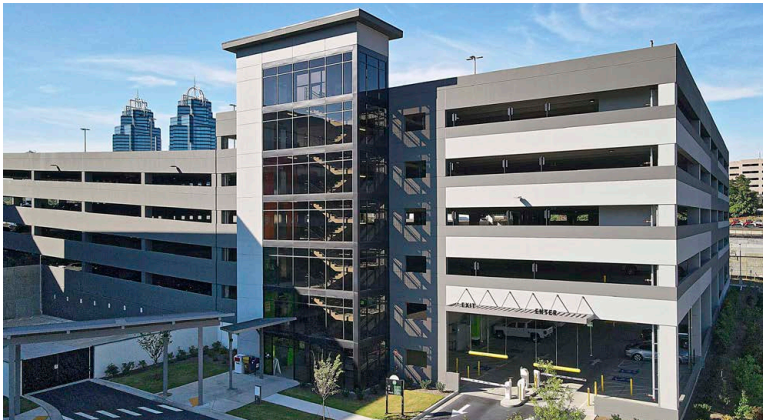




STATE OF THE ART MEDICAL COMPLEX



AMENITIES

- Completely renovated common areas, restrooms, and mechanical systems
- Modernized interiors and exteriors
- New 300,000-square-foot parking deck with 1,363 well-lit spaces
- Full-service café, The Fancy Pantry, open five days a week for breakfast and lunch, serving fresh homemade food daily
- 110-person conference room with full AV capabilities, catering kitchen
- WiFi-enabled outdoor seating in 2+ acres of beautifully landscaped green space
- Improved air quality with MERV-13 air filters
- Premier “Pill Hill” location with immediate access to I-285 and GA-400
- Two walkable MARTA stations within a 1-mile radius
- Close proximity to Perimeter Mall and numerous restaurants and shopping options
- Stoplight access directly to The Commons

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MEDICAL SPACE REIMAGINED

The Commons at Lake Hearn, set on 12.1 acres, offers 355,000 square feet of serene and sophisticated medical and life science space. This newly refreshed three-building campus emphasizes a calming, clean, and professional atmosphere. New enhancements include modernized interiors and exteriors, and a newly constructed 300,000 square foot parking deck with 1,363 well-lit spaces, all designed to foster a tranquil and focused work environment.

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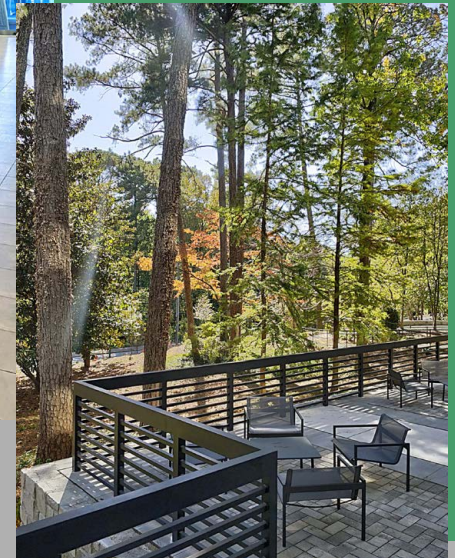
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GREEN SPACE FROM THE OUTSIDE IN

The campus boasts nearly 2 acres of green space that carries into the indoor spaces, featuring:

- Lushly landscaped areas with outdoor seating and WiFi access
- 1,200 square feet of covered walkways
- Eco-friendly rain gardens
- Live greenery in the halls of each building

