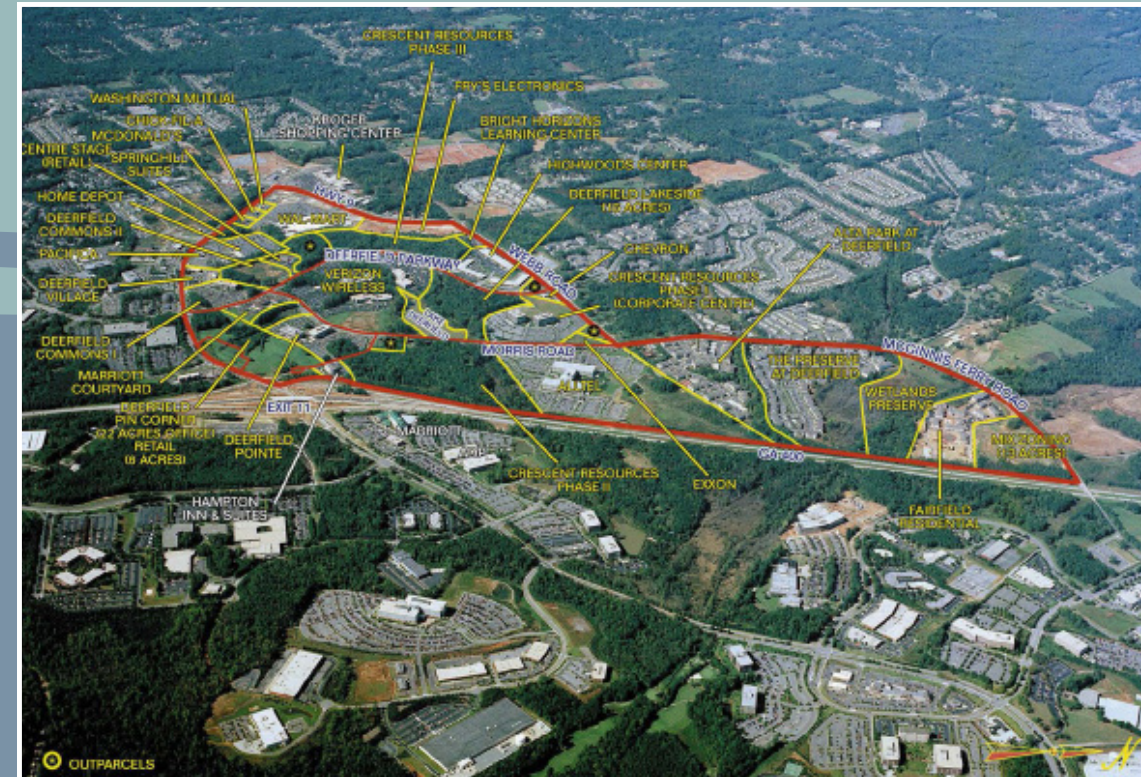




DEERFIELD COMMONS II



FOR LEASING INFORMATION, PLEASE CONTACT:

Greg Frankum

404.842.6565

greg.frankum@transwestern.com

Matt Spickard

404.842.6566

matt.spickard@transwestern.com



The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.
Copyright ©2015 Transwestern



BUILD-TO-SUIT IN NORTH FULTON

PRIME LOCATION

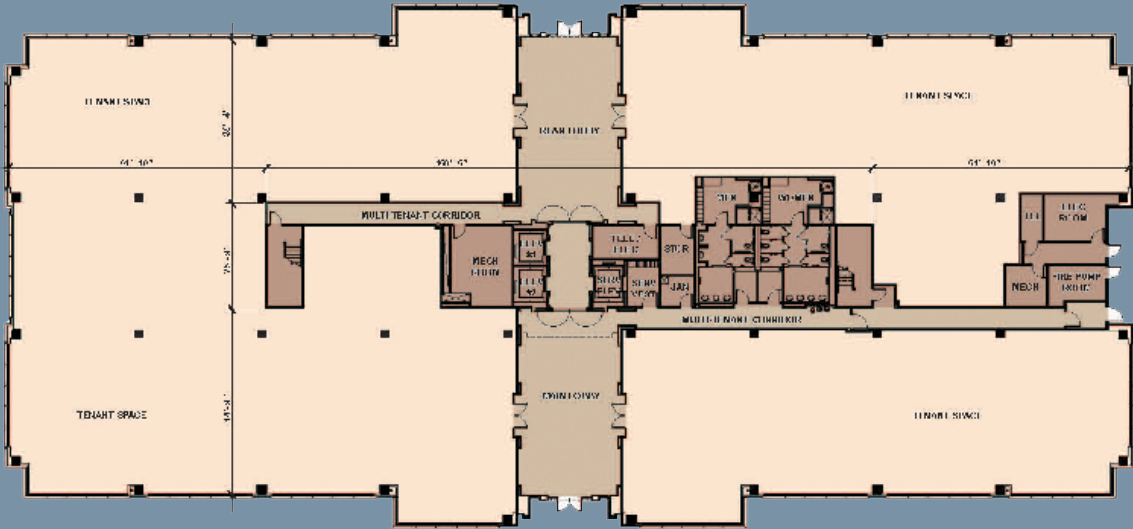
Deerfield Commons II is the premier corporate address in Atlanta’s highly-sought-after North Fulton office market. Strategically located in Alpharetta with easy access to GA-400, the property provides unparalleled access to fine restaurants, high-end hotels, the \$600M Avalon retail project, North Point Mall, and banking. The property is also accessible to the affluent residential neighborhoods of East Cobb, Roswell, Sandy Springs, Dunwoody, and Alpharetta.

