

# PAVILION CENTER

ROSWELL, GEORGIA



GA-400/NORTH FULTON OFFICE INVESTMENT OPPORTUNITY

## INVESTMENT HIGHLIGHTS

### DESIRABLE NORTH FULTON LOCATION & AREA ACCESS

- Located in Roswell, one of North Fulton's most desirable residential and business centers, one of CNN's top 100 best places to live in 2010.
- Positioned near Old Alabama Road's Country Club Corridor, the property is nestled within 15 minutes of nearly 12 golf clubs.
- Direct access to the GA-400/Holcomb Bridge Road interchange with convenient drive times to Central Perimeter (6.5 miles) and Buckhead (10 miles) via GA-400.
- Holcomb Bridge Road is North Fulton's longest East/West connector, offering direct access to Norcross, Acworth, Canton, Stone Mountain and Woodstock, three major interstates – I-575, I-75 and I-85, as well as GA-400 and Highway 78.

### NORTH FULTON EMPLOYMENT & AMENITIES

- Surrounded by an impressive array of restaurants along Holcomb Bridge Road and The Home Depot, Publix, and Fortune 500 corporation Kimberly-Clark's ±95-acre campus.
- Major area employers include, AT&T, ADP, McKesson, UPS, Siemens and Verizon.
- One exit south of 1.3M SF North Point Mall and three exits south of the new \$600M Avalon retail project.
- Accessibility to North Fulton, Central Perimeter and Peachtree Corners office markets and a quality labor pool (59% of residents possess a bachelor's degree or higher, according to ESRI).

### OPPORTUNITY ZONE ADVANTAGE

- Located within Roswell's Opportunity Zone - Pavilion has a marketing advantage by offering new companies the Opportunity Zone Job Tax Credit, which offers \$3,500 per new employee per year for five years.

### NORTH FULTON'S VIBRANT SUBMARKET

- Second largest concentration of executive decision makers in metro Atlanta and nearly 19M SF of office.
  - » 13M SF of Class A office, similar to Buckhead and larger than Midtown.
- GA-400 is considered the "Golden Corridor" for its diverse mix of industries, including telecommunications, healthcare, finance, professional services and logistics, along with connecting Buckhead to Alpharetta.

### FLEXIBLE SPACE FOR SMALL & MID-SIZE TENANTS

- Average floor size of 14,000 SF.
- Abundant free parking and onsite conference room.

### MINIMAL CAPITAL EXPOSURE

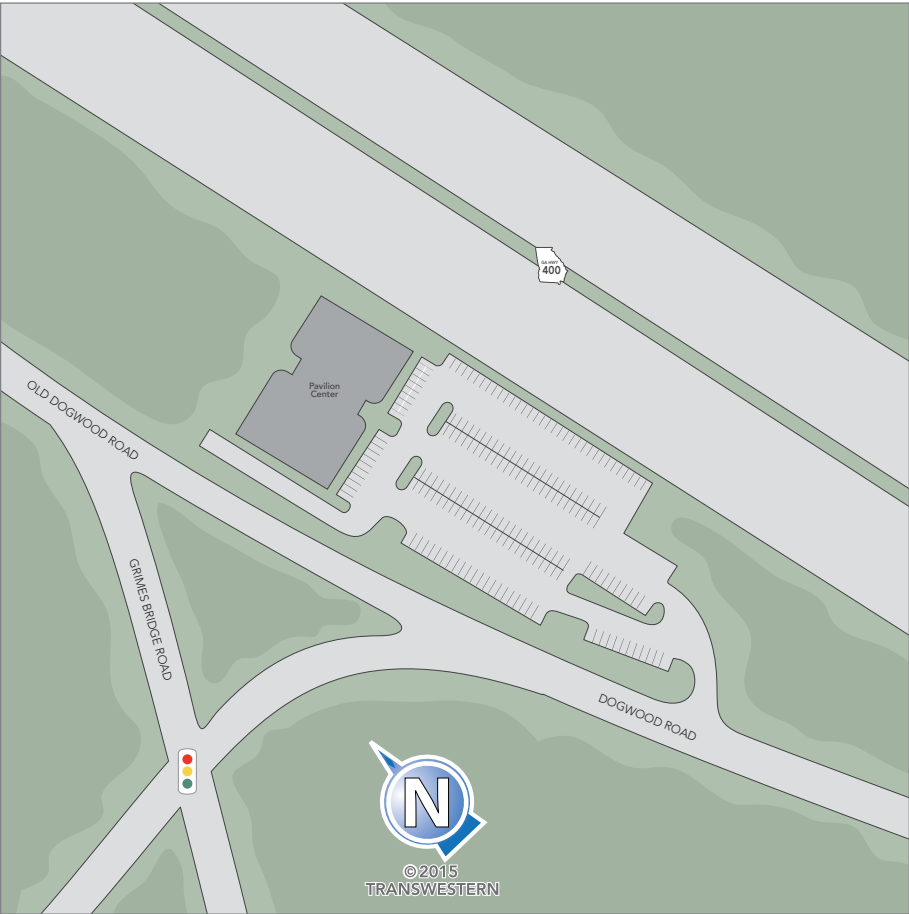
- Pavilion Center should require little immediate capital improvements due to recent common area renovations, a roof replacement in 2005, and the mechanical systems being well-maintained and routinely- serviced.
- Historically low TI costs associated with leasing. Vacancies are move-in ready or require minimal TI.





