

CAMPUS 244

PRIME RESTAURANT SPACE AVAILABLE



244 Campus Way
Dunwoody, GA 30346

partners

CAMPUS 244

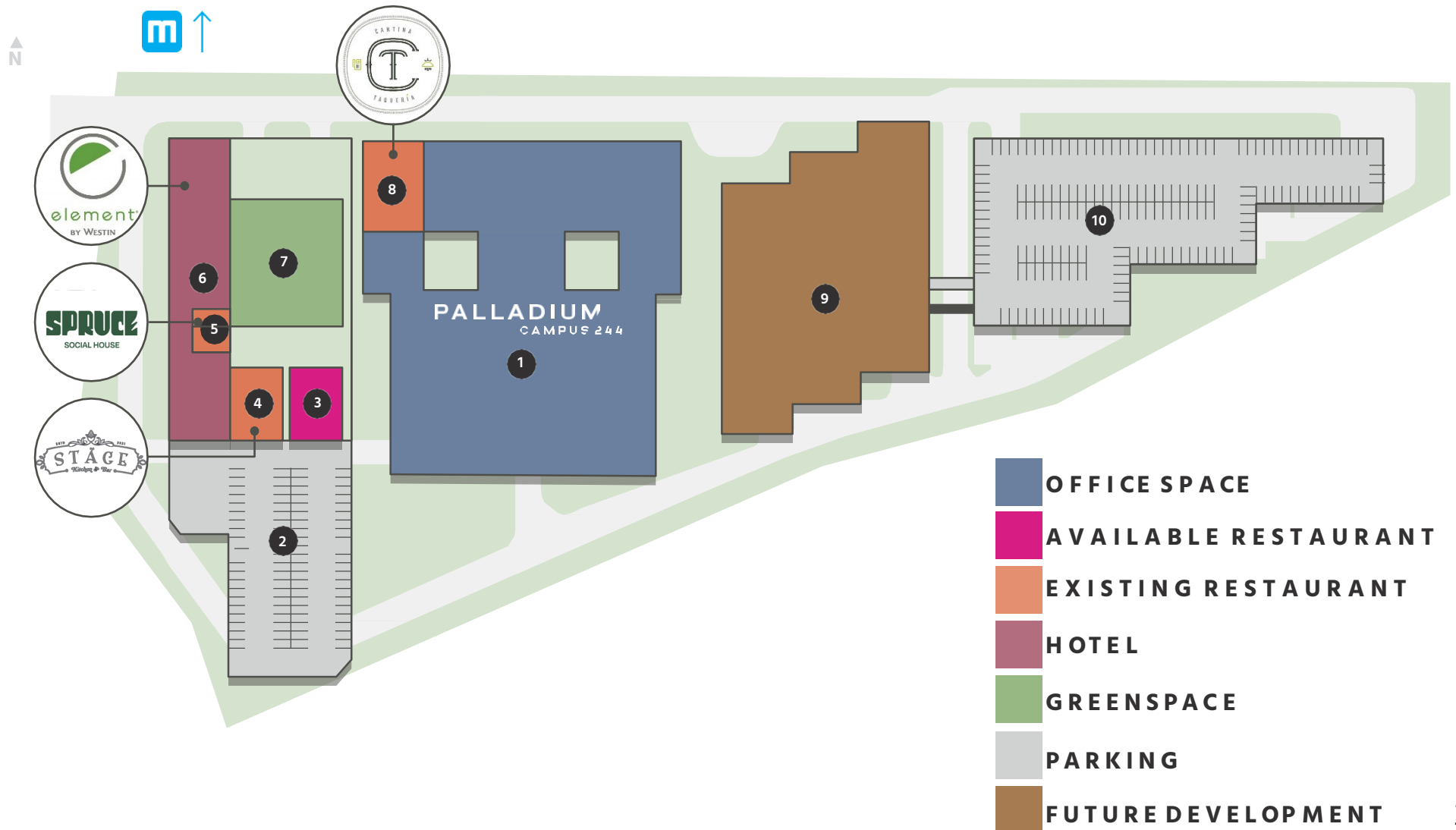
HIGHLIGHTS

- Walkable 12-acre campus
- 400,000 sf Class-AA office building
- Upscale Element by Westin Hotel
- Chef-driven local eateries: CT Cantina, Stäge Kitchen & Bar, and Spruce Social House
- Close proximity to 1.7 million sf State Farm Campus with 8,000 employees
- Easy access to I-285 and GA-400
- Less than ½ mile to Perimeter Mall
- 3-minute walk to Dunwoody MARTA Station and 1 stop to Buckhead

