



**NC** NORTHRIDGE  
CENTER

OWNED BY

**KOELBEL**

LEASED BY

**NEWMARK**



# NC NORTHRIDGE CENTER

## PROPERTY OVERVIEW

Located right off GA-400's Northridge exit 6, Northridge Center is a two-building, Class A campus featuring an exceptional office environment for businesses seeking high-quality, convenient space between Central Perimeter and North Fulton.

Northridge Center offers flexible floorplans and on-site amenities that include a fitness center and cafe, along with direct access to dozens of surrounding dining, shopping and entertainment opportunities.



# MAJOR RENOVATIONS COMPLETE

New ownership recently completed a state of the art new amenity package, including:  
**Brand-New Tenant Lounge, Large Conference Facility, Outdoor Seating & Move In Ready Spec Suites**



**NEW TENANT LOUNGE**



**NEW CONFERENCE CENTER**



**NEW MICRO MARKET**

# SPEC SUITES RECENTLY DELIVERED

3,563-5,378 RSF



**SPEC SUITE 325**  
VIRTUAL  
WALKTHROUGH



**SPEC SUITE 330**  
VIRTUAL  
WALKTHROUGH



**SPEC SUITE 375**  
VIRTUAL  
WALKTHROUGH



# BUILDING HIGHLIGHTS



## LOCATION HIGHLIGHTS:

- Located immediately off GA-400's Northridge exit 6 with direct access to Roswell Road
- Situated at the crossroads of Dunwoody, North Fulton and Sandy Springs
- Surrounded by dozens of restaurants, retailers, entertainment venues and service providers

## PROPERTY HIGHLIGHTS

### EXISTING AMENITIES



Two buildings offering flexible floorplans



1,973 SF fitness center with locker rooms and showers



Cafe serving breakfast and lunch



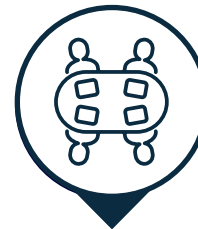
Covered and surface parking



On-site management and security



### NEW AMENITIES: COMING SOON



Open, collaborative tenant lounge



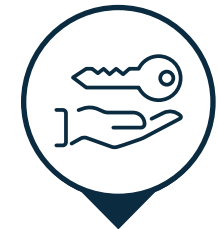
Large 40-50 person conference facility



Move in ready spec suites ranging from 2,000-5,000 SF



Outdoor seating



New, well-capitalized ownership

# PROPERTY AVAILABILITIES

## 365 NORTHRIDGE

- Suite 320 | 2,938 RSF
  - Suite 400 | 8,000 - 18,215 RSF
- \*Building Signage Available*

## 375 NORTHRIDGE

- Suite 225 | 5,278 RSF
- Suite 325 | 4,701 RSF - Spec Suite
- Suite 330 | 3,563 RSF - Spec Suite
- Suite 375 | 5,378 RSF - Spec Suite
- Suite 520 | 4,468 RSF
- Suite 550 | 2,806 RSF



# NEARBY AMENITIES

## Marta Access

- 1 Marta Bus Stop
- 2 2.6 miles from North Springs Marta Station
- 3 4.5 miles from Sandy Springs Marta Station
- 4 5.5 miles Dunwoody Marta Station

## Restaurants

- 1 \$\$ Amalfi Ristorane Italiano
- 2 \$\$\$ Aqua Blue
- 3 \$ Buffalo Wild Wings Grill & Bar
- 4 \$ Café Northridge
- 5 \$ Chaplins
- 6 \$ Chick-fil-A
- 7 \$ Chin Chin Express
- 8 \$\$ Circle Sushi
- 9 \$\$ Enzo
- 10 \$\$ Erawan Organic Thai Restaurant
- 11 \$ Herfy's Burgers
- 12 \$ Johnny's New York Style Pizza
- 13 \$ JoJo's Wings & Fish Grill
- 14 \$\$ Locos Grill & Pub
- 15 \$\$ Marquito's Mexican Restaurant
- 16 \$ Moe's Southwest Grill
- 17 \$ Morgan Falls Café
- 18 \$ North Peking Restaurant
- 19 \$ North River Tavern
- 20 \$ Old Hickory House
- 21 \$ Papa John's Pizza
- 22 \$\$\$ Peter's
- 23 \$ Quiznos Sub
- 24 \$ Rusty Nail Pub
- 25 \$\$ Sandy Springs Diner
- 26 \$ San Francisco Wraps
- 27 \$ TacoMac
- 28 \$\$ Three Dollar Café Dunwoody
- 29 \$\$ Tijuana Joe's Cantina
- 30 \$ Tony's Sports Bar & Grill
- 31 \$ Wendy's

## Shopping

- 1 Historic Roswell Square
- 2 Huntridge Shopping Center
- 3 Northridge Shopping Center
- 4 Perimeter Mall
- 5 The Shops at Dunwoody Shopping Center

## Hotels

- 1 Courtyard Atlanta
- 2 Doubletree Hotel
- 3 Embassy Suites Hotel
- 4 Holiday Inn Hotel
- 5 Hyatt Place Atlanta
- 6 Staybridge Suites
- 7 Perimeter Atlanta Hotel & Suites

## Financial

- 1 American Trust Bank
- 2 Bank of America
- 3 Chase Bank
- 4 Fidelity Bank
- 5 Iron Stone Bank
- 6 RBC Bank
- 7 Regions
- 8 Signature Bank
- 9 Suntrust Bank
- 10 US Bank
- 11 Wells Fargo

