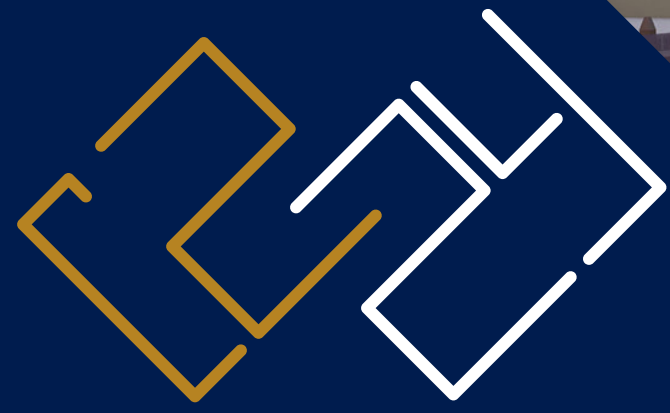




RESTAURANT & RETAIL IN THE CENTRAL PERIMETER



TWELVE 24

CONNECT | INNOVATE | ADVANCE

WHY CENTRAL PERIMETER?



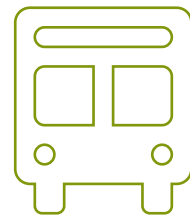
Center of Metro Atlanta



One of the Largest Retail Hubs in the Atlanta Region



Affluent Population



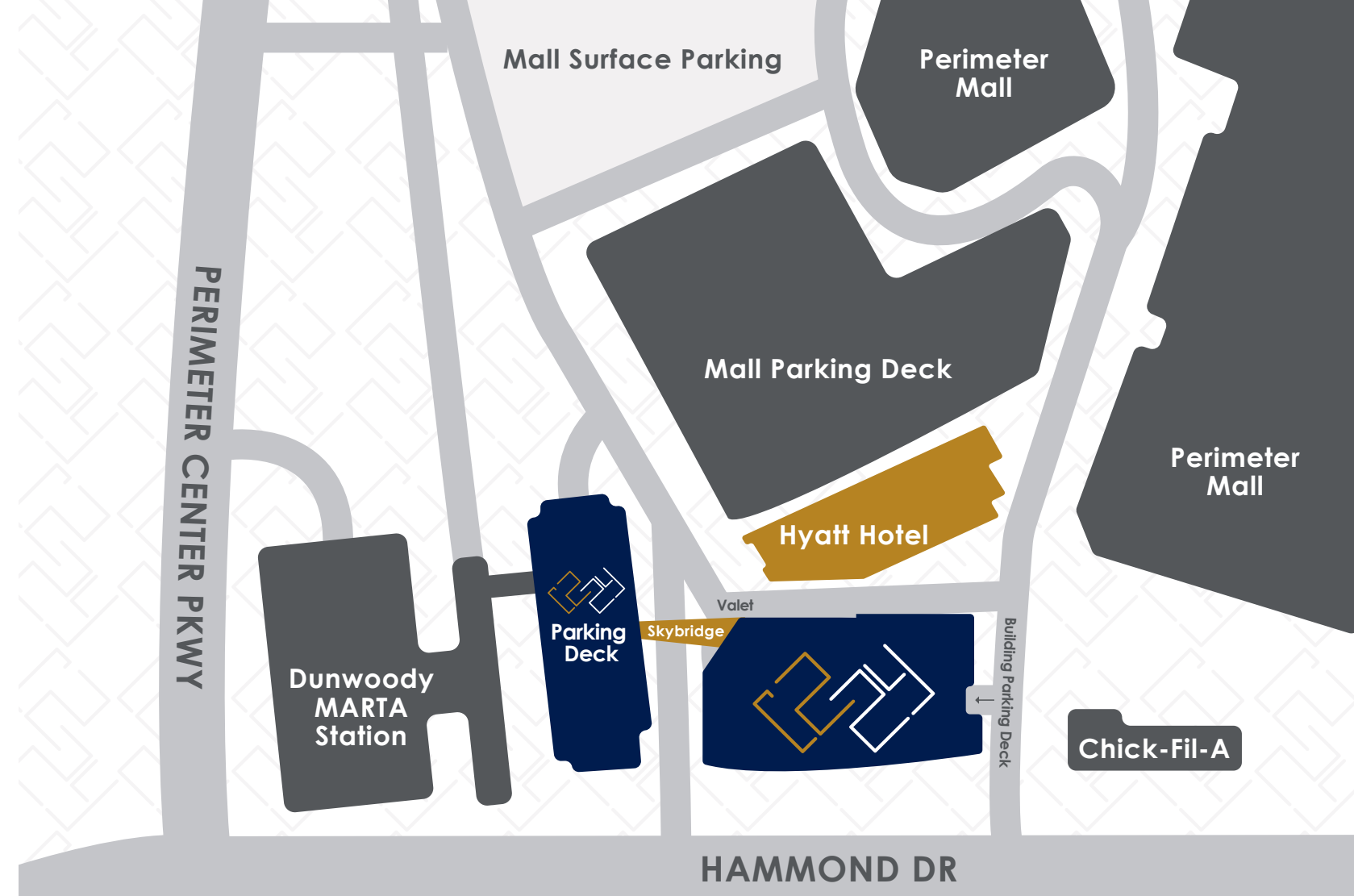
Transit Oriented



Retail, Leisure, Office & Residential Together



Walkable



TWELVE24 ELEVATES RETAIL & DINING OFFERINGS IN THE EPICENTER OF CENTRAL PERIMETER



16 - STORY, 334,000 SF OF CLASS A OFFICE SPACE AND 180 ROOM HOTEL



60% OF BUILDING BRINGING 800 EMPLOYEES



ACROSS FROM STATE FARM HQ

Development featuring 2,100,000 sf of office space



TRANSIT-ORIENTED OFFICE TOWER ON A FOUR-ACRE OUTPARCEL SITE ON THE SOUTHEAST CORNER OF PERIMETER MALL

2nd largest mall in the Southeast with 1.6M sf of retail and restaurants bringing 18m visitors annually