5,800 sf Prime
Restaurant with
Patio Available

CAMPUS SITE MAP

- | | | |
|--|--------------------------|--------------------------|
| 1. Palladium Office Building (Phase 1) | 5. Spruce Social House | 9. Phase 2 Development |
| 2. Parking Deck | 6. Element by Westin | 10. Phase 2 Parking Deck |
| 3. Available 5,800 sf Restaurant | 7. Outdoor Amenity Space | |
| 4. Stäge Kitchen & Bar | 8. CT Cantina Taqueria | |



RESTAURANT FEATURES

- 5,800 sf with prime outdoor dining patio overlooking central landscaped greenspace
- Brand-new build with customizable floor plan
- Stunning brick + masonry exterior with full-height glass doors and windows
- Architecturally pleasing canopies and sconce lighting surrounding the building
- 2 Full-height glass roll-up doors allows for flexible indoor/outdoor dining
- High ceiling with wooden trusses
- Ability to add second floor mezzanine space
- 45-ton HVAC
- 800 Amp panel
- Grease trap





TEST FIT

MODULAR, HIGHLY CUSTOMIZABLE FLOOR PLAN

92 / MAIN DINING

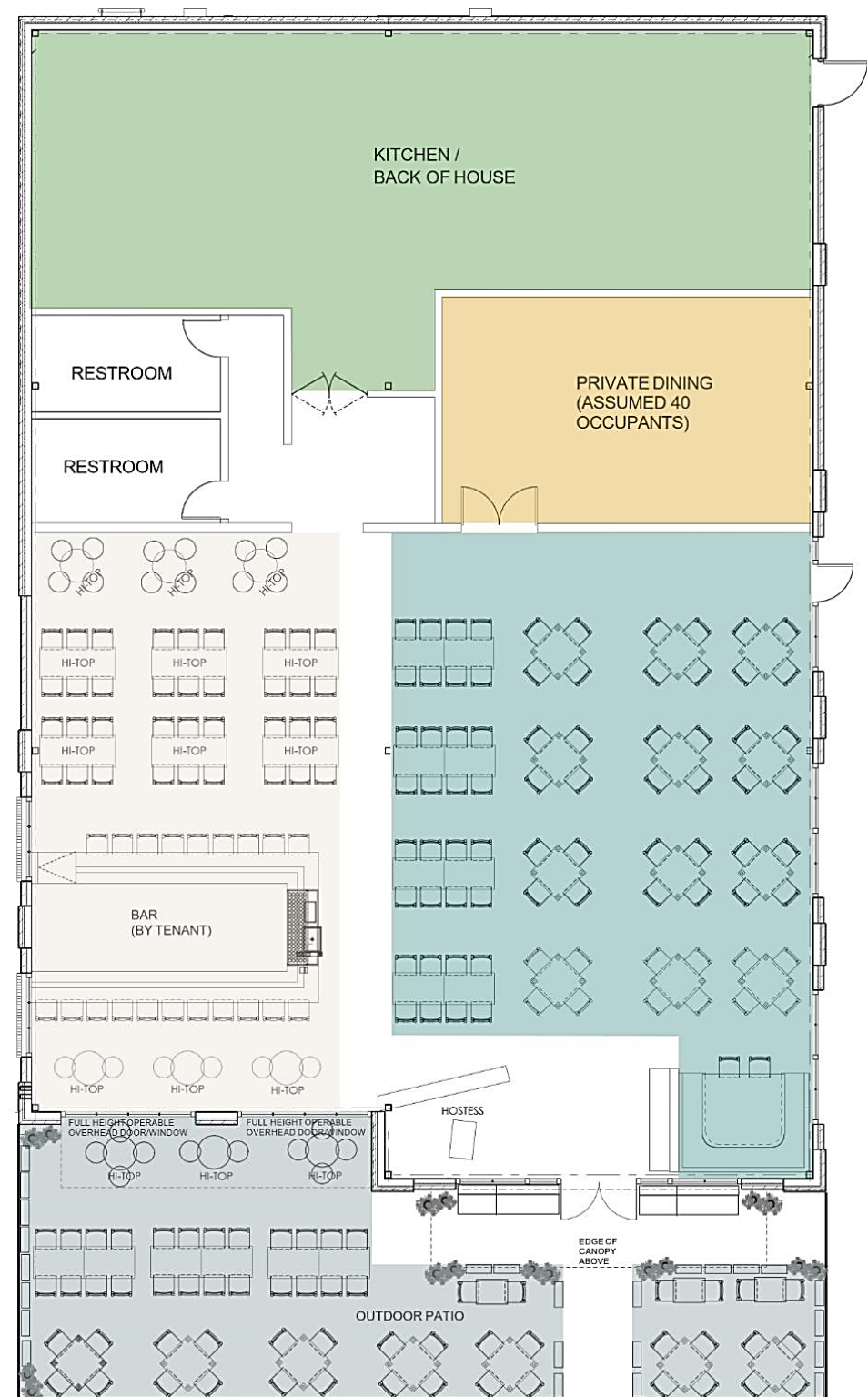
74 / BAR/HIGH TOP SEATING

40 / PRIVATE DINING

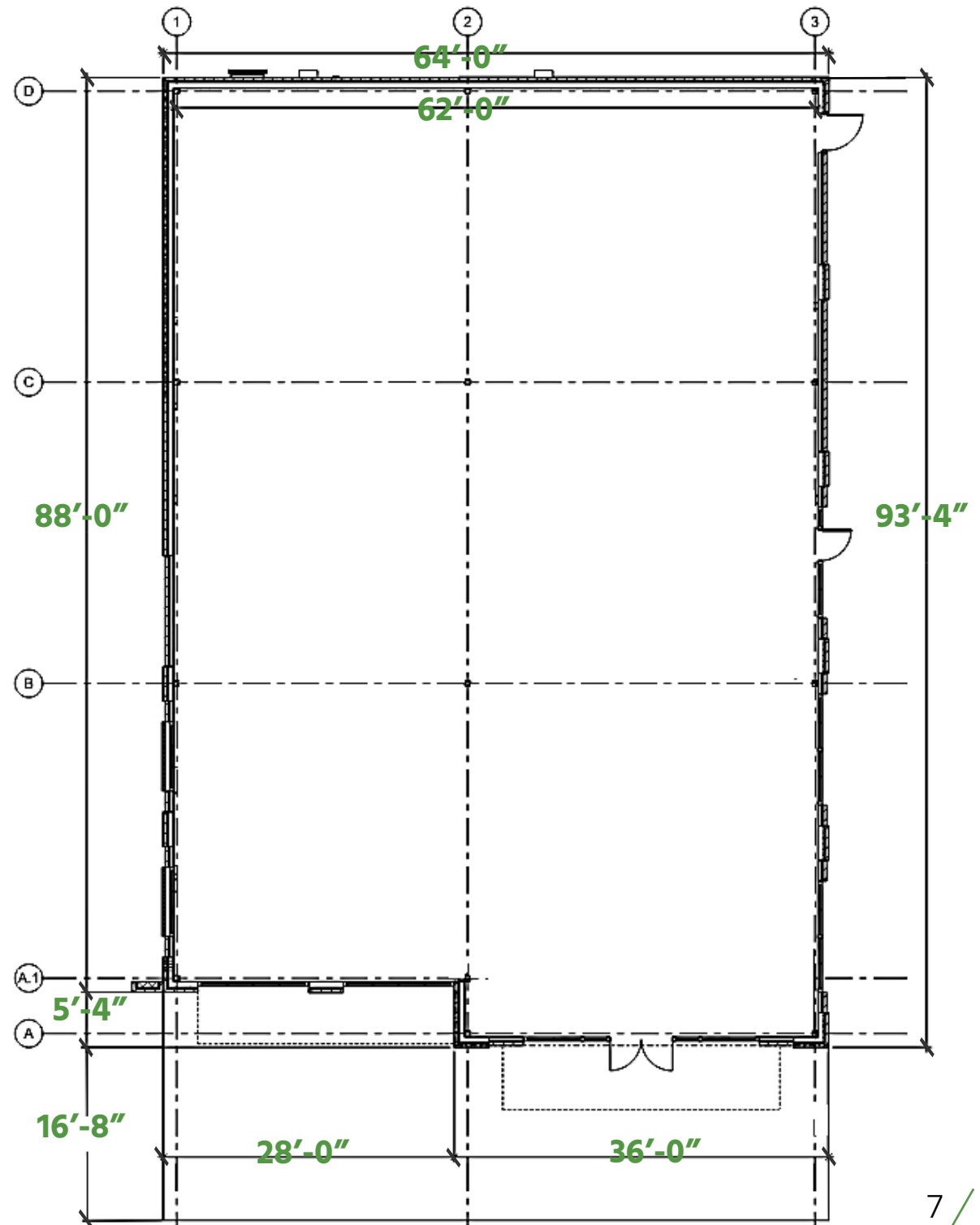
68 / PATIO/OUTDOOR SEATING

KITCHEN/BACK OF HOUSE

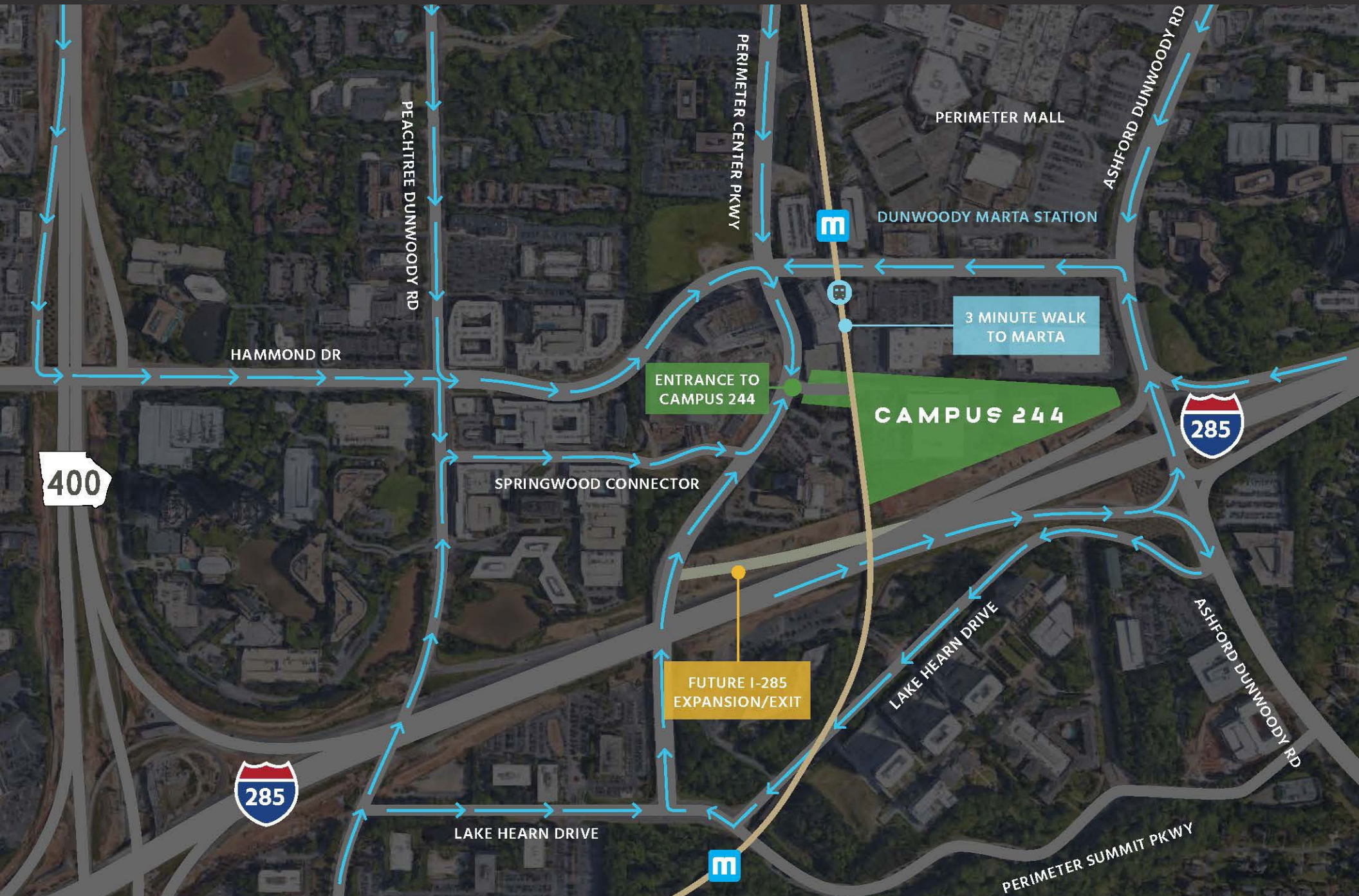
274 TOTAL SEATS



RESTAURANT FLOOR PLAN



