1455 LINCOLN PARKWAY EAST

ATLANTA, GA

CBRE

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Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs.

ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

OFFERING

1455 Lincoln Parkway East is being offered for sale to qualified investors and owner/users only, on an "as is" basis subject to the limiting conditions set forth in this Offering Memorandum. The digital Offering Memorandum and supporting financial information are available through the virtual due diligence center.

Prospective purchasers are encouraged to schedule a time to meet with the CBRE marketing team to discuss the offering and tour the asset.

If you have any questions regarding the process or would like to schedule a meeting to tour and review the merits of the 1455 Lincoln Parkway offering, please contact a member of the CBRE marketing team listed below:

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Tony.swann@cbre.com

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Vice President
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You are solely responsible for independently verifying the information in this Memorandum.
ANY RELIANCE ON IT IS SOLELY AT YOUR OWN RISK.

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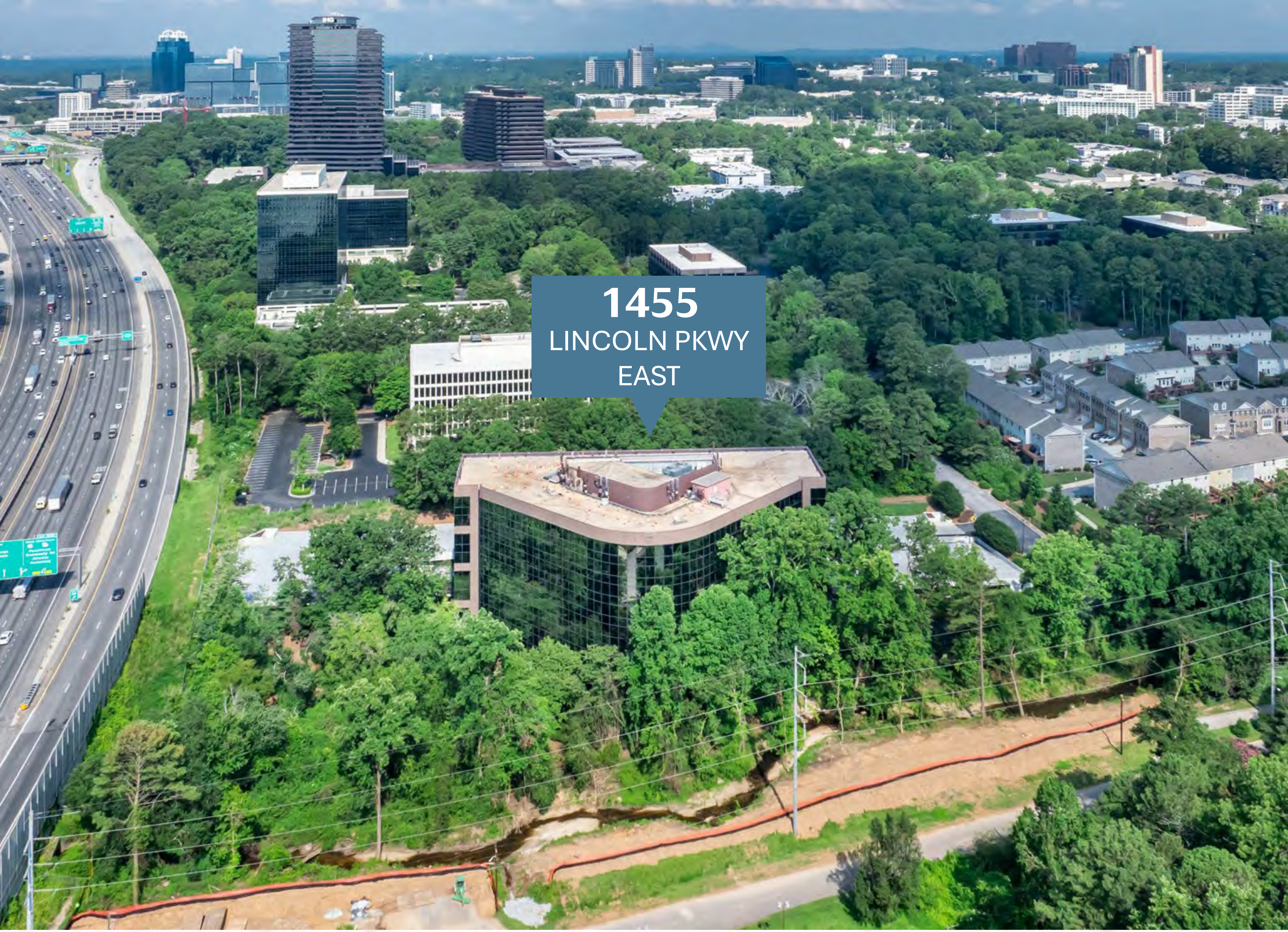
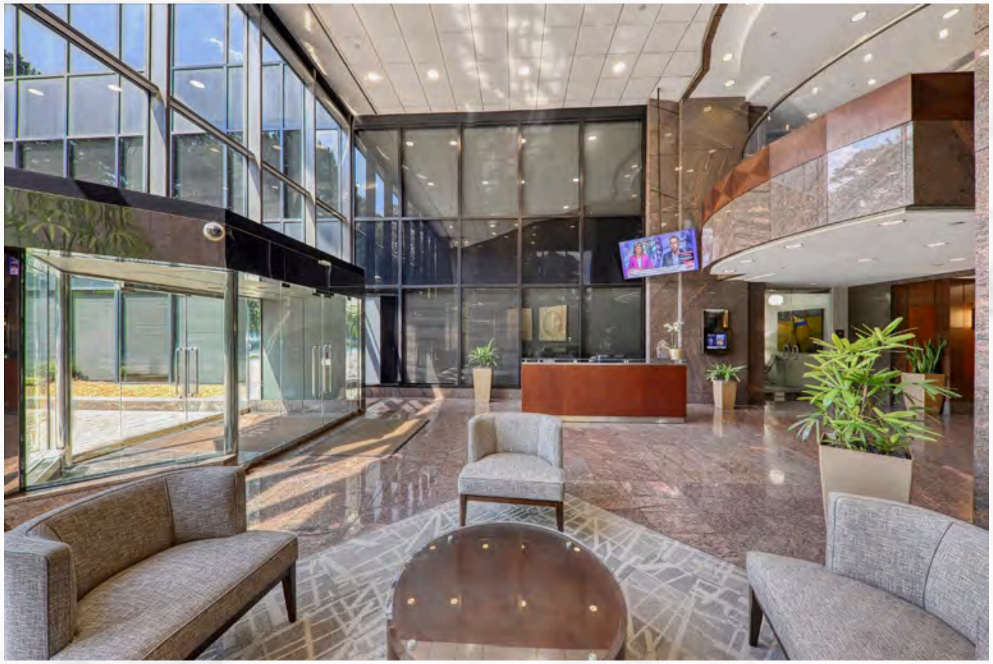
1455 LINCOLN PKWY EAST

