

3550

engineering drive

PIONEERING A NEW FRONTIER IN PEACHTREE CORNERS

ICARUS

SCIPIO
— VENTURES —

TRANSWESTERN®

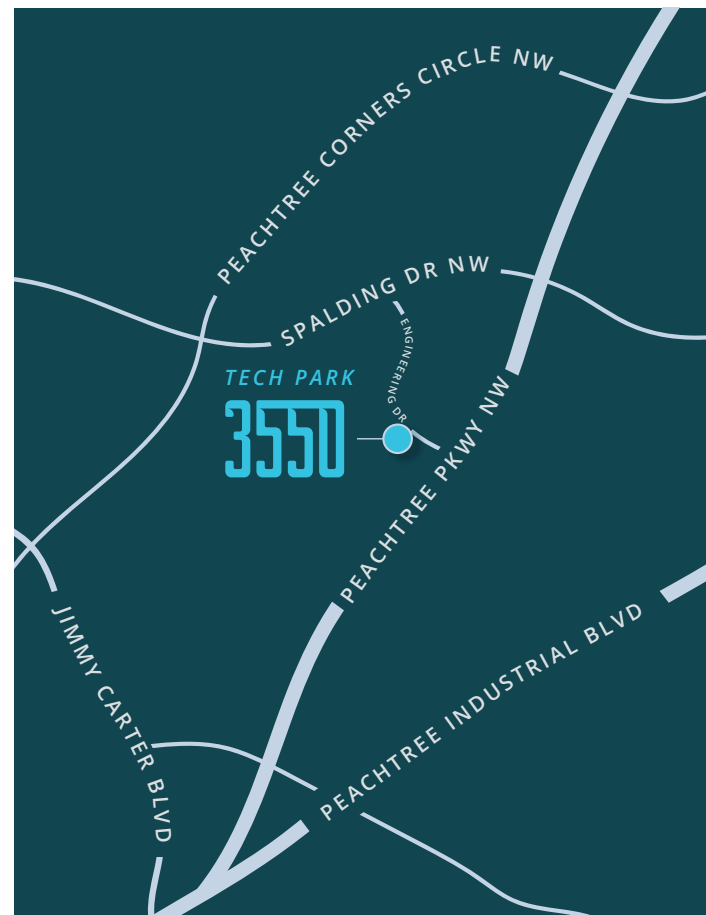
Project Snapshot



Recently acquired by Icarus Alternative Investments and Scipio Ventures, 3550 Engineering Drive is a 4-story, 101,809 square foot suburban office project at the convergence of convenience and opportunity in Tech Park. Fronting the future 11.5 mile Tech Park trail system, 3550 Engineering is poised for companies who place high value on accessible wellness, integrated community, and design control.

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**WORKPLACE OPPORTUNITIES
RANGE FROM 2,166 SF TO 51,909
CONTIGUOUS SF.**



Break Routine

Hardscape and landscaping work was recently completed on a new trail-facing patio to the left of 3550 Engineering's front entrance.

This amenity provides an innovative third place for entertaining, team happy hours, and client meetings.



