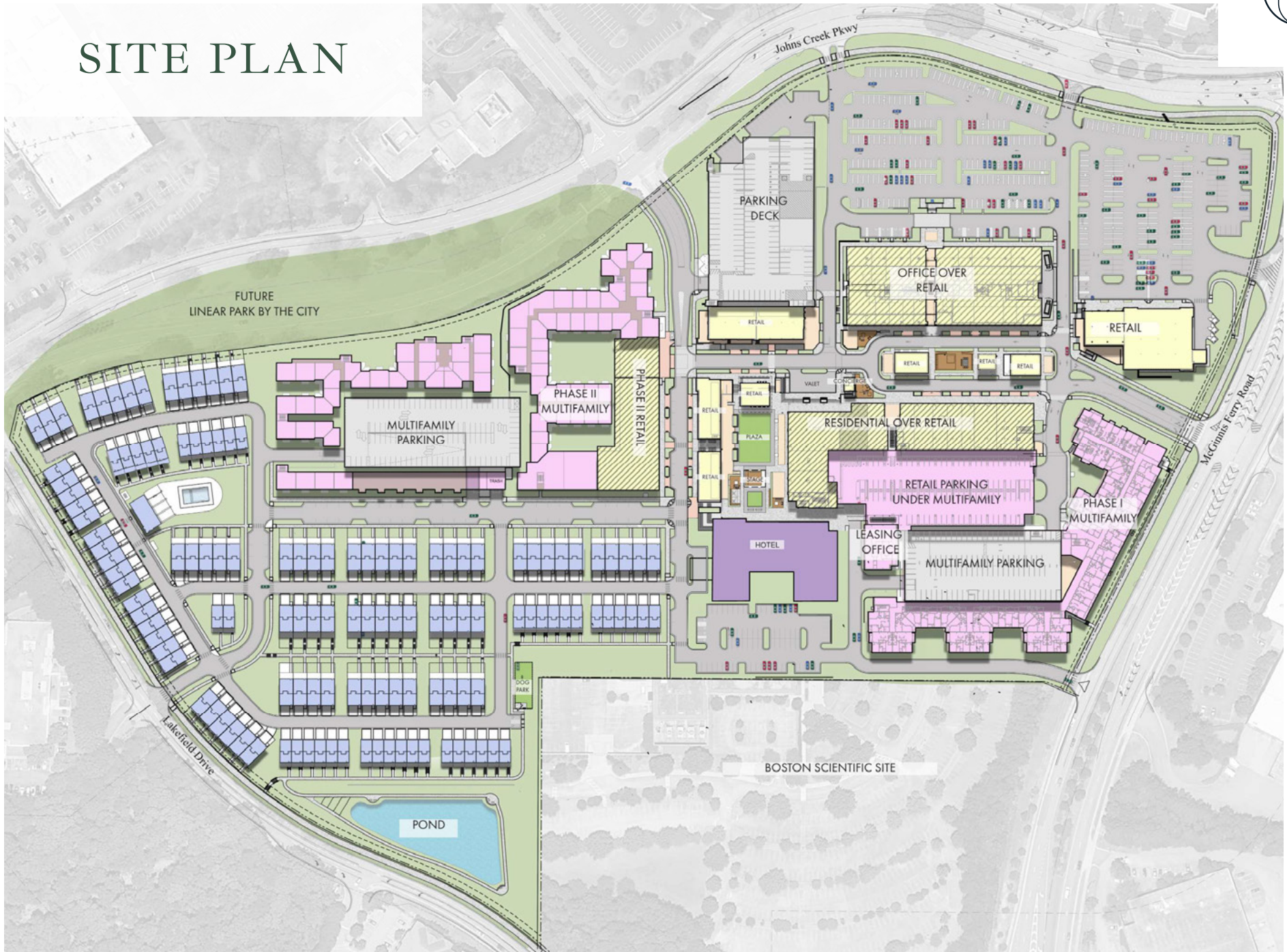
Medley Community Green Space







SITE PLAN





4000





The 9 to 5



Grab a cappuccino and a pastry in the upscale boutique café downstairs as you make your way to the office. Take a call while walking the street level retail, pulling energy from the vibrant atmosphere. For lunch, meet your client at the concierge building adjacent to valet parking, and walk to one of the many approachable, sit-down lunch options.



For dinner, make a reservation for two through the complimentary concierge and enjoy various cuisines featuring some of the Atlanta's premier award-winning chefs.



The 5 to 9



TWENTY·SIX
Thai



CRÚ
FOOD & WINE BAR

MINNIE
OLIVIA
PIZZERIA



FOGÓN
AND
L!ONS

THE TONIC HOUSE



Rena's
Italian Fishery & Grill





— Relevant Recent Experiences



Colony Square

The combination of their unique talent as both a fiduciary and community-focused developer led to the successful repositioning of this iconic mixed-use office asset as a living room for Midtown Atlanta; far outperforming expectations for the local community and for their investors. Additional new construction office buildings were delivered based on overwhelming demand.

Awards

2020 Best in Atlanta Real Estate – Atlanta Business Chronicle
 2019 Best in Atlanta Real Estate – Atlanta Business Chronicle
 2017-2019 MAXI Awards – ICSC

Avalon

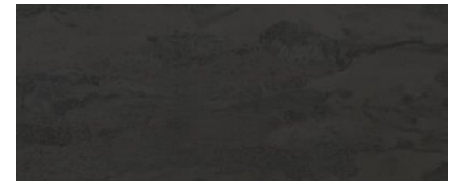
Developed as the South's first "urbanburb," bringing together a unique blend of highly curated uses that maximize the energy level on the property and prioritizes resort-level hospitality. Real estate developers and municipalities from around the world have toured Avalon to glean inspiration for the type of development they hope to recreate in their own cities.

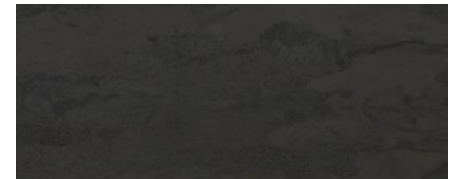
Awards

2019 Top 10 Retail Experiences – Chain Store Age
 2018 U.S. Design & Development Gold Award – ICSC
 2017 Best in Atlanta Real Estate – Atlanta Business Chronicle
 2015 Project of the Year – ULI Atlanta









ODE TO MEDLEY

Evoked the senses
That feeling of place
Of collective effervescence
A communal pulse
A timeless togetherness
Savor the little things
Cherish the big moments
Make memories
Cultivate community
Revel in the joy
From sun-up to sun-down
This is your happy place
This is the good life
As it should be

Meet us at Medley





MEDLEY

J O H N S C R E E K

Please contact Stream for
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