PROPERTY SPECIFICATONS

ADDRESS	9755 Dogwood Road, Roswell, Georgia
JURISDICTION	City of Roswell, Fulton County, State of Georgia
TAX PARCEL NUMBER	12-2300-0536-042-3
ZONING	OP (Office Professional)
SITE SIZE	±2.74 acres
PARKING	3.8/1,000
PROPERTY TYPE	Office
YEAR BUILT	1984
PROPERTY SIZE	±44,904 RSF
OCCUPANCY	92.4%
BUILDINGS	1
STORIES	3
CONSTRUCTION	<p><b>Foundation:</b> Slab on grade foundation with spread footings supporting structural steel framing. Concrete floors over a metal deck provide a live floor load of 50lbs per square foot.</p> <p><b>Exterior Walls:</b> Brick with cream accent trim and a grand arch at building entrance</p> <p><b>Roof:</b> Built-up system installed in 2005</p> <p><b>Windows:</b> Deeply tinted thermal pane reflective glass</p>
INTERIOR BUILDOUT	<p><b>Ceilings:</b> 2' x 2' suspended acoustical ceiling with regular glacier tiles; 8.5' ceiling height</p> <p><b>Interior Finishes:</b> Main lobby is carpeted with exposed brick walls. Carpeted floors, wall coverings and indirect lighting in all common areas. Restrooms have tiled floors and wall covering.</p> <p><b>Elevator:</b> One 2,500 lbs capacity Dover Hydraulic passenger elevator.</p>