1 INVESTMENT SUMMARY


1455
LINCOLN PKWY
EAST



Offering at a Glance

$18,650,000 / $99.82/SF
Price

186,846 SF
Office Area

32.05%
Currently Occupied

Unbeatable Signage
246,000 VPD

Owner-User Opportunity
69,502 SF Contiguous

$161,629
Net Operating Income

3.17 years
Weighted Average Lease Term

INVESTMENT SUMMARY

CBRE, Inc. is pleased to offer for sale 1455 Lincoln Parkway East, situated at the intersection of I-285 and Ashford Dunwoody Road in Atlanta's Central Perimeter submarket, providing immediate access to Perimeter Mall and a daytime workforce population exceeding 134,000 within three miles. 1455 Lincoln Parkway is a 32.05% occupied, multi-tenant, office building totaling 186,846 square feet providing an ideal ownership opportunity for a corporate headquarters and/or value-add investors. With 119,649 square feet immediately available (69,502 sf contiguous), 1455 Lincoln Parkway offers a large user a strategic location, an opportunity to control its growth all while benefiting from the in-place cash flow from the existing seventeen (17) tenants. Additionally, the building features prominent building-top corner signage with visibility to over 246,000 vehicles per day on I-285, a marble atrium lobby, fitness center, café, conference facilities, a three-story parking garage, and four active rooftop telecom licenses providing additional passive income.

INVESTMENT SUMMARY

ASSET PROFILE	
1455 Lincoln Parkway East	
Address	1455 Lincoln Parkway East, Atlanta, GA 30346
Price	$18,650,000 / $99.82/SF
Total Size	186,846 SF
Site Acreage	5.31 acres
Year Completed	1985
No. of Floors	Eight (8)
Typical Floor Size	25,000 SF
Total Parking Spaces	50 Surface Parking Spaces, 712 Covered Parking Spaces
Parking Ratio	4.04/1,000 SF
Occupancy	32.05%
NOI	$161,629
WALT	3.17 years
Average Existing Rent PSF	$26.50
# of Tenants	Seventeen (17)

INVESTMENT HIGHLIGHTS

- Mid-rise office located in Central Perimeter Submarket
- Generous 4.04/1,000 parking ratio, with 50 surface parking spaces and 712 covered. Three-story parking garage
- Prominent building signage opportunity
- $ 161,629 of in-place NOI
- Impressive glass front and refined lobby
- Ideal opportunity for users or investors
- MARTA access nearby

PHOTO GALLERY

2 PROPERTY DESCRIPTION


1455
LINCOLN PKWY
EAST

BUILDING & SITE PROFILE

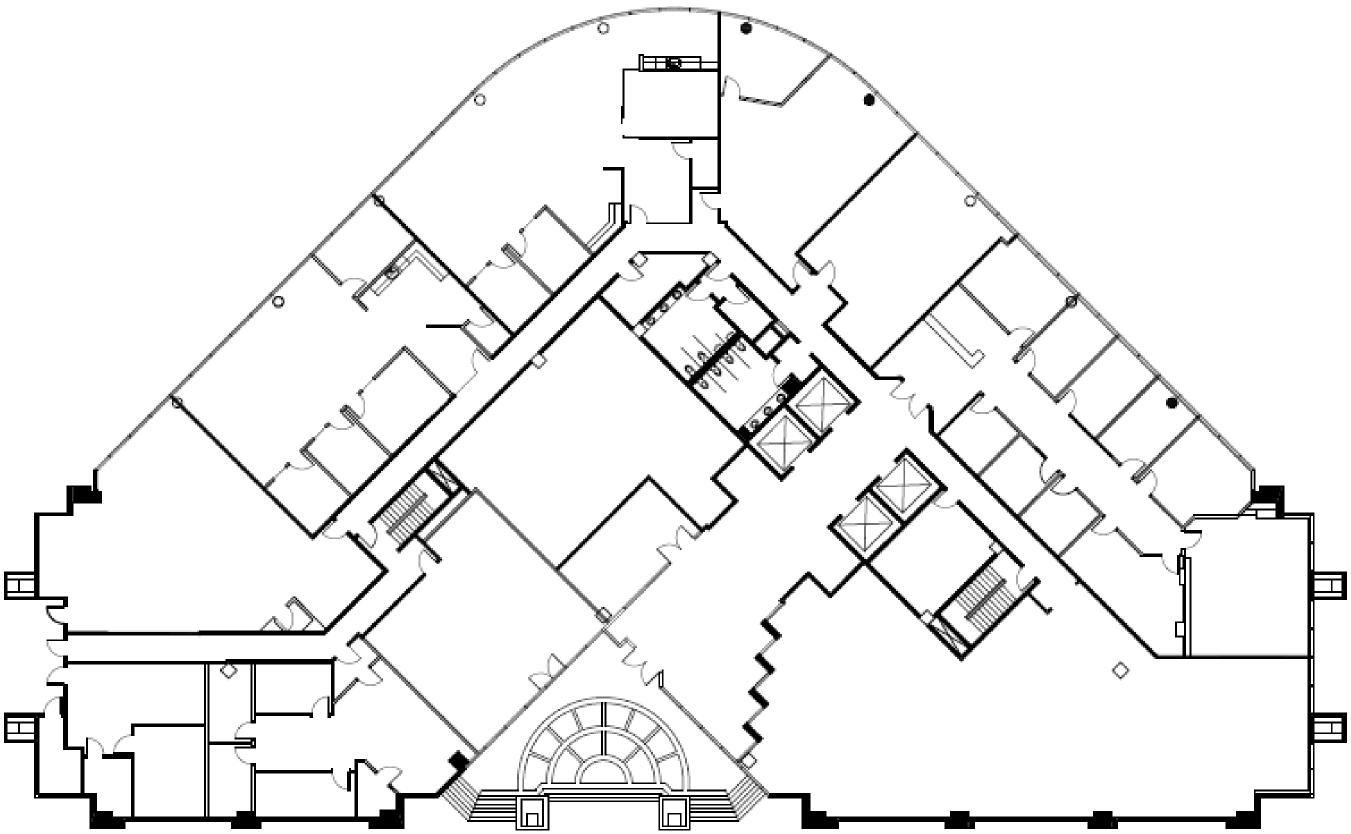
1455 LINCOLN PKWY EAST	
Address	1455 Lincoln Parkway East, Atlanta, GA 30346
Year Completed	1985
Project Leased	32.05%
Total Size	186,846 SF
Site Acreage	5.31 acres
No. of Floors	Eight (8)
Typical Floor Size	25,000 SF
Zoning	OI (Dekalb County)
Total ID/Parcel UD Number	18-346-03-001
Parking Spaces	50 Surface, 712 Covered
Parking Ratio	4.04/1,000