## Business Convenience

- 1 FedEx Office Print & Ship Center
- 2 Office Max
- 3 Staples
- 4 The UPS Store
- 5 US Post Office

## Fitness/Recreation

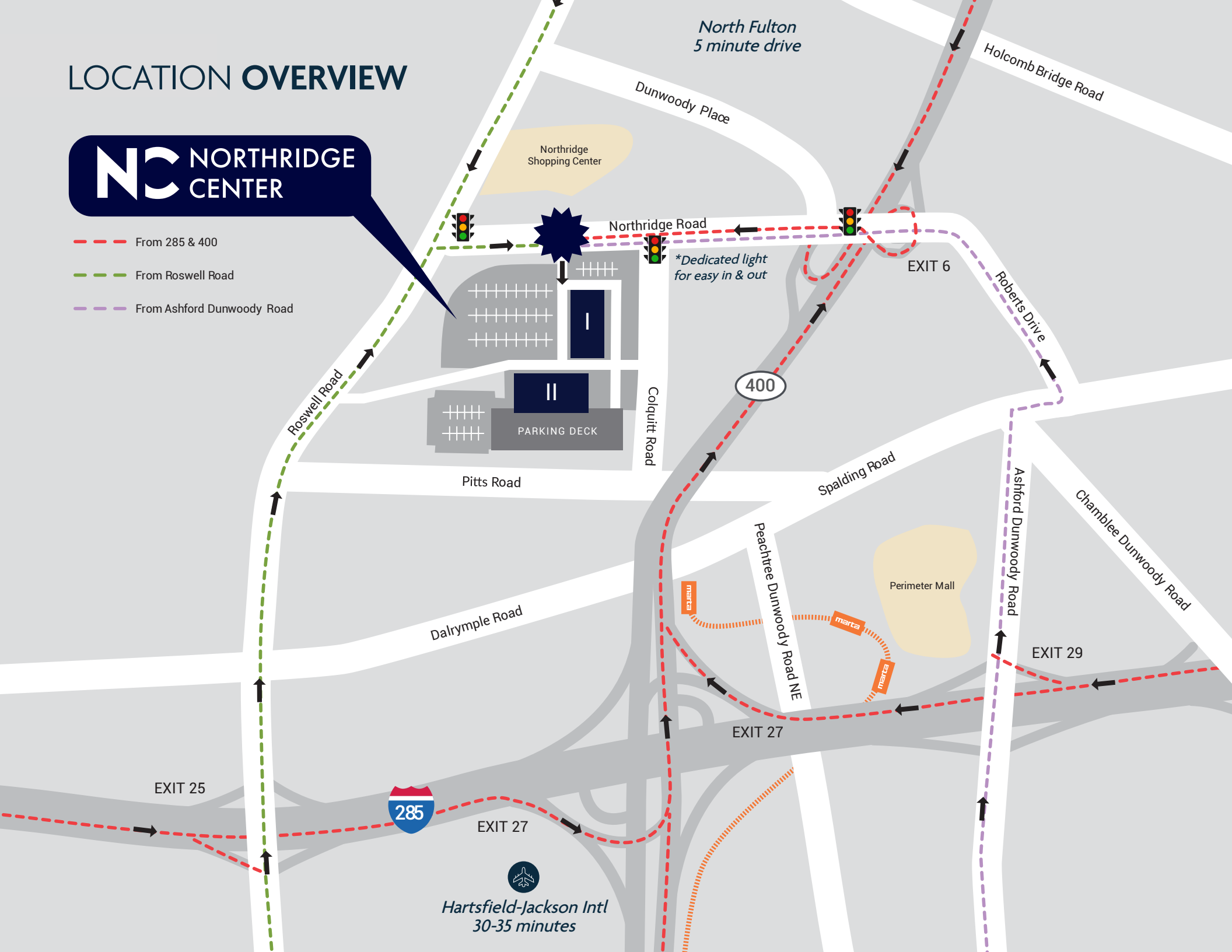
- 1 Advanced Fitness Training
- 2 Body Plex Fitness
- 3 Chattahoochee River Park
- 4 Cherokee Country Club
- 5 Cosmos Fitness
- 6 Dunwoody Country Club
- 7 Formwell Personal Fitness
- 8 Horseshoe Bend Golf Club
- 9 LA Fitness
- 10 Old Roswell Mill
- 11 Huntcliff Stables
- 12 Steel Canyon Golf Club



# LOCATION OVERVIEW



- From 285 & 400
- From Roswell Road
- From Ashford Dunwoody Road



North Fulton  
5 minute drive

Northridge Shopping Center

Holcomb Bridge Road

Dunwoody Place

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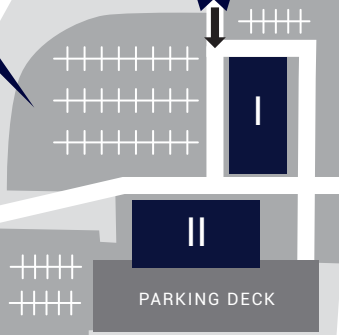
Northridge Road

\*Dedicated light for easy in & out

EXIT 6

Roberts Drive

Roswell Road



Colquitt Road

400

PARKING DECK

Pitts Road

Spalding Road

Ashford Dunwoody Road

Chamblee Dunwoody Road

Dalrymple Road

Perimeter Mall

MARTA

MARTA

MARTA

EXIT 29

EXIT 25



EXIT 27

EXIT 27



Hartsfield-Jackson Intl  
30-35 minutes



# NORTHRIDGE CENTER

OWNED BY

**KOELBEL**

LEASED BY

**NEWMARK**

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