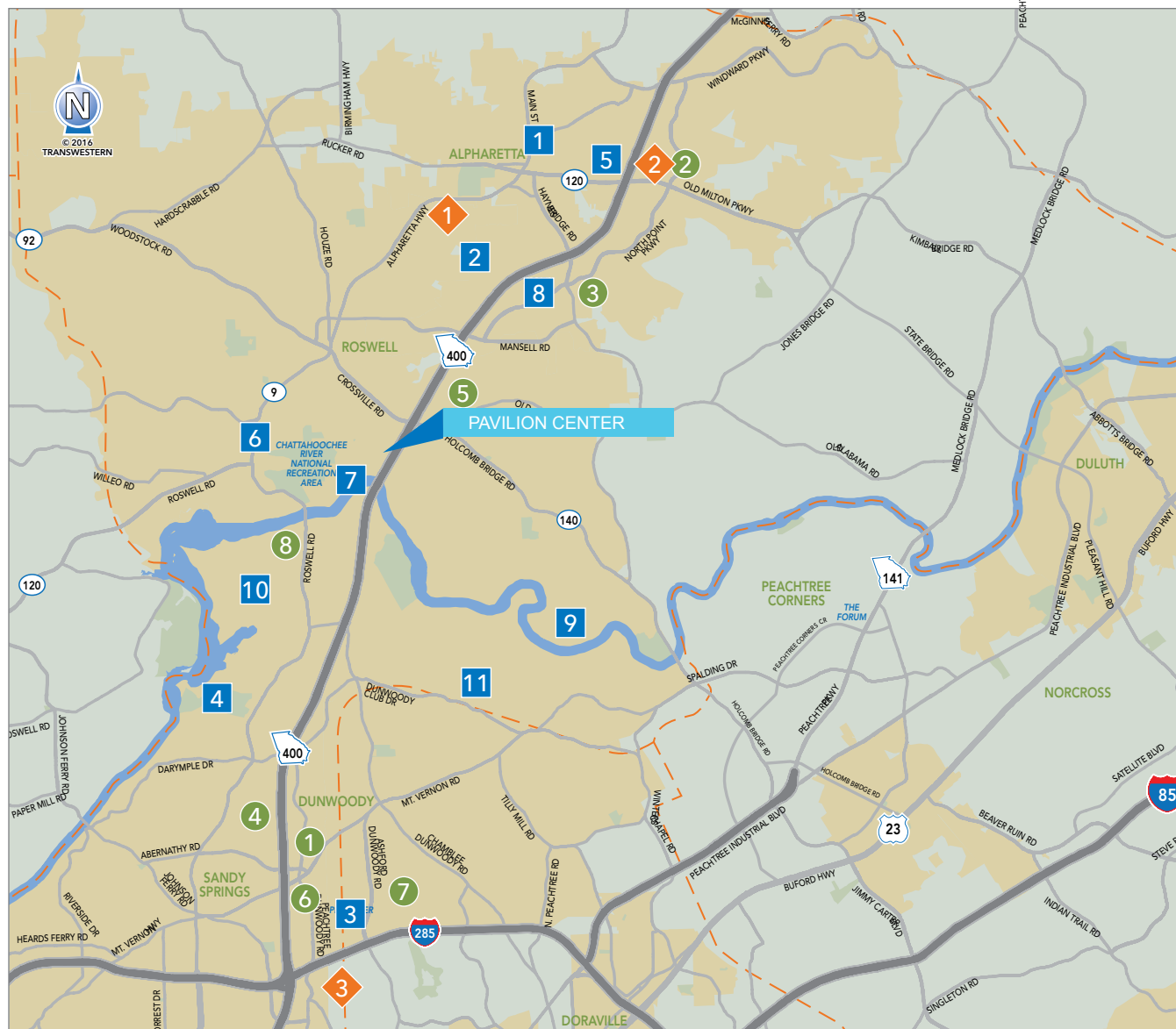


BUILDING SYSTEMS

**HVAC:** Four (one 50-ton, two 30-ton and one 20-ton roof top) units with electric heat supply a variable volume system that is fully DDC controlled by a building automation system installed in 2012. Three new HVAC units were installed in 2005.

**Lighting:** 2' x 2' or 2' x 4' T8 fixtures in tenant spaces with prismatic or parabolic lenses, and T5 lamps in common areas.

## NORTH FULTON & SURROUNDING SUBMARKET HIGHLIGHTS



### RETAIL / ENTERTAINMENT □

1. Downtown Alpharetta
2. Verizon Wireless Amphitheater
3. Perimeter Mall
4. Steel Canyon Golf Club
5. Avalon Development
6. Downtown Roswell
7. Chattahoochee River Recreational Area
8. North Point Mall
9. Horseshoe Bend
10. Cherokee Golf Club
11. Dunwoody Country Club

### MEDICAL ◇

1. North Fulton Hospital
2. Northside Alpharetta Medical Campus
3. Pill Hill (Northside Hospital, Emory Saint Joseph Hospital, Children's Healthcare of Atlanta)

### AREA COMPANIES ○

1. Oracle
2. FM Global
3. AT&T Mobility
4. UPS World Headquarters
5. Kimberly-Clark
6. Cox Communications
7. State Farm
8. DR Horton

### FOR MORE INFORMATION, CONTACT:

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