UTILITIES	
Electricity	Georgia Power
Water & Sewer	City of Atlanta / Dekalb County
Telephone & Fiber	AT&T / Comcast
Fire & Police	City of Atlanta

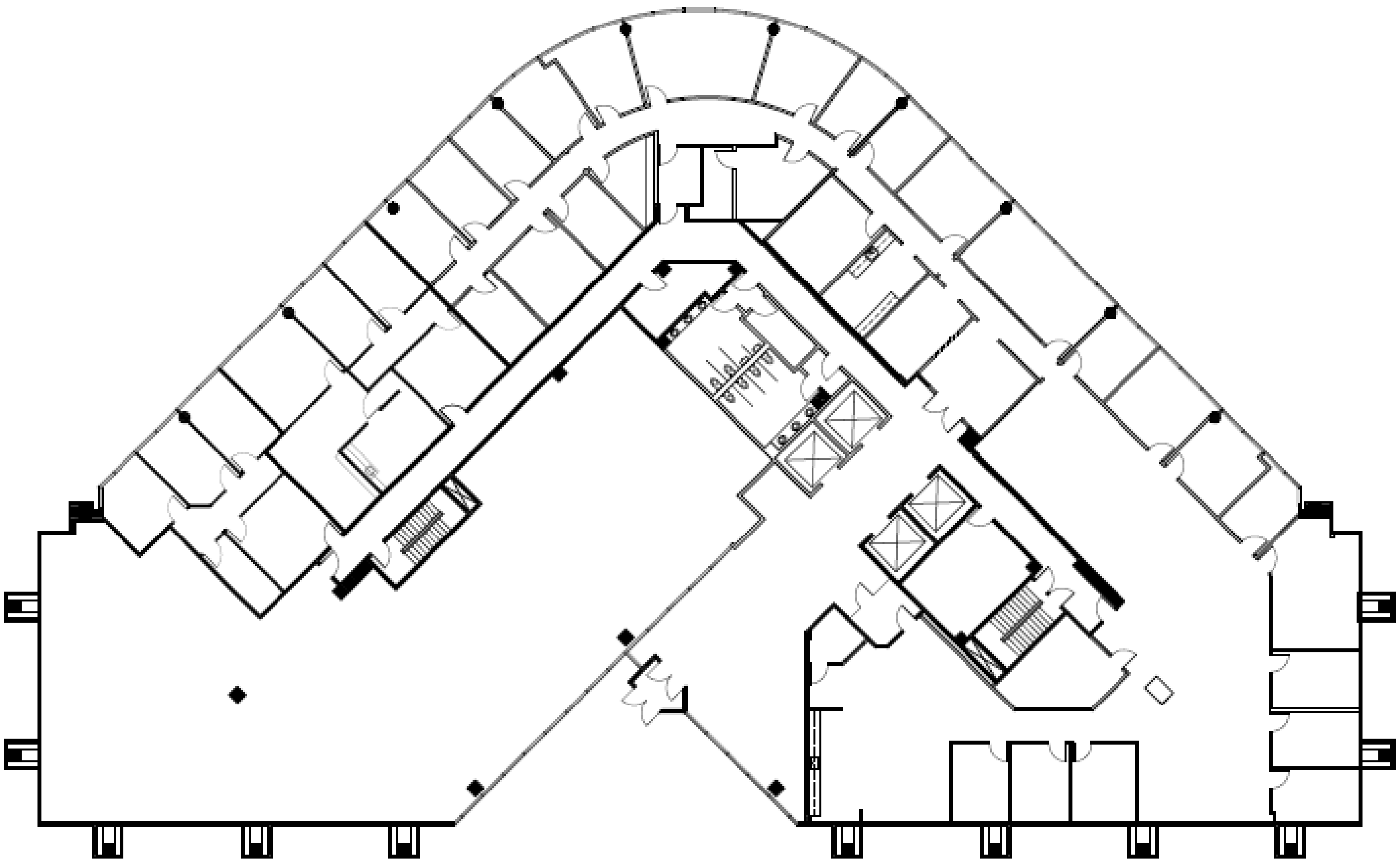
DESIGN & CONSTRUCTION	
Constructions Components	Structural steel with masonry and cast-in-place concrete encasement; 50-lb PSF load design in office areas with additional 20-lb PSF load design for partitions; 11' typical slab-to-slab height
Roof	Low-slope, ballasted, fully-adhered, single-ply, EPDM-membrane (installed in 2003)
Exterior	Spandrel glass curtain wall with granite panels along all facades; spandrels are finished with polished granite veneer
Electrical	2,500-Amp, three-phase, four-wire, 277/480-Volt main feed
Generator	Two diesel-fueled emergency generators: Generator #1 is 200-kW and provides building life safety back-up; Generator #2 is 150-kW and provides tenant back-up service; tanks underneath

BUILDING SYSTEMS	
HVAC Systems	Closed-loop, chilled water system consisting of two, original Trane CenTravac chillers (250-tons each); one, original double cell cooling tower (900-gallons per minute), eight air handlers (one on each floor), five pumps (12 to 1,125 GPM) and parallel fan powered terminal units
Elevators	Three 3,500-lb overhead-traction passenger elevators manufactured by Vertical Systems Inc.; one 3,500-lb overhead-traction freight elevator manufactured by Vertical Systems Inc.; all elevators are original
Life Safety & Fire Protection	Fully sprinklered building with wet system; parking deck protected by a dry system; original Simplex 2001-8006 fire panel

