

CROWN POINTE



1040 & 1050 CROWN POINTE PARKWAY, ATLANTA

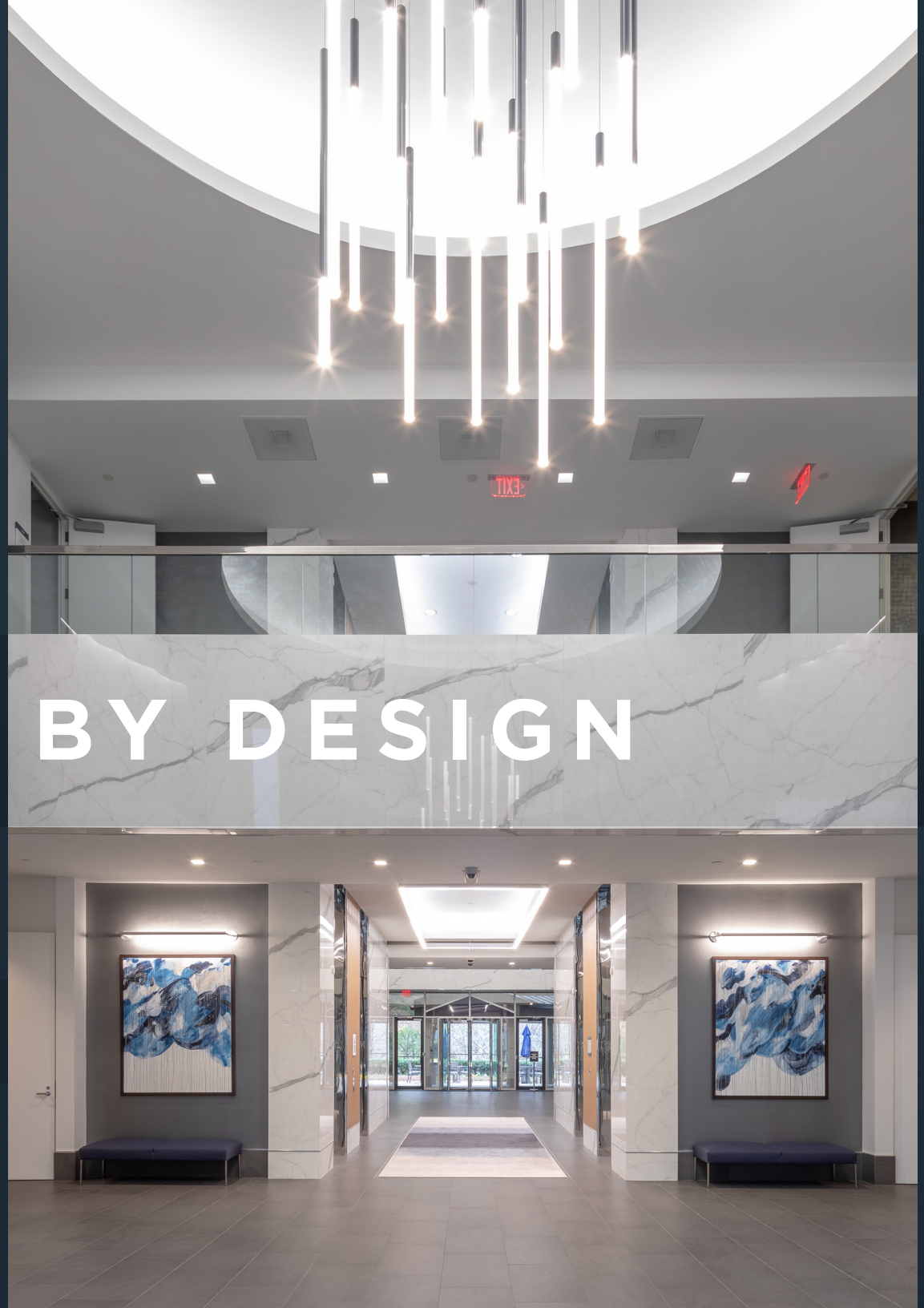


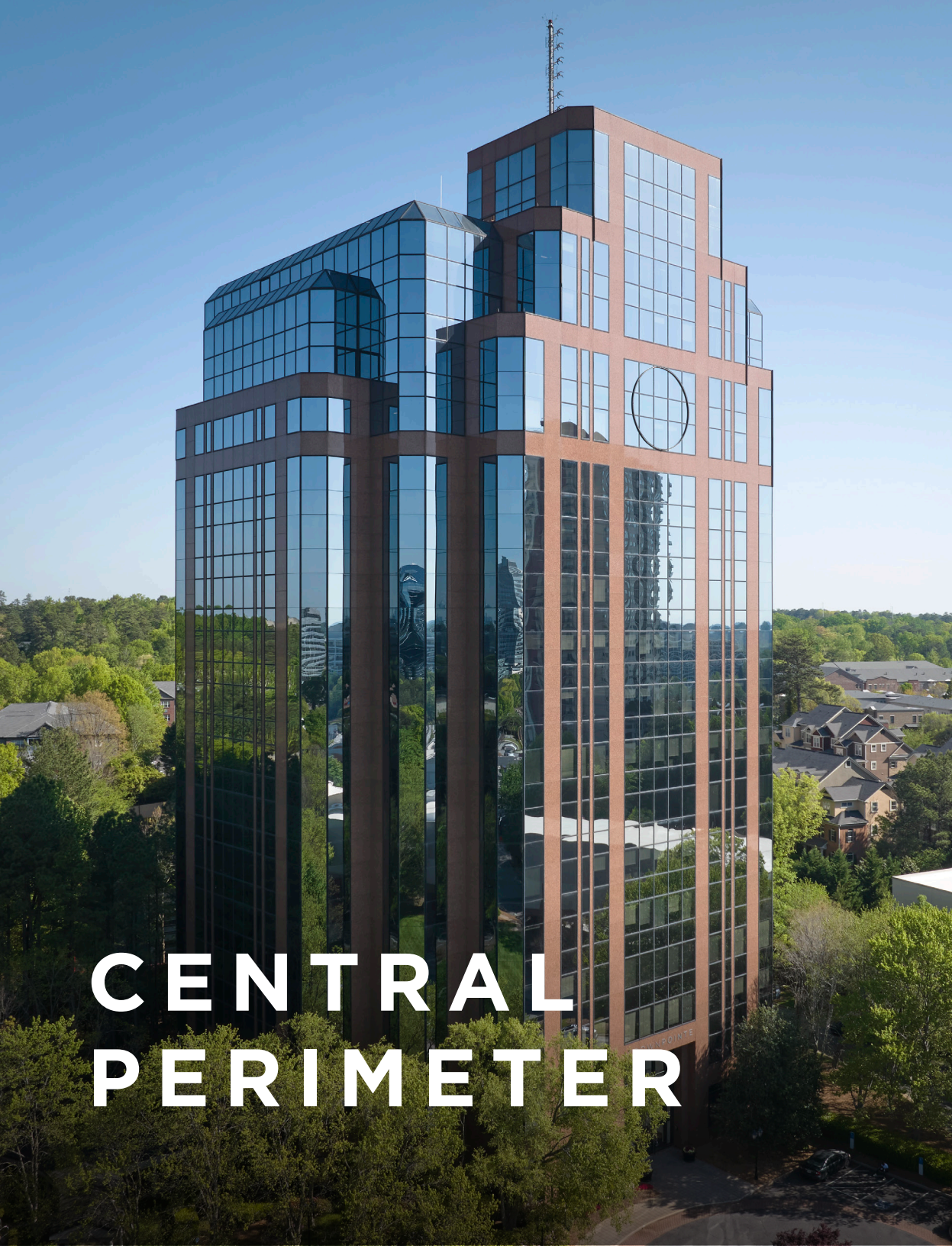
Reimagined through a multi-million-dollar transformation, Crown Pointe delivers a modern two-building office campus located in Atlanta's most desirable office submarket. Located steps from Perimeter Mall and Ashford Lane, two of the area's premier mixed-use destinations, the campus transcends beyond the traditional suburban office to deliver an experience-driven workplace sought by today's leading companies.

DYNAMIC BY DESIGN

HIGHLIGHTS

- Two-building, Class A office towers
- **LARGE BLOCK OPPORTUNITIES:**
 - 1040 - 69,494 SF TOTAL
 - 1050 - 35,438 SF TOTAL
- High-end finishes & contemporary design
- Abundant natural light
- Enhanced tenant amenities





CENTRAL PERIMETER

ATLANTA'S LARGEST OFFICE SUBMARKET

Within 5 miles

Total Population	243,310
Average HH Income	\$116,679
Median Age	37
Bachelor's Degree	40.9%
White Collar Employment	30.6%
Graduate Degree	81.6%
Infrastructure Improvements	\$800M+