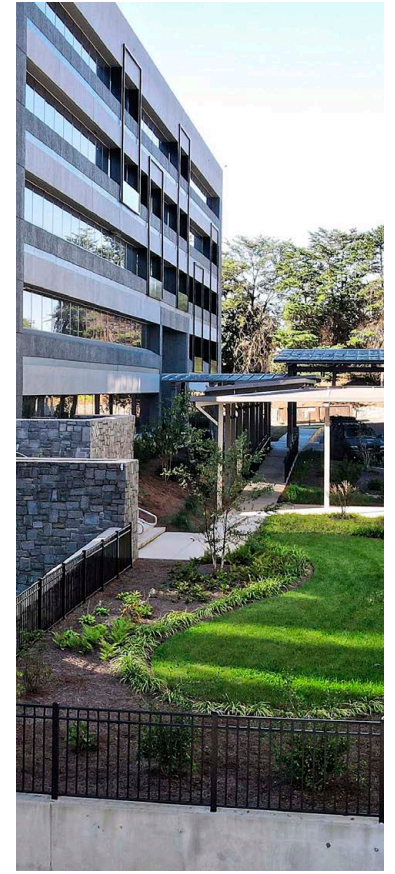
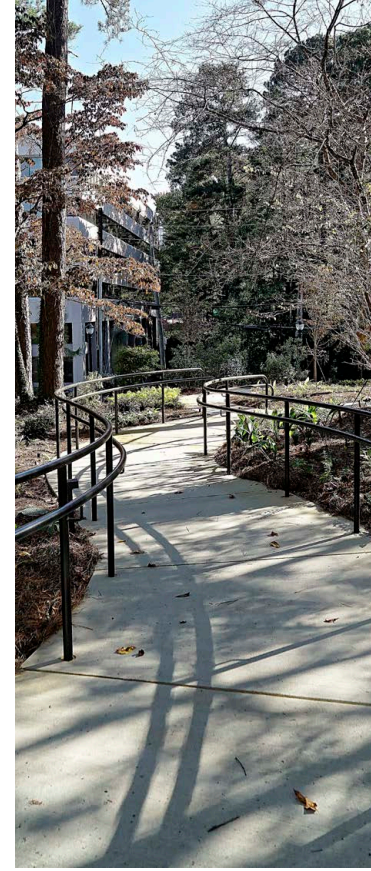
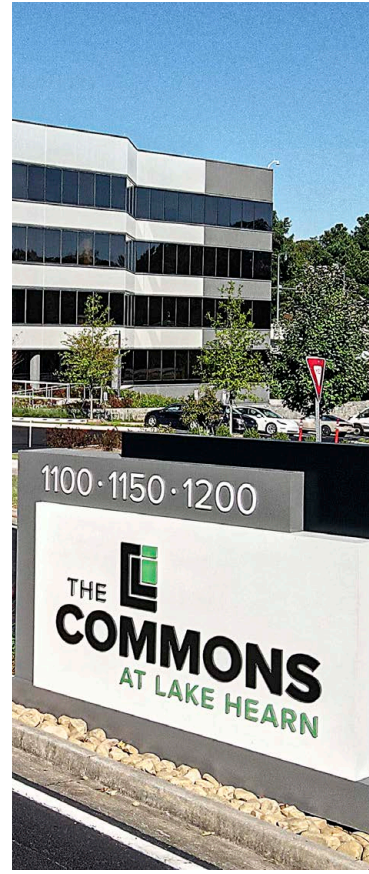


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INTERIOR FINISHES

The Commons offers completely renovated common areas, restrooms, and mechanical systems. It is complete with gently-curved wood features with soft back-lighting to help bring movement into the space, connecting the outside with the inside. The space features modernized elevator equipment with gurney-capable cabs and a battery backup system to ensure safe descent to the next available floor. Additionally, air quality is improved through the use of MERV-13 air filters, and the facility benefits from upgraded wayfinding systems for enhanced navigation.

