

# CAMPUS 244

STATE OF THE ART SUBLICENSE AVAILABLE

3<sup>RD</sup> FLOOR - 93,335 RSF

Weinstock  
REALTY & DEVELOPMENT LLC



WORKPLACE REDEFINED

# ABOUT CAMPUS 244

**Campus 244 is a vibrant 12-acre campus that features Class A loft workspace, an upscale boutique hotel, and on site restaurants & retail spaces. It is a perfect HQ location offering a truly unique collaborative and energetic work environment with easy access to major highways ensuring convenient access for employees from various areas of Atlanta. The 5-story adaptive reuse loft office building has efficient oversized 90,000 SF floorplates and direct access to covered deck parking.**



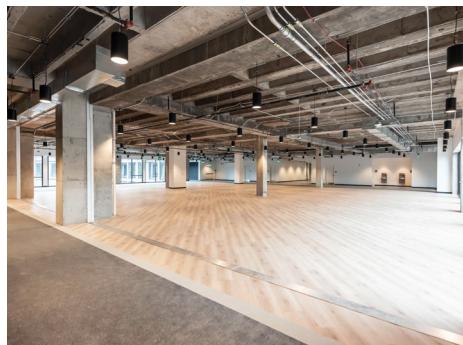
## CENTRALIZED SUBMARKET

- 3 minute walk to Dunwoody MARTA station
- Multi-access points to I-285 and GA-400
- Suburban location with benefits of urban density
- 3 minute walk to substantial options of retail & restaurants: Perimeter Mall, High Street's 42 acre mixed use development (150k+ of retail and restaurant), and State Farm's HQ offering an abundance of restaurant & retail
- Recently completed \$1 billion expansion of the 400/285 interchange recently completed making access efficient and reducing congestion

## OFFICE FEATURES

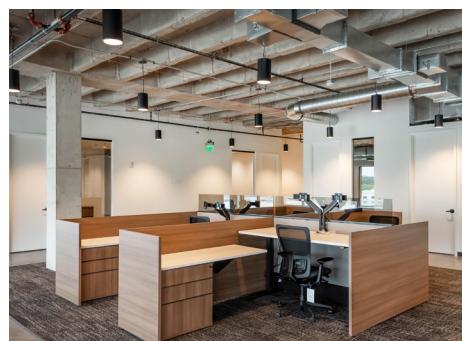
- 14ft + ceilings
- On site security in lobby
- Secured badged system to lobby elevators

# 3<sup>RD</sup> FLOOR



- Flexible term (Sublease expires 2035)
- Uniquely large floorplates, allowing maximum efficiency to operate on a single floor in a dense & collaborative environment that drives company culture
- Clean and unobstructed site lines
- Brand new, high-end unboxed furniture available (negotiable)
- Operable oversized window ensuring an abundance of natural light fills the space
- 14+ ft exposed ceilings
- Stained concrete with carpet in-lays
- Nice balance of collaborative space, private offices, and conference/meeting rooms
- Sublandlord occupies entire 4th floor of building

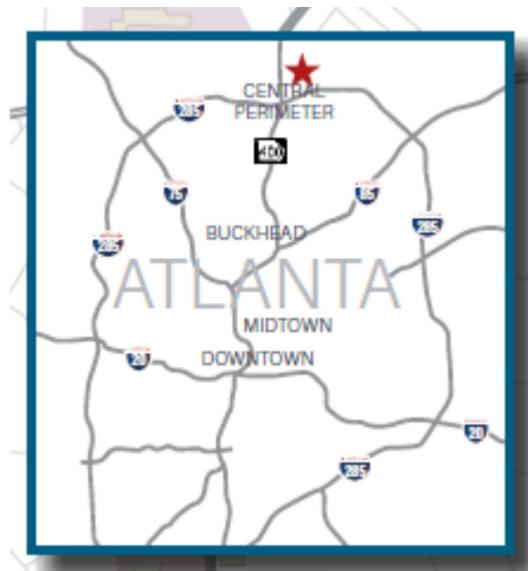
# 3<sup>RD</sup> FLOOR





- 93,335 RSF available (divisible)
- Oversized floor plate and potential demising points ensure flexibility and growth
- Dense configuration perfect for marketing & tech firms
- Additional restrooms to support dense user requirements
- Multiple break rooms and conference rooms in each quadrant
- 3.5/1000 free parking in deck and free surface parking lot on site

# LOCATION & DEMOGRAPHICS



## OFFICE SPACE



**36MM**

Square feet of office space compared to 25 million square feet in Midtown Atlanta

## PILL HILL MEDICAL FACILITIES



**3.5MM**

Patient visits annually with 20,000 Physicians & Employees

## MILLENNIALS



**15%**

Within Dunwoody Central Perimeter

## BUSINESSES



**8,719**

Within 3 mile radius with 163,303 Employees

## BACHELOR'S DEGREE OF HIGHER



**68%**

Within Dunwoody Central Perimeter

## AVG HOME VALUE



**\$493K**

Within Dunwoody Central Perimeter

### POPULATION

**13,193**  
1 Mile

**108,012**  
3 Miles

**243,389**  
5 Miles

### DAYTIME POP

**66,527**  
1 Mile

**187,863**  
3 Miles

**322,217**  
5 Miles

### HOUSEHOLDS

**7,458**  
1 Mile

**50,363**  
3 Miles

**105,117**  
5 Miles

### WHITE COLLAR EMPLOYED

**90.7%**  
1 Mile

**82.3%**  
3 Miles

**76.2%**  
5 Miles

### AVG HH INCOME

**\$123,000**  
1 Mile

**\$128,000**  
3 Miles

**\$136,000**  
5 Miles

*SCHEDULE  
A TOUR*

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