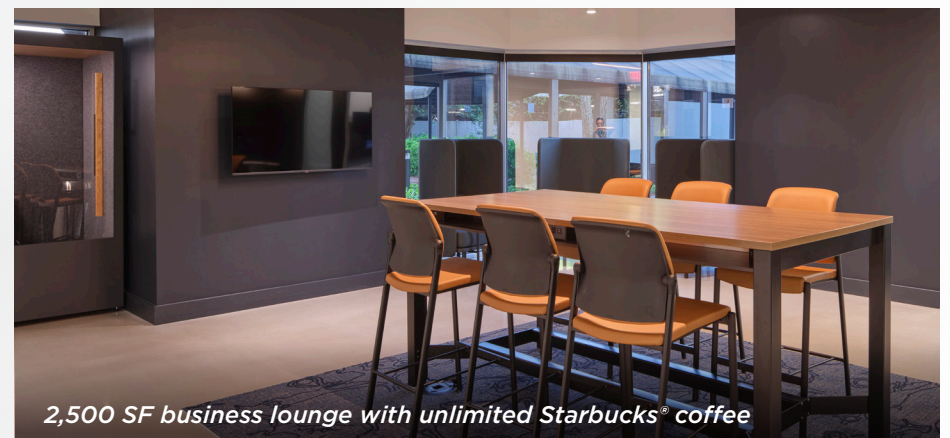


CURATED AMENITIES

Reserve-ready conference spaces (16-45 people)



On-site micro market



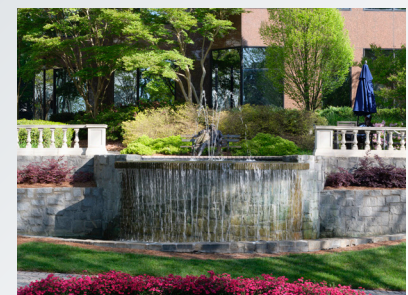
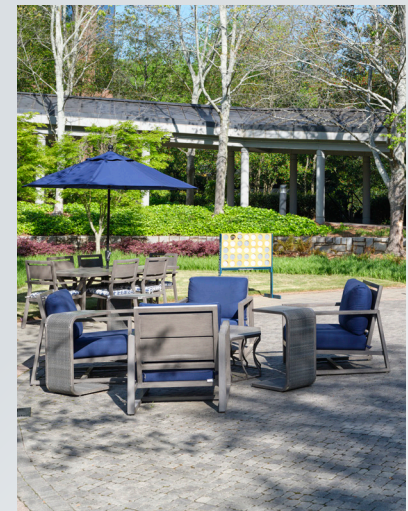
2,500 SF business lounge with unlimited Starbucks® coffee



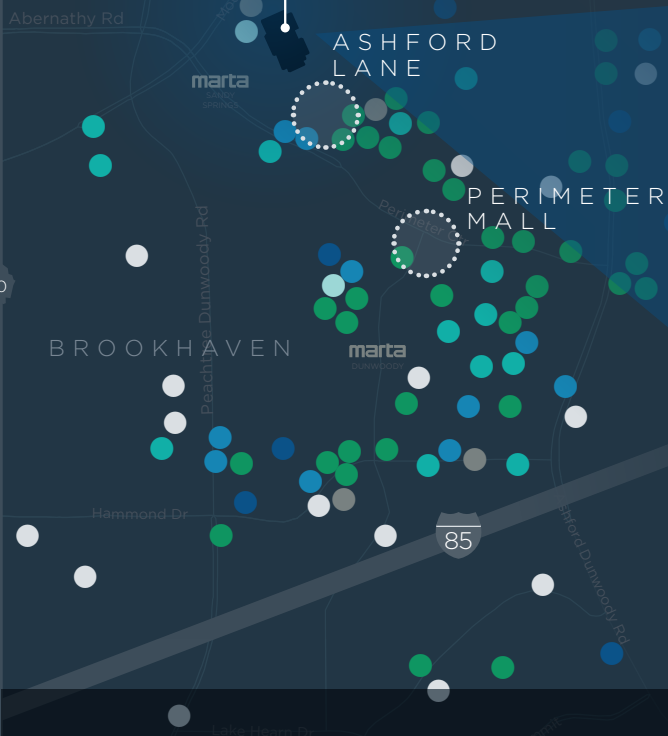
Upgraded fitness center, refinished locker rooms & showers



Outdoor walking paths & plentiful green space



CROWN POINTE



LIFESTYLE DRIVEN EXPERIENCES

Crown Pointe is the ideal location for teams who want more out of their workday. Surrounded by a dynamic mix of walkable dining, retail activated green spaces, the campus keeps the energy high and options endless.

15	RETAIL	3	FITNESS
4	ENTERTAINMENT	18	HOTELS
15	FAST FOOD	20	MULTIFAMILY
43	RESTAURANTS		

CROWN POINTE



ASHFORD LANE
Outdoor mall offering a variety of local and nationally branded dining, office and lifestyle shopping.