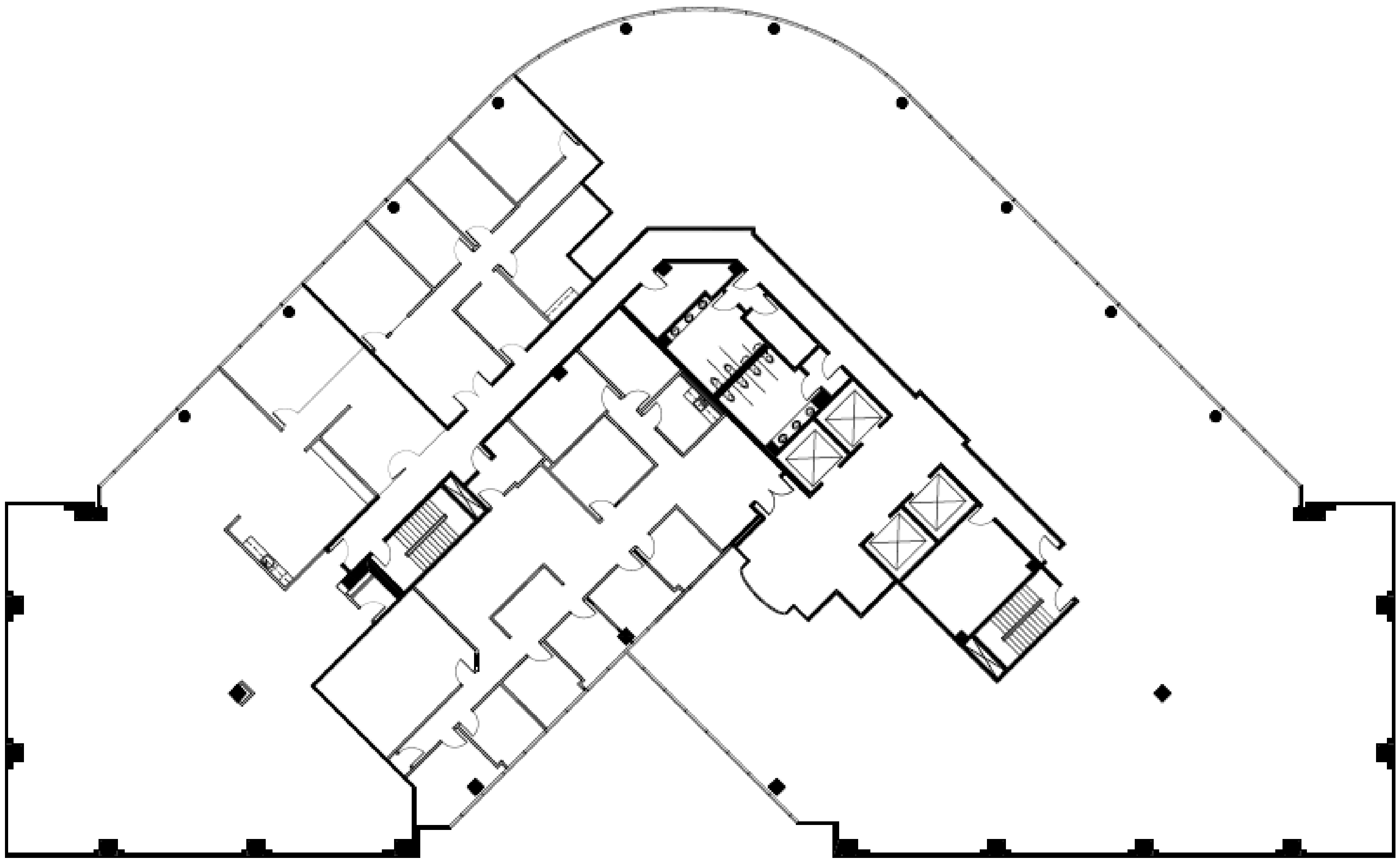
Floor Plans- First Floor



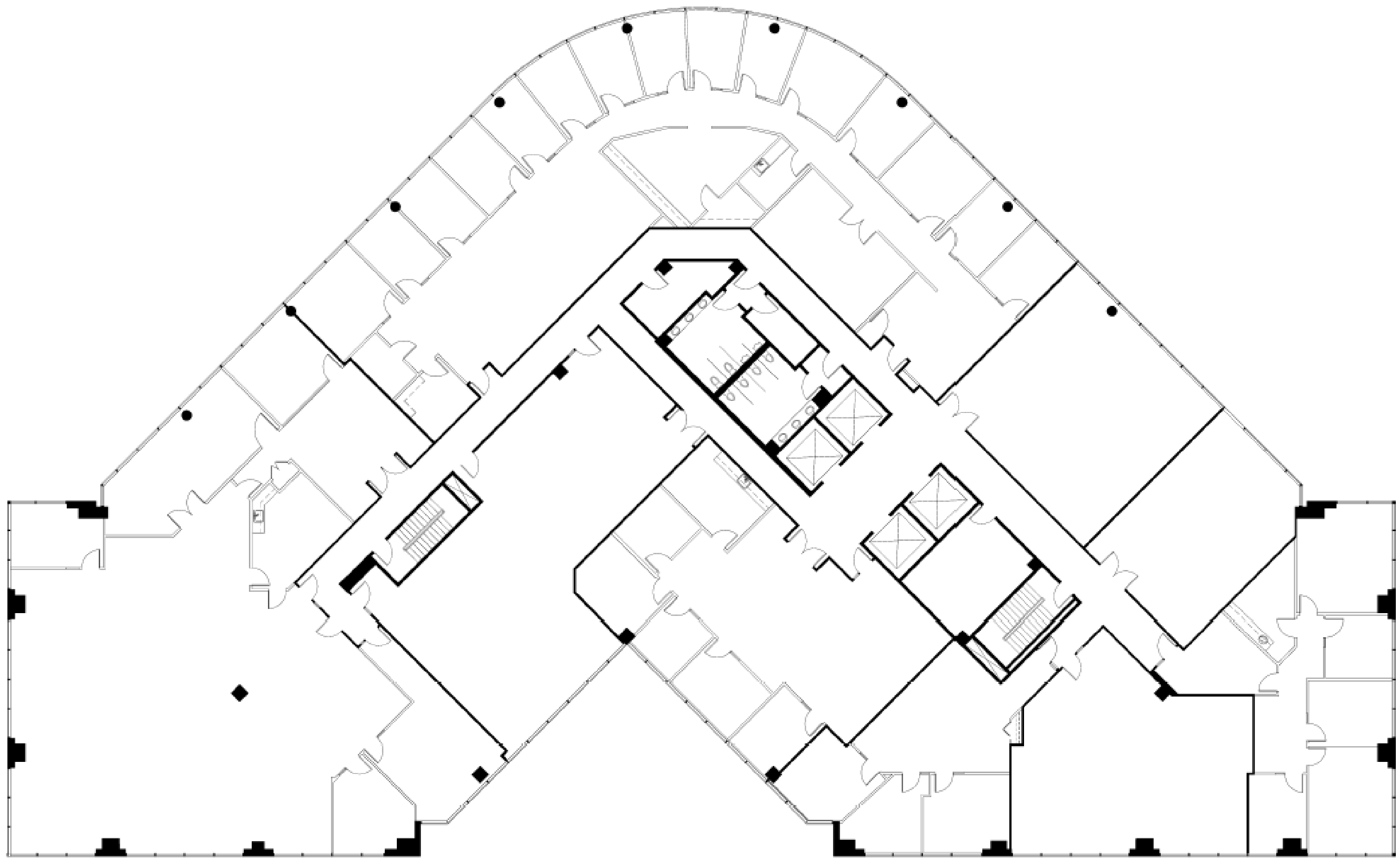
Floor Plans- Second Floor



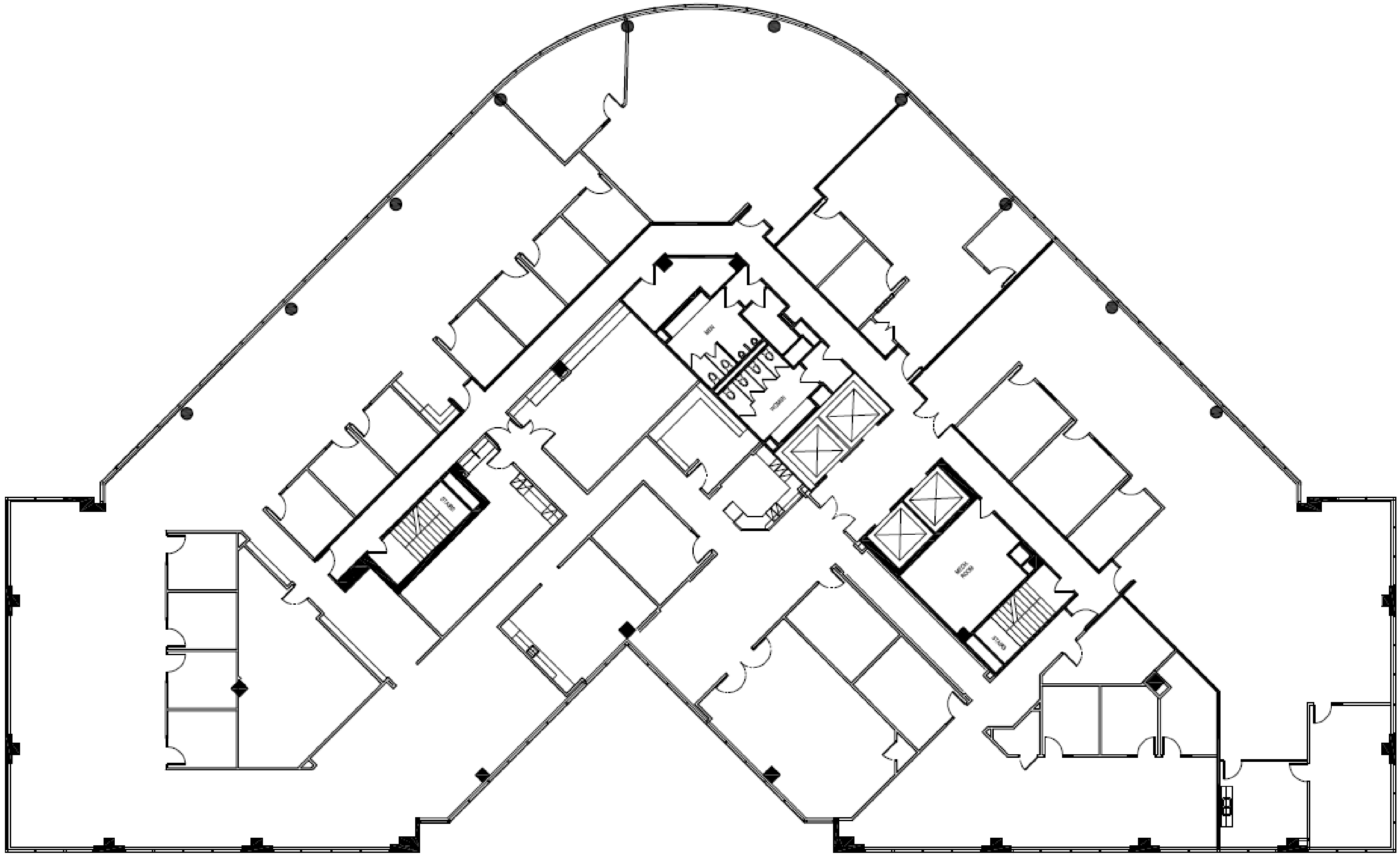
Floor Plans- Third Floor



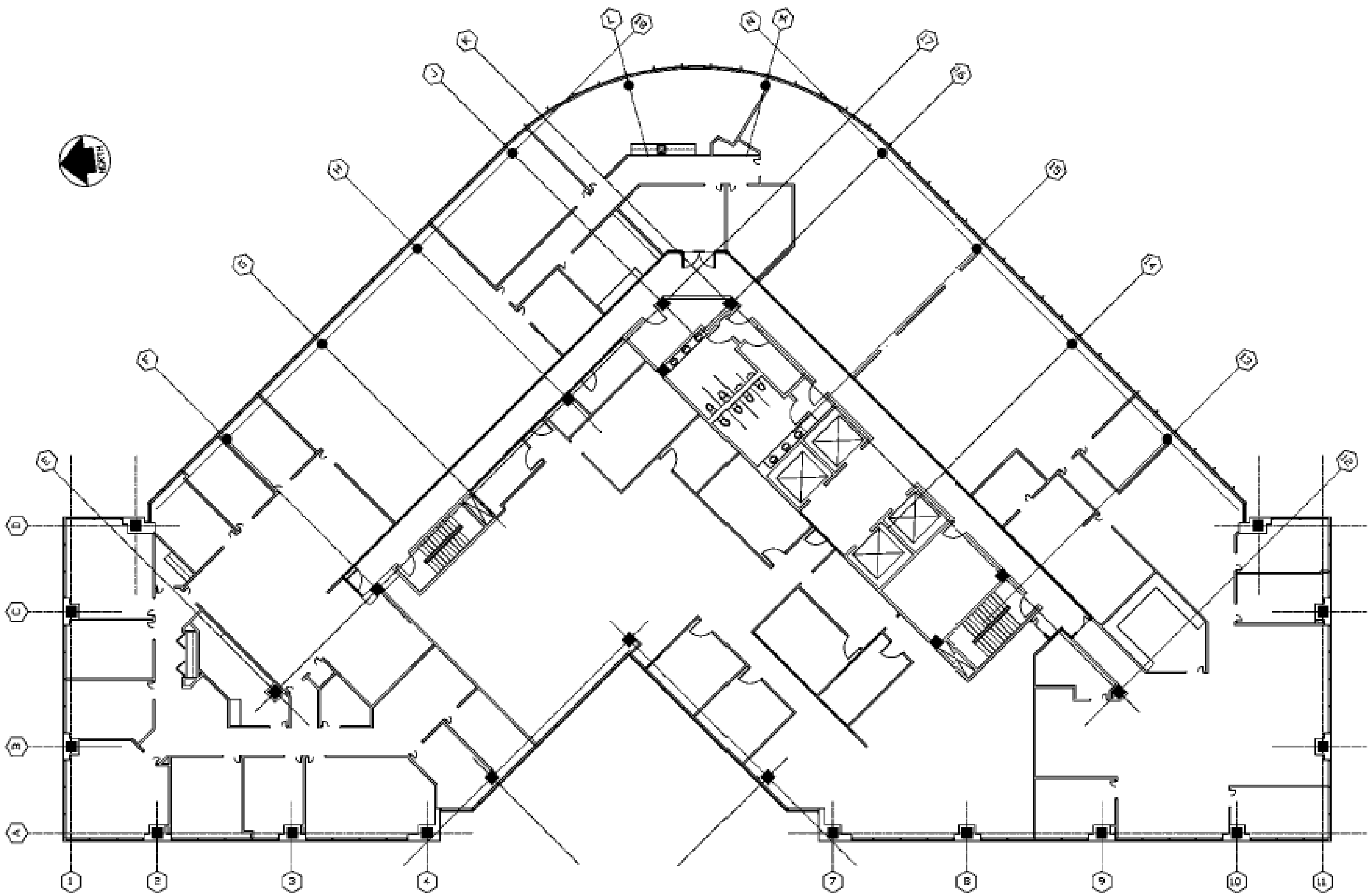
Floor Plans- Fourth Floor



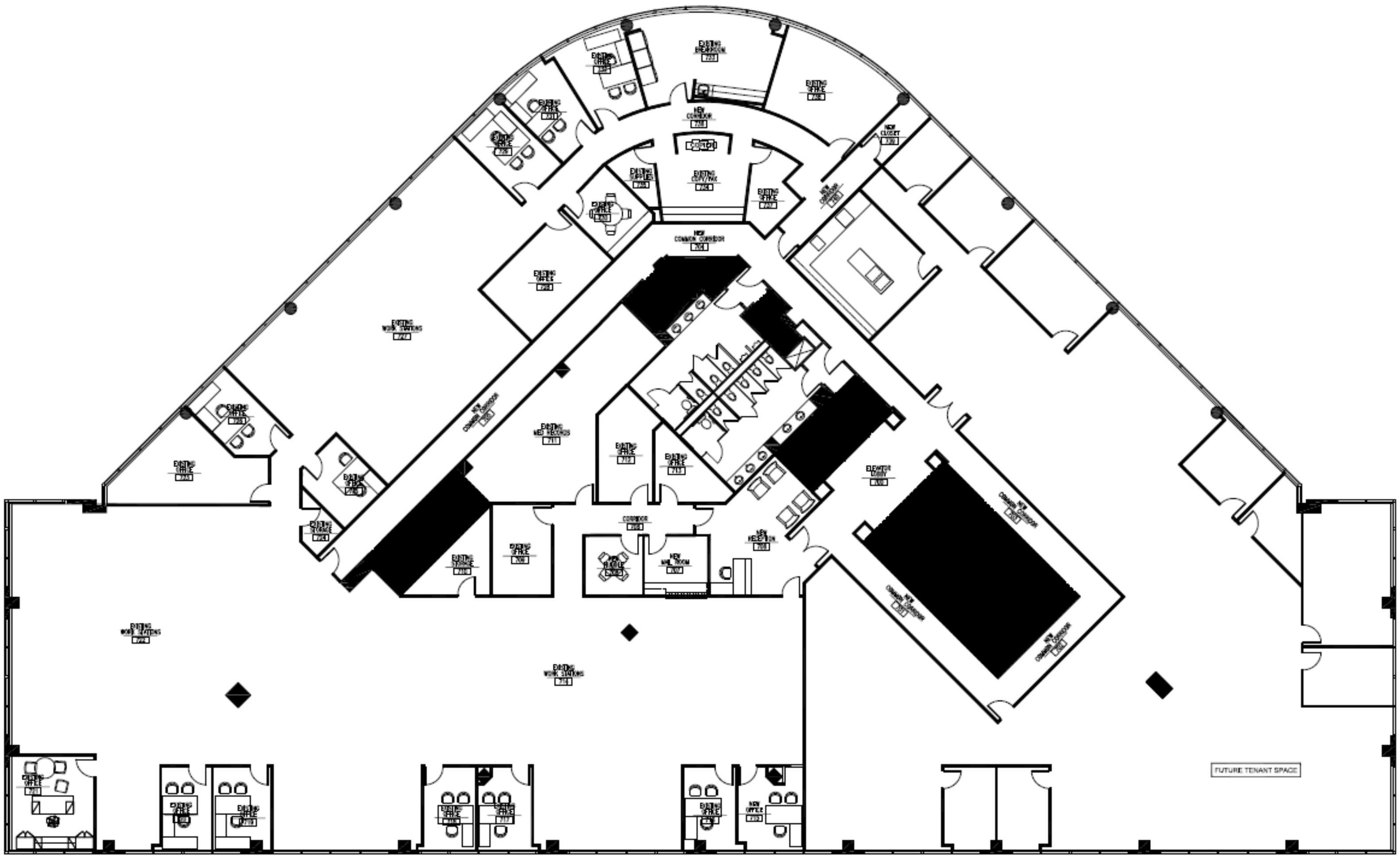
Floor Plans- Fifth Floor



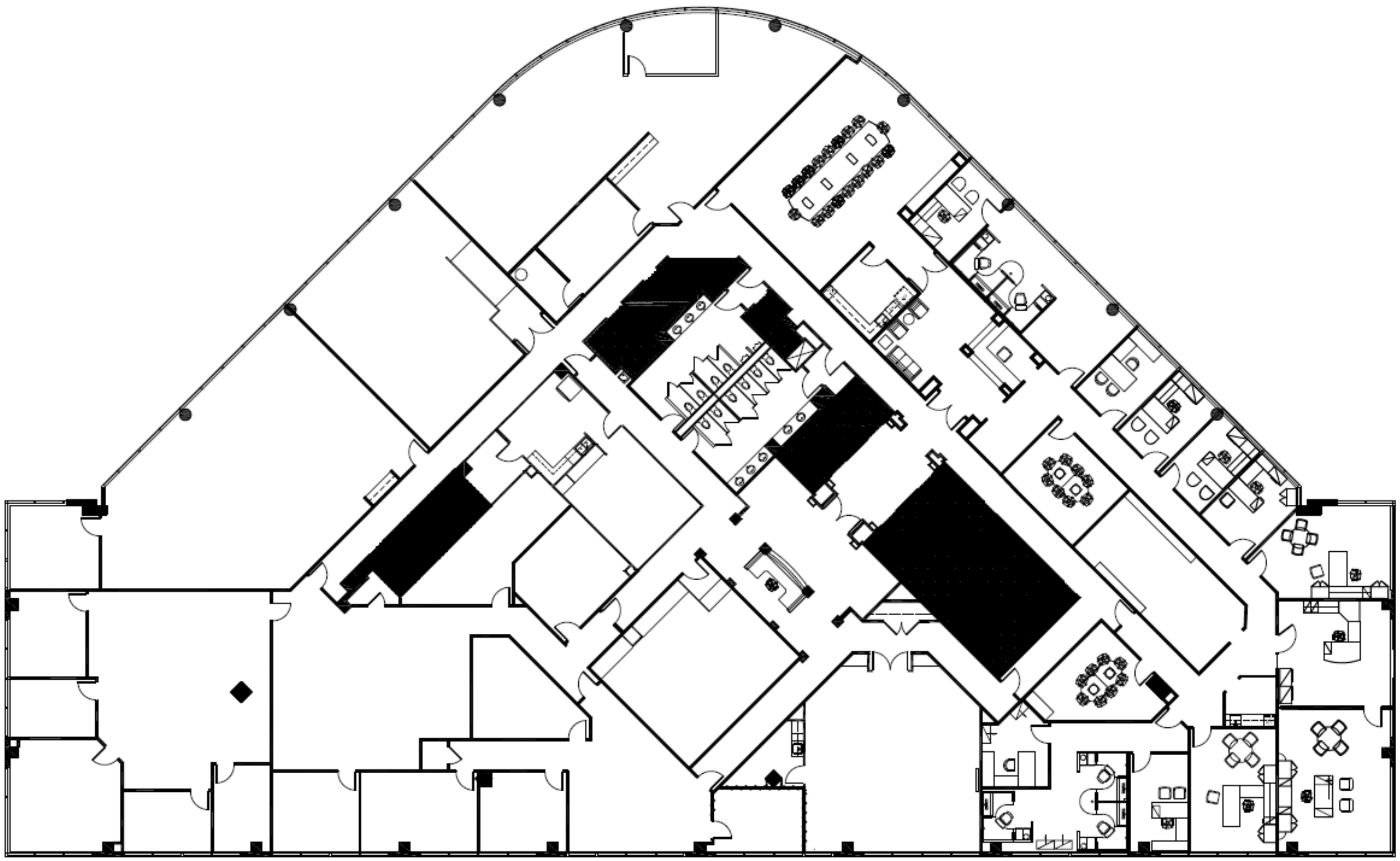
Floor Plans- Sixth Floor



Floor Plans- Seventh Floor



Floor Plans- Eighth Floor



3 MARKET SNAPSHOT

Market Snapshot

Atlanta's Central Perimeter has long served as a premier destination for corporate occupiers, benefiting from its strategic position at the convergence of I-285 and GA 400 — two of the region's most heavily trafficked corridors. The submarket supports a daytime