BOCCIE BALL COURT



COMMUNAL FARM TABLES



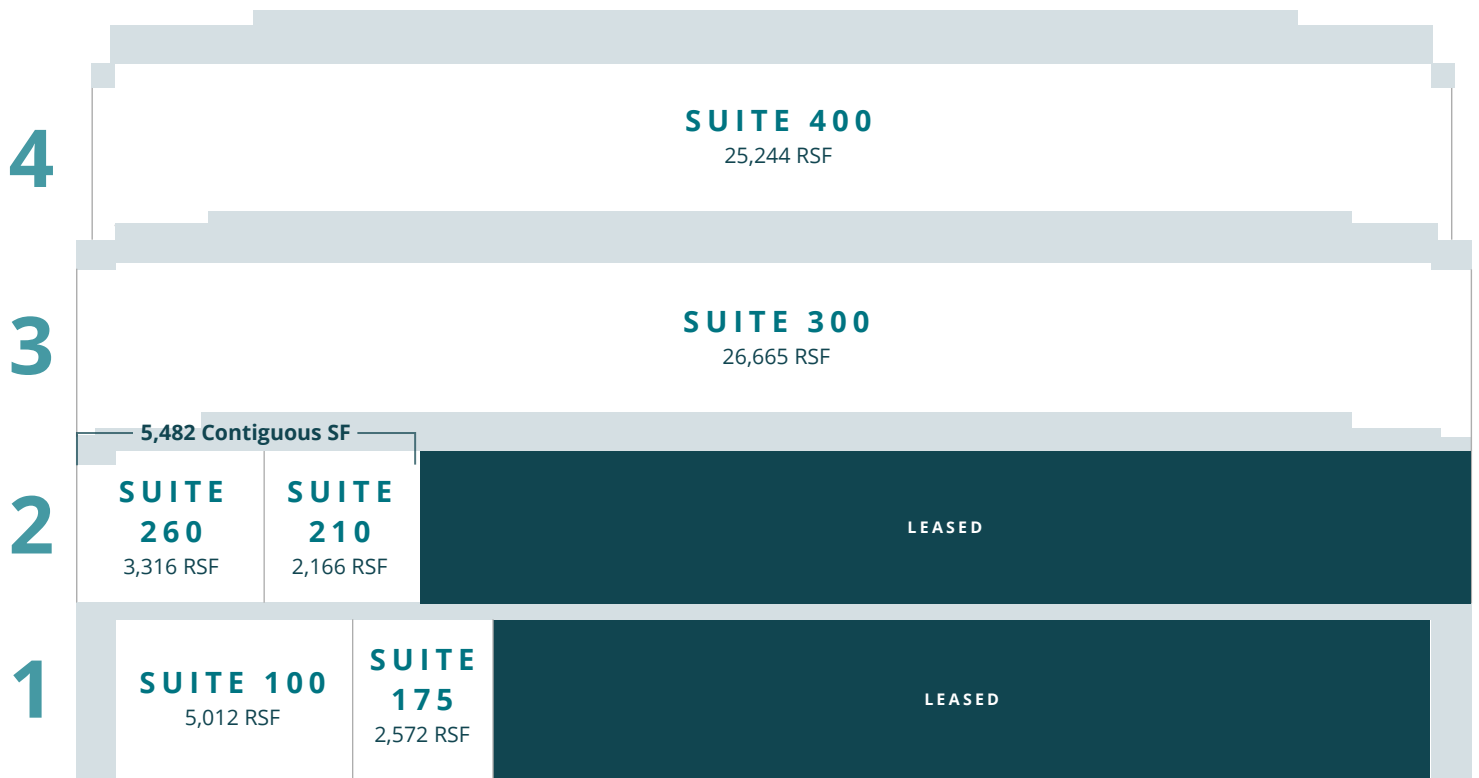
LOUNGE SEATING AREA



PATIO VIEW

Set the Bar

WORKPLACE OPPORTUNITIES RANGE FROM
2,166 SF TO 51,909 CONTIGUOUS SF.



AVAILABLE LEASED



A Local Resurgence

STRENGTH IN NUMBERS

Metro Atlanta's newest established city and the largest city in Gwinnett County, Peachtree Corners offers unbeatable value and connectivity for its thriving community of businesses who call it home.