DEVELOPMENT HIGHLIGHTS

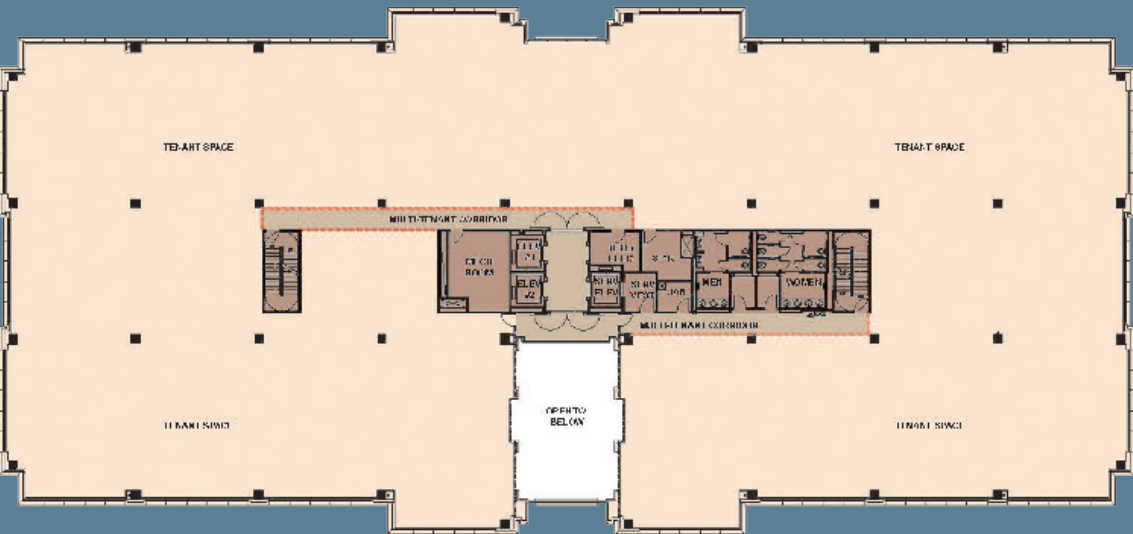
- Class A, 5-story, 155,00 RSF office building
- Highly desirable location at Windward parkway and Georgia 400
- Custom office configurations with efficient,functional and flexible floor plates
- Parking: 4.5/1000
- State-of-the-art building systems for high comfort and low operating cost
- Fiber optic caballing for top of the line voice and data communications

FIRST CLASS AMENITIES

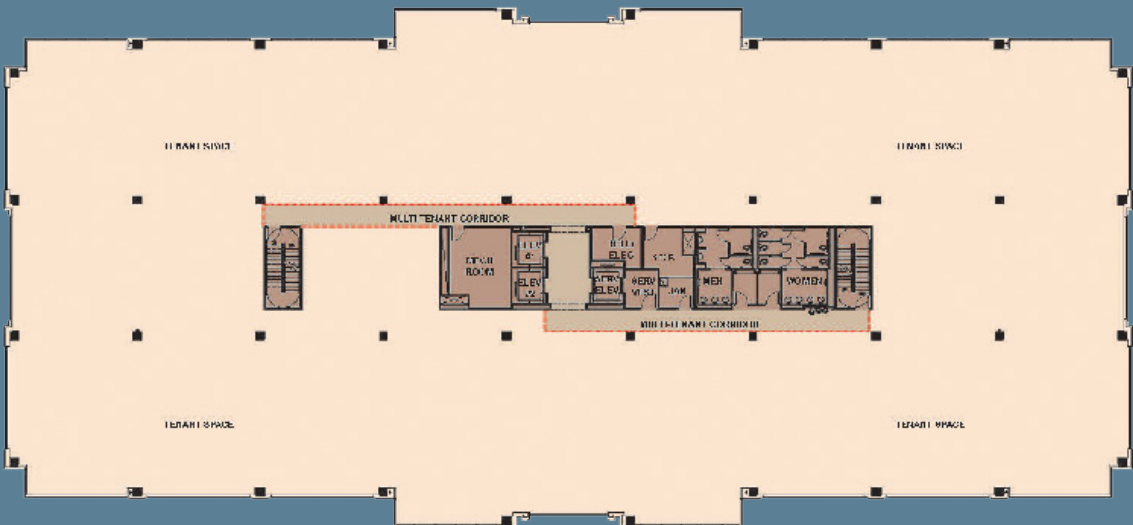
- Conference room facilities
- On-site locker rooms and shower facilities
- MARTA transit
- Park and picnic areas
- Restaurants - Cabernet Steakhouse, Ichiban Steak & Sushi, Panera Bread, Macaroni Grill, Starbucks and more
- Hotels – Atlanta Marriott Alpharetta, DoubleTree Hotel, Marriott Courtyard, Sleep Inn, SpringHill Suites
- Retail – Avalon, North Point Mall