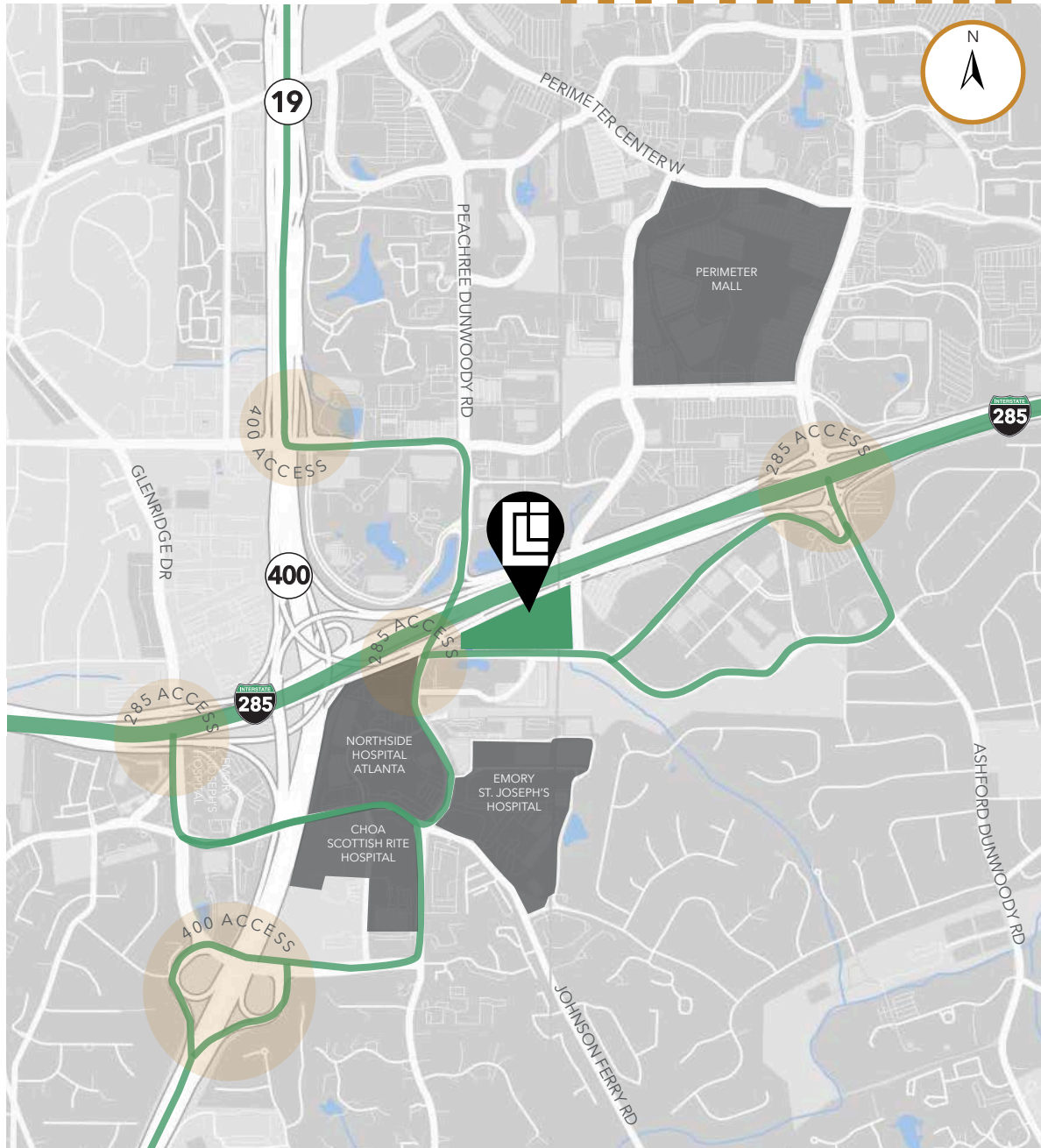




ONSITE CAFE

The Commons features its own on-campus café, Fancy Pantry, which serves breakfast and lunch Monday through Friday. Guests can enjoy their meals in the inviting indoor seating area or take advantage of the seamless connection to the expansive outdoor area. The outdoor space is enhanced with WiFi, ceiling fans, and lush greenery, providing a refreshing and connected dining experience in a tranquil setting.