BREAKING GROUND SUMMER 2018



SPACE DELIVERS Q4 2019 FOR Q1 2020 OPENING

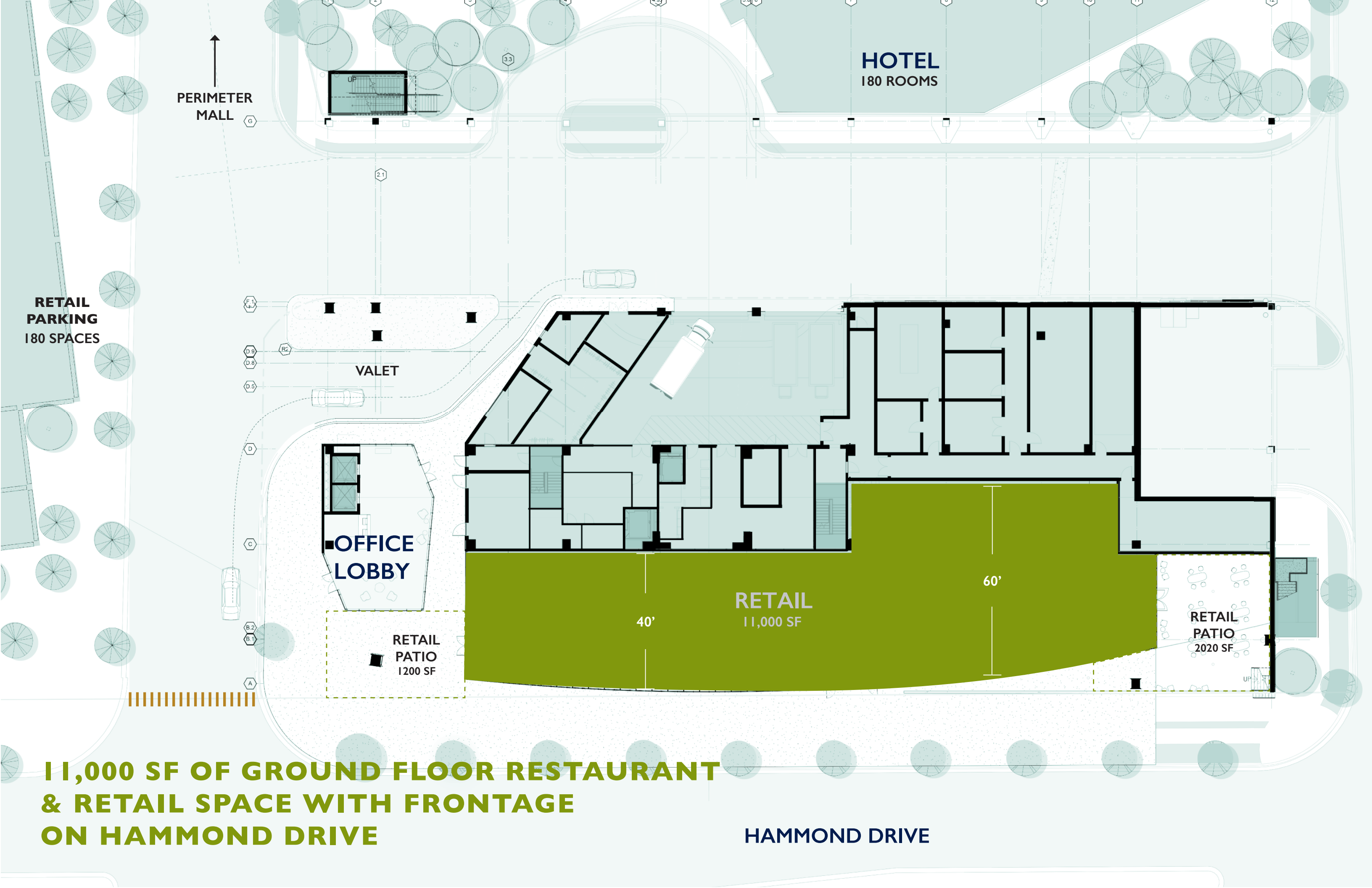


OVER 3,400 RIDERS ENTERING EACH DAY BY DUNWOODY MARTA STATION



PROJECT INCLUDES 10 - STORY HOTEL WITH APPROX OF 180 ROOMS





HOTEL
180 ROOMS

PERIMETER
MALL

**RETAIL
PARKING**
180 SPACES

VALET

**OFFICE
LOBBY**

RETAIL
PATIO
1200 SF

RETAIL
11,000 SF

RETAIL
PATIO
2020 SF

HAMMOND DRIVE

**11,000 SF OF GROUND FLOOR RESTAURANT
& RETAIL SPACE WITH FRONTAGE
ON HAMMOND DRIVE**

GROUND FLOOR RETAIL



SW CORNER HAMMOND DRIVE



ACTIVE TERRACE FROM PEDESTRIAN BRIDGE



SW CORNER HAMMOND DRIVE