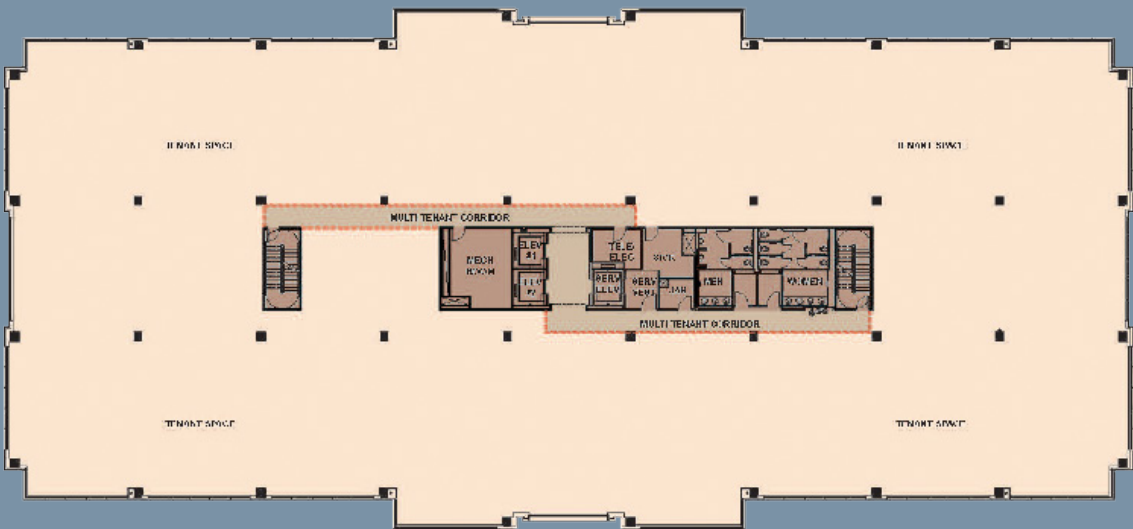
GROUND FLOOR



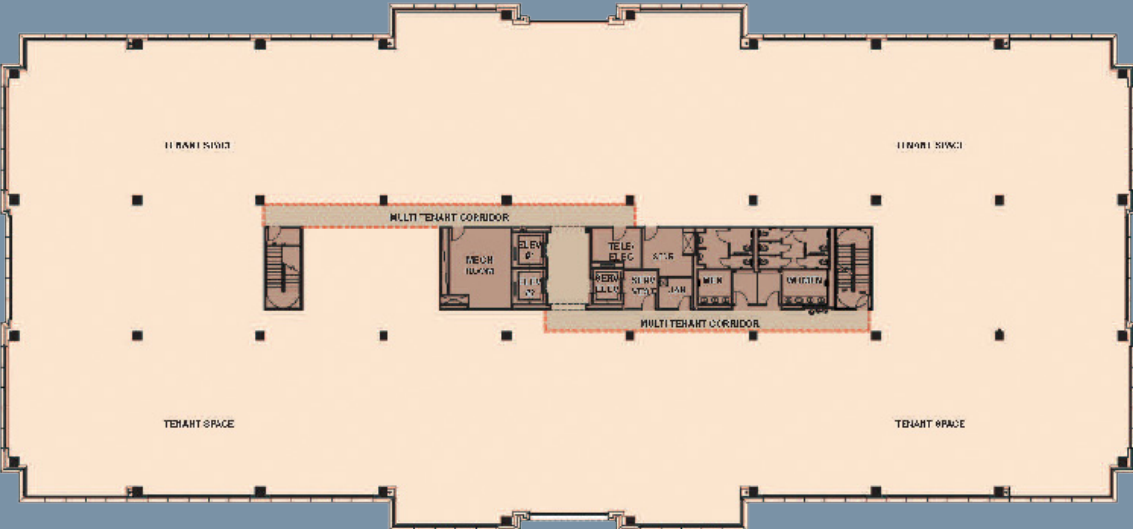
SECOND FLOOR



FOURTH FLOOR



THIRD FLOOR



FIFTH FLOOR