ACCESS TO A WIDE NET OF TALENT

488K

workers live within a 15-minute drive of Peachtree Corners

1.8M

live within a 30-minute drive of Peachtree Corners

86.7K

tech jobs and 10,800 life sciences jobs within 30-min. drive

EVOLVING, CONSCIOUS CITY GROWTH



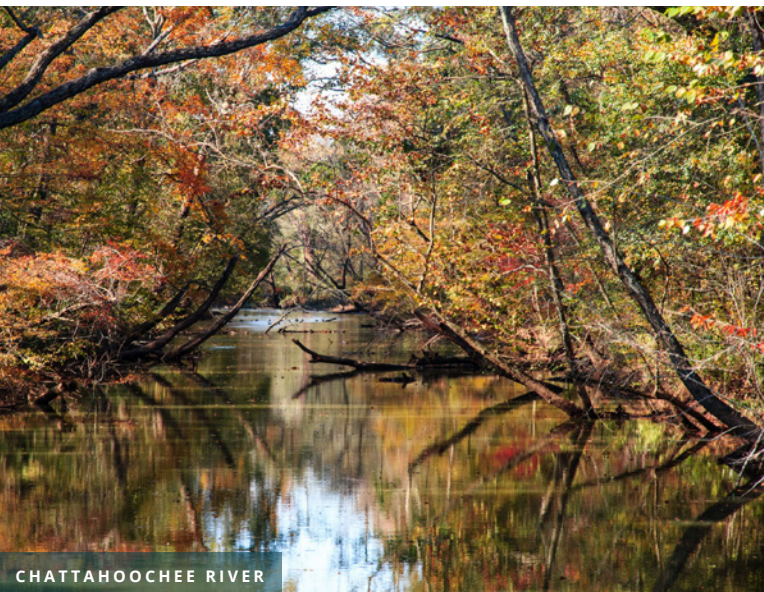
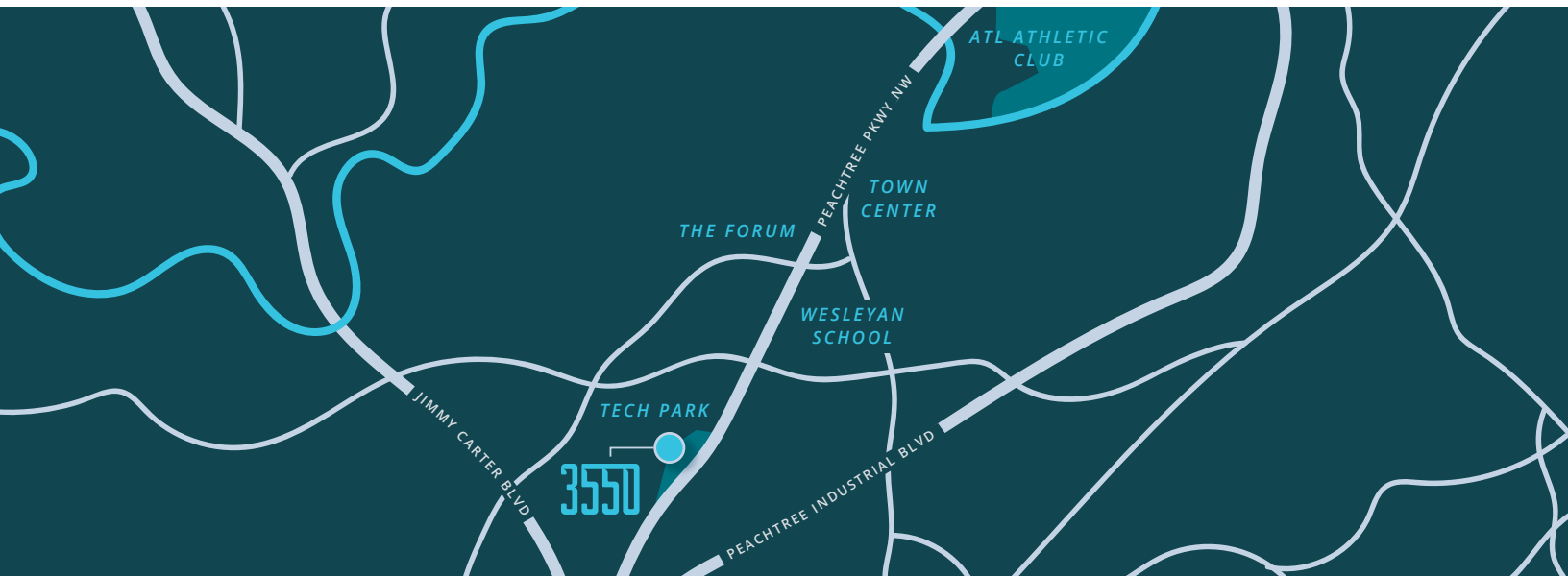
Town Center debuting Spring 2019—a 21-acre multi-use dev.



Actively developing affordable housing options



Road improvements underway to correct congestion



Paving a New Frontier

TECHNOLOGY PARK TRAIL

Currently under development, the Peachtree Corners Technology Park Trail will connect the entire city, linking residential, retail and office spaces through an 11.5-mile multi-use trail system. 3550 Engineering fronts the head of the future trail, making it easier than ever to embrace the connection between officespace and greenspace.

Forget the hassle of traffic and fast food lines over lunch hour, and imagine power lunches or walking calls trailside.