workforce population exceeding 134,000 within three miles, reflecting the depth of corporate activity and employment density that few suburban Atlanta markets can rival. Proximity to Perimeter Mall, a robust hotel inventory, and an extensive array of dining and retail options further reinforce the area's appeal to both employers and employees.

Office demand in the Central Perimeter has been underpinned by occupiers prioritizing accessibility and operational efficiency, with particular interest from financial services, healthcare administration, and professional services firms. Smaller suite configurations have seen consistent interest as businesses right-size their footprints while maintaining a presence in a well-recognized business address. Buildings offering covered parking, on-site amenities, and highway visibility have outperformed the broader market, as tenants place increasing value on the day-to-day experience of their workforce.

Looking ahead, the Central Perimeter is well-positioned to capture continued leasing momentum as office utilization stabilizes and occupiers seek quality space at basis levels meaningfully below new construction costs. Assets offering immediate availability, existing income, and prominent market identity are particularly well-suited to meet this demand as the submarket moves through its current cycle.

Central Perimeter

Atlanta's Regional Economic Engine

25M SF of Class A Office

Largest suburban submarket in the Southeast; 4th in the US

4 MARTA Rail Stations

12 interchanges to GA 400 or I-285; $1B in infrastructure improvements

5 Fortune 500 HQ's

Highest concentration of corporate headquarters in suburban Atlanta

3 Top Regional Hospitals

One of the largest medical communities in the nation

1,700+ New Multifamily Units

Delivered within three miles of 1455 Lincoln Pkwy in the past three years

Market Snapshot

HOME TO FORTUNE 500

UPS	WestRock	Asbury Automotive	Newell Brands	Graphic Packaging
#45 Fortune 500	#202 Fortune 500	#281 Fortune 500	#460 Fortune 500	#416 Fortune 500
Global HQ				

FORTUNE CONCENTRATION

Mercedez-Benz	State Farm	IBM	Zurich Insurance	IHG Hotels & Resorts
#42 Fortune 500	#202 Fortune 500	#63 Fortune 500	#224 Fortune Global 500	# 28 Fortune Best Companies to Work For
North American HQ	*Regional HQ*			