VALET

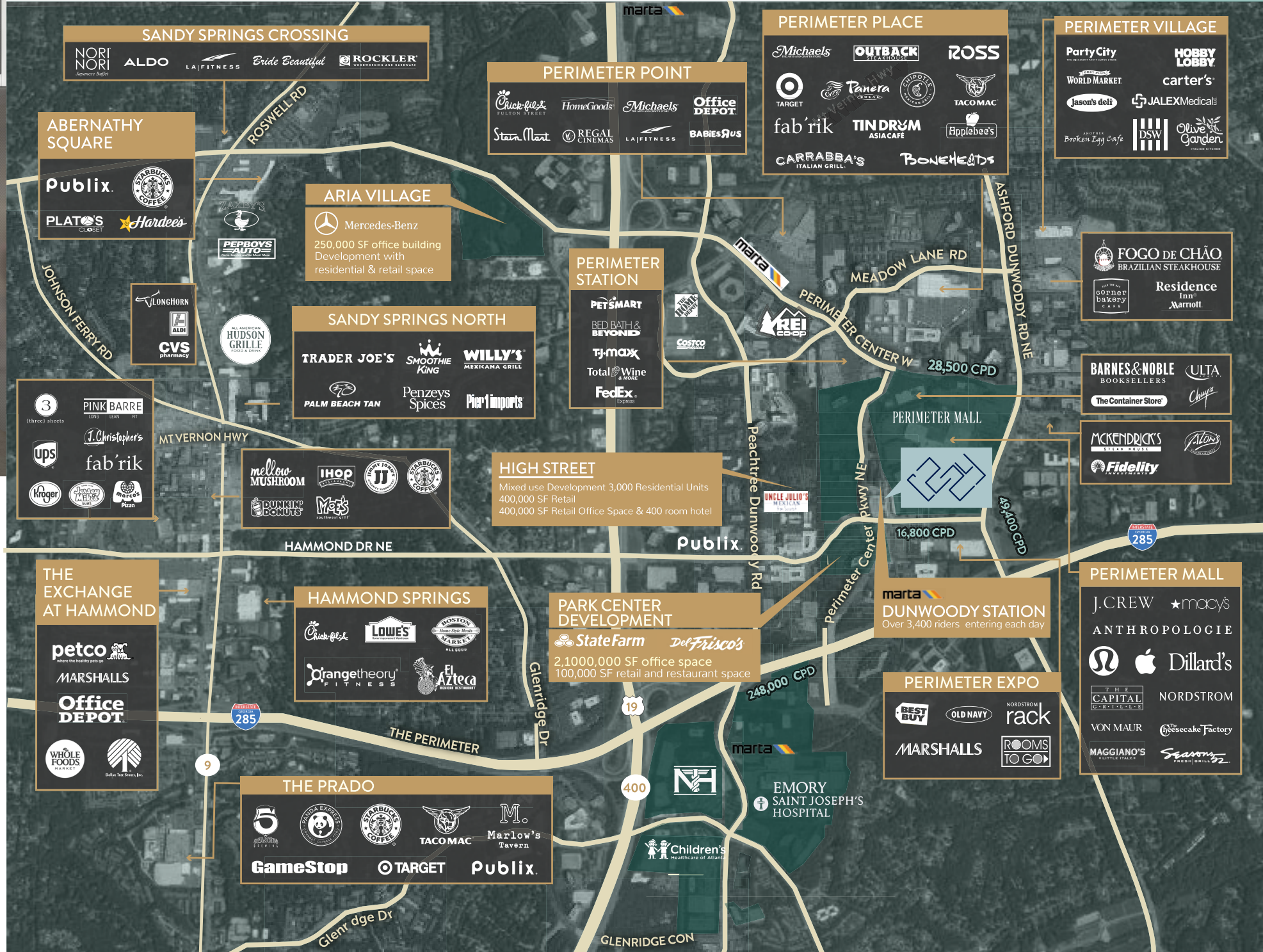


SE CORNER HAMMOND DRIVE





Home to many
FORTUNE 500 COMPANIES



Largest Employment Center in the Southeast

29M SF
OF OFFICE SPACE

4,000
BUSINESSES

45
CORPORATE HQ

228,084
EMPLOYEES IN
THE IMMEDIATE
MARKET AREA

A HIGH-DEMAND AREA

Perfectly situated to attract
local residents and business consumers

HEALTHCARE HUB

HEALTHCARE MECCA OF ATLANTA, WITH THREE HOSPITALS

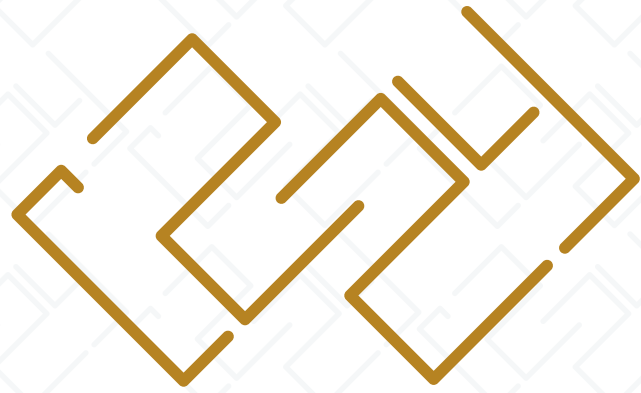
HUNDREDS OF PHYSICIAN PRACTICES, MULTIPLE
OUTPATIENT CENTERS & SUPPORT SERVICES.

OVER A \$3 BILLION OF ANNUAL ECONOMIC IMPACT
TO THE AREAS



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2017 POPULATION	7,555	100,814	240,303
5 YR GROWTH RATE	1.94%	1.26%	1.20%
2017 MEDIAN AGE	38	37	37
BACHELOR'S DEGREE OR HIGHER	58.1%	47.2%	44.6%
AVG HOUSEHOLD INCOME	\$124,425	\$121,934	\$124,905
DAYTIME POPULATION			
2017 DAYTIME POPULATION	74,860	179,537	351,937



TWELVE 24

CONNECT | INNOVATE | ADVANCE

FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

AMY FINGERHUT

First Vice President

404.812.5156

amy.fingerhut@cbre.com

CBRE, Inc. | Licensed Real Estate Broker

CBRE

404.504.7900

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