3550 WILL ANCHOR THE TRAIL'S 9-ACRE PARK, PROVIDING IMMEDIATE ACCESS TO WALKING & BIKING TRAILS

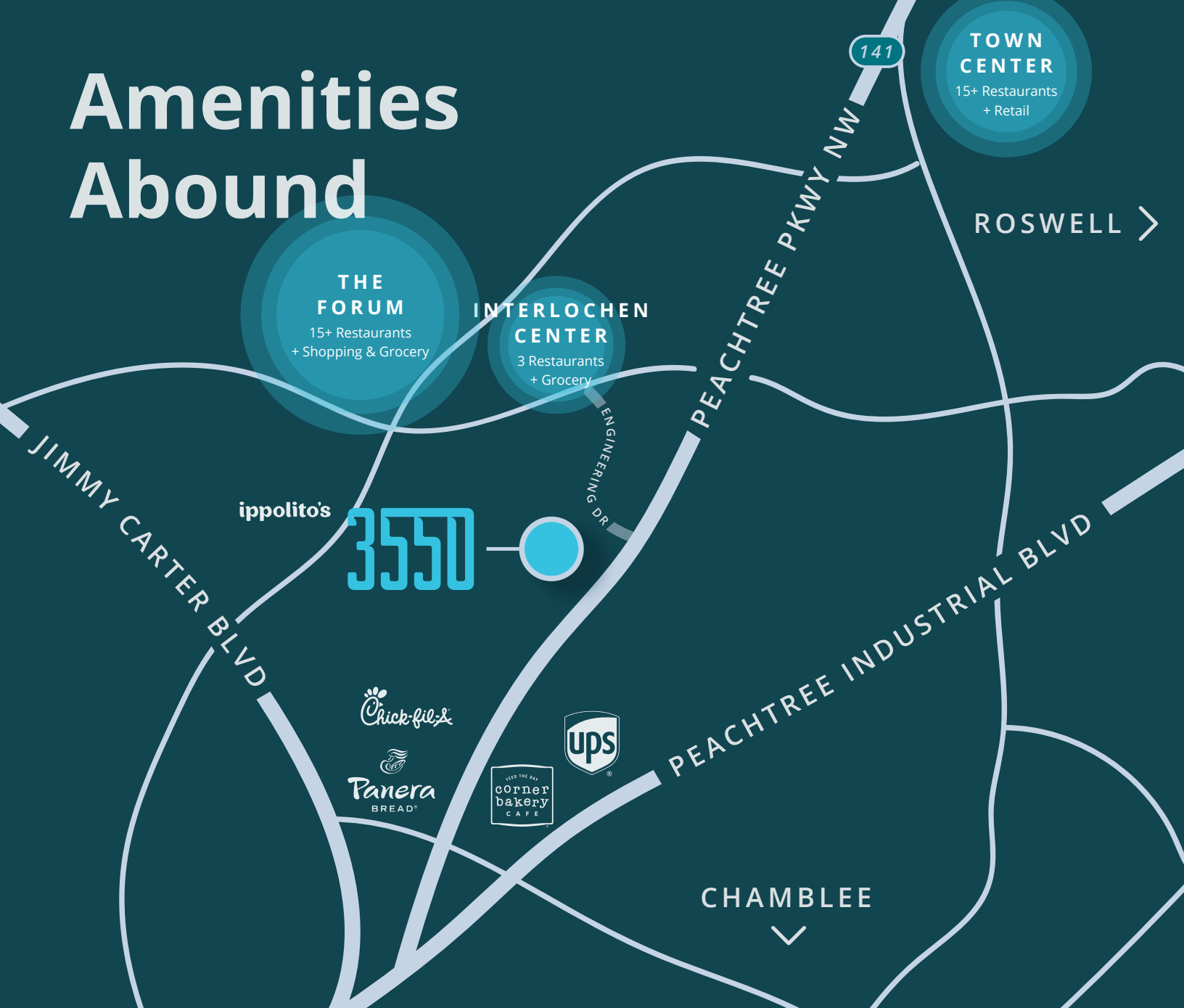
Hassle-free Connectivity



3550 ENGINEERING HAS
GREAT ACCESS TO MAJOR
THOROUGHFARES ENABLING
EASY TRAVEL.

- Directly adjacent to the future Peachtree Corners Technology Park Trail
- **3** minutes to The Forum and new Town Center
- **8-10** minutes to I-285
- **15** minutes to Buckhead, Brookhaven, Chamblee Dunwoody, Johns Creek, Roswell, and Alpharetta
- **20-25** minutes to Midtown
- **25-30** minutes to Downtown

Amenities Abound



THE FORUM

1.7 Miles Away



INTERLOCHEN CENTER

1.3 Miles Away



TOWN CENTER

1.7 Miles Away



**For leasing information,
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A STRATEGIC INVESTMENT OF:



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