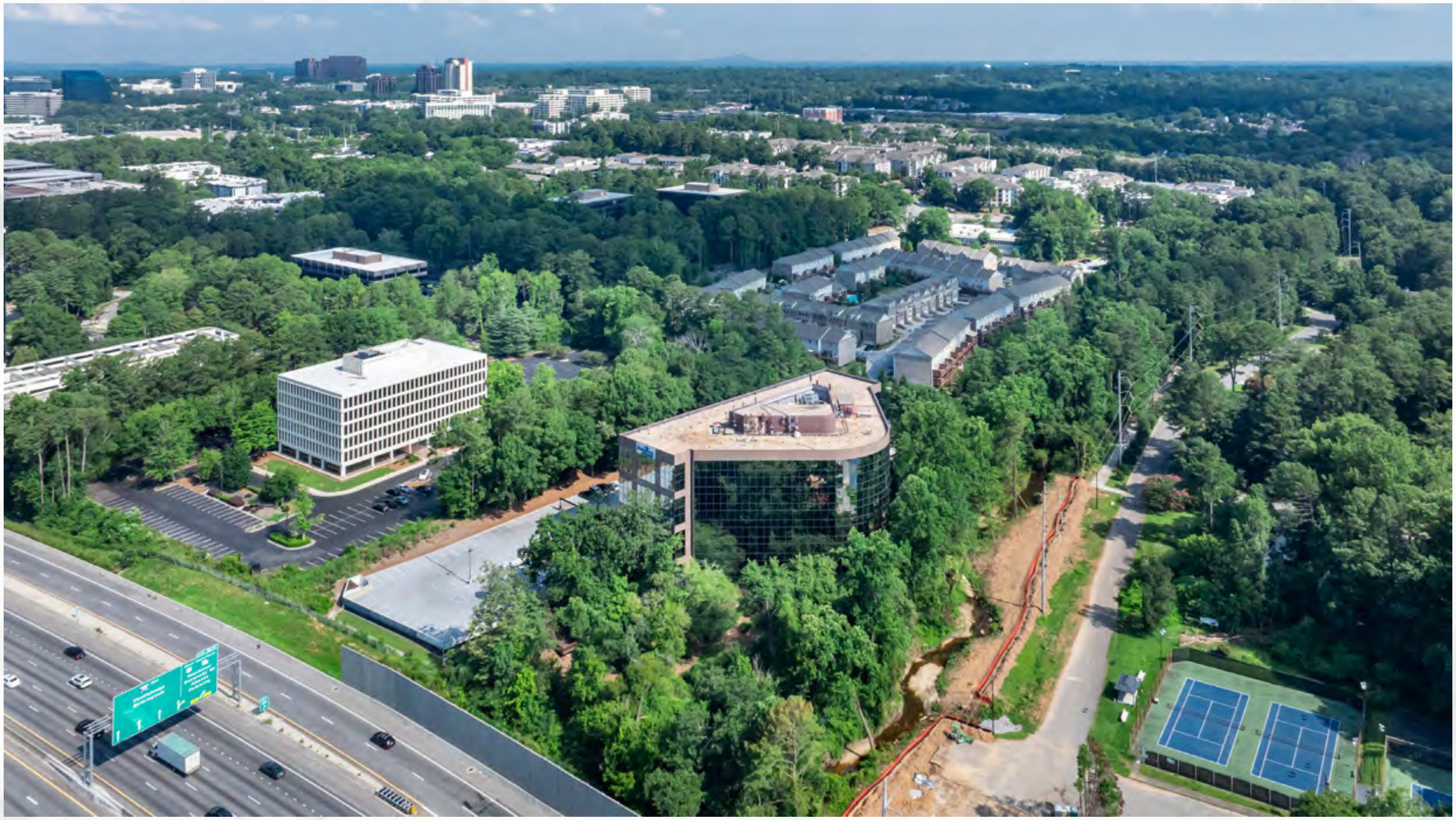
CORPORATE PRESENCE

Insight Global	Americold	Inspire Brands	GoTo Foods	Cox Enterprises
#1 Largest Staffing Co. in US	#2 Largest Cold Storage Worldwide	#63 Fortune 500	#4 F&B Global Brand Licensor	#13 America's Largest Private Companies
Global HQ		*HQ*		*Global HQ*

Market Snapshot

Trade Area Demographics

506,010 Total Population	666,896 Daytime Population	15.9% Population Growth Since 2010	$181,841 Avg. Household Income
13% Projected 5-Year AHHI Growth	222,565 Existing Housing Units	$600,706 Average Home Value	73% College Educated



CORPORATE RELOCATIONS AND EXPANSIONS

AMERICAN INTERNATIONAL GROUP

Fortune 100 insurance giant AIG signed one of Atlanta's largest office leases of 2024, committing to 180,000 SF across seven floors at Perimeter Summit in Brookhaven. The move consolidates the company's Buckhead and Alpharetta offices into a purpose-built digital innovation hub, more than tripling its Atlanta footprint and positioning Central Perimeter as the firm's regional operations center. AIG plans to accommodate up to 1,200 employees and create at least 600 new jobs focused on AI, data engineering, and insurance underwriting over the next five years.

MERCEDEZ-BENZ USA

Mercedes-Benz USA relocated its North American headquarters to the Central Perimeter/Sandy Springs market in 2018, establishing its "1MB" campus as a flagship corporate presence in the submarket. In 2025, the automaker announced an expansion of the campus to serve as a full North American headquarters with an accompanying R&D hub, with up to 500 additional jobs expected to arrive by mid-2026. The continued investment from one of the world's most recognized brands validates Central Perimeter's ability to attract and retain global corporate headquarters users at the highest level.

AT&T

AT&T has emerged as one of Central Perimeter's most active corporate occupiers, executing multiple large-block leases in the submarket since 2023. Most recently, the telecommunications giant signed a 166,000 SF new lease at 600 Northpark in Q1 2026 — the single largest driver of Central Perimeter's 70.6% year-over-year leasing volume increase that quarter. The ongoing commitment underscores the submarket's appeal as a cost-competitive, transit-accessible alternative for major corporate users consolidating suburban operations along the I-285 corridor.

COX ENTERPRISES

Cox Enterprises, one of the nation's largest private companies with over $20B in annual revenue, opened its corporate headquarters at 6205 Peachtree Dunwoody Road in Central Perimeter, cementing the submarket's status as a premier corporate address. The media and automotive conglomerate — whose brands include Cox Communications, Cox Automotive, and Autotrader — chose the Perimeter for its central suburban location, access to MARTA, and proximity to Atlanta's deep executive talent pool. Cox's long-term presence has been a significant driver of the submarket's corporate identity and downstream tenant demand.

STATE FARM

State Farm anchors Central Perimeter with one of the largest corporate campuses in the Southeast. The insurance giant developed the Park Center campus on Hammond Drive near Perimeter Mall — a multi-tower, mixed-use complex exceeding 2 million SF — as its Southeast regional hub. Housing underwriting, claims, accounting, IT, and training operations, the campus represents a long-term, mission-critical commitment to the submarket. State Farm's continued investment reinforces Central Perimeter's position as a hub for major financial services and insurance occupiers at institutional scale.

IHG HOTELS & RESORTS

IHG Hotels & Resorts, one of the world's largest hotel companies with nearly 6,000 properties globally, maintains its Americas headquarters in Central Perimeter at Three Ravinia Drive. The company's long-standing commitment to the submarket reflects the area's ability to support major multinational corporate operations requiring access to Hartsfield-Jackson International Airport, a strong hospitality and tourism labor pool, and high-quality Class A office environments. IHG's presence alongside other global brands further validates Central Perimeter as the Southeast's premier corporate suburban office destination.

3 VIRTUAL DEAL ROOM ACCESS

Virtual Deal Room Access

For access to financial projections and additional due diligence materials for 1455 Lincoln Parkway, please visit our virtual deal room via the link below:

[1455 Lincoln Parkway Virtual Deal Room]

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