PERFECTLY LOCATED

- Premier “Pill Hill” location, Atlanta’s leading healthcare community
- 3 major hospitals within a 5-miles radius
- Close proximity to I-285 and GA-400
- Two walkable MARTA stations within a 1-mile radius
- \$1 billion in improvements to the I-285 and GA 400 interchange
- Easy access to the Perimeter Trail System, with future expansion to Path 400
- Perimeter Traffic Operations Program (PTOP) with synchronized traffic signals to reduce congestion
- Numerous retail and dining options nearby
- Quick access to Perimeter Mall for retail needs and fast casual dining
- 11 hotels and 46 restaurants within a 1-mile radius

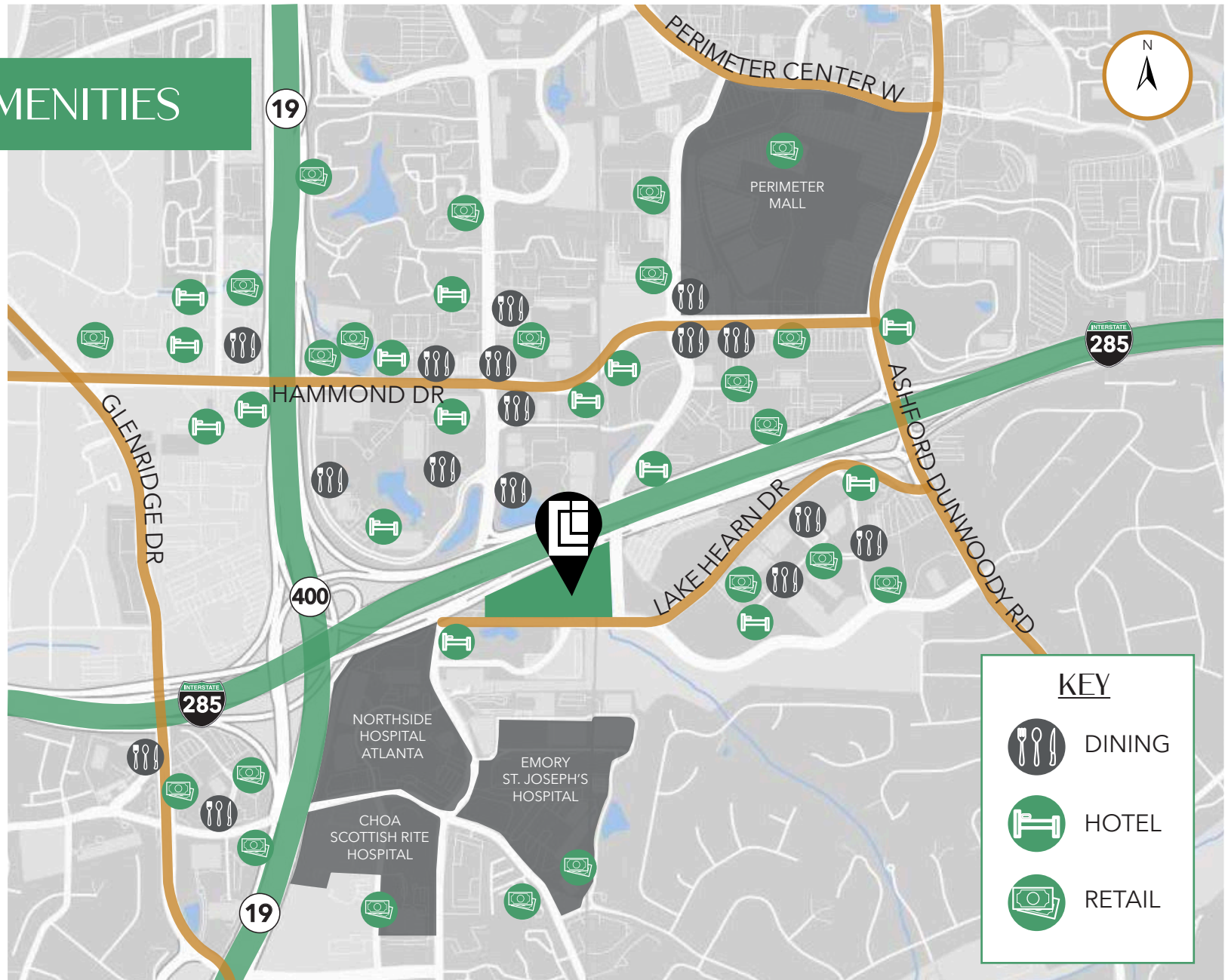
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AMENITIES



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