LOCATION MAP



DEMOGRAPHICS

1 MILE RADIUS/

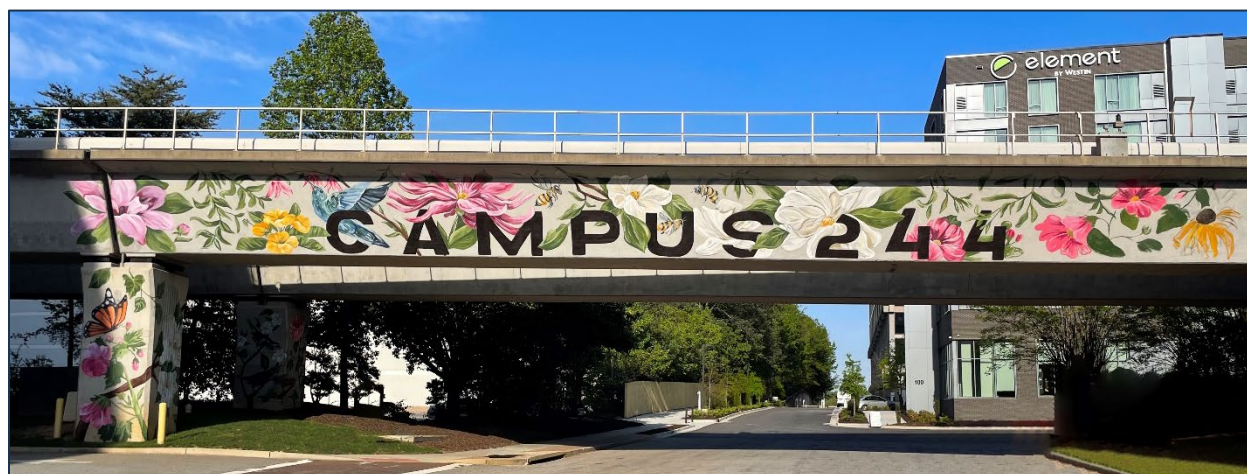
13,947	7,260	\$143,316	58,131
Population	Households	Avg HH Income	Daytime Pop

3 MILE RADIUS/

116,415	53,870	\$174,930	145,301
Population	Households	Avg HH Income	Daytime Pop

5 MILE RADIUS/

271,390	119,896	\$185,349	263,933
Population	Households	Avg HH Income	Daytime Pop



LEASING

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