1 MIN DRIVE
5 MIN WALK



PERIMETER MALL
Over 150+ retail and restaurant options

3 MIN DRIVE
10 MIN WALK

RETAIL AMENITIES

1. CAVA
2. Chipotle Mexican Grill
3. Culinary Dropout
4. Hawkers
5. HOBNOB Tavern
6. Paris Baguette
7. Politan Row
8. Superica
9. Sweetgreen

CAVA  CHIPOTLE
MEXICAN GRILL

 CULINARY DROPOUT  HOBNOB
Tavern

 HAWKERS  PARIS BAGUETTE
BAKERY CAFE

 POLITAN ROW
at Ashford Lane

 Superica  sweetgreen

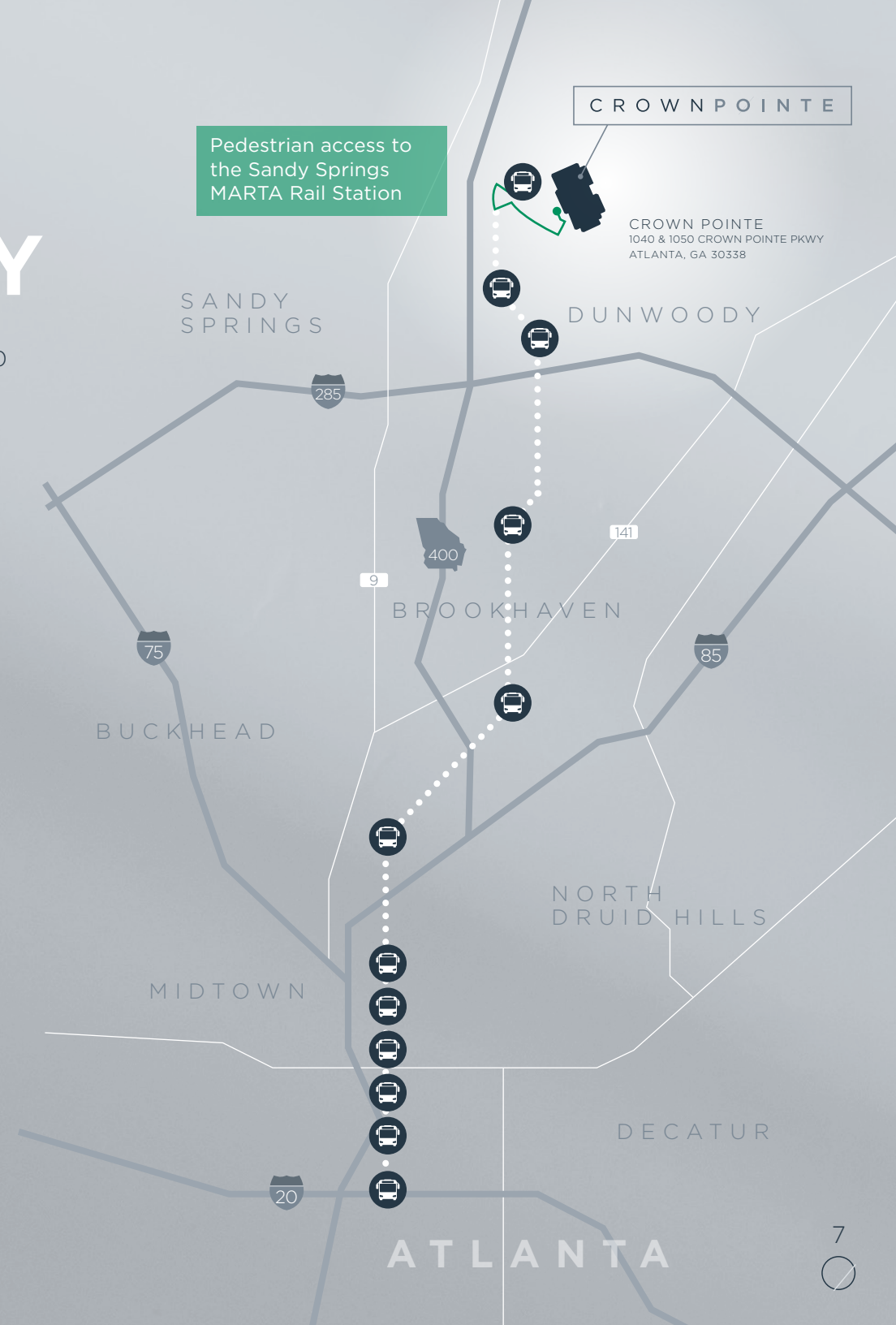
EXCEPTIONAL CONNECTIVITY

Strategically positioned just inside I-285, adjacent to GA 400 and with direct access to the MARTA Sandy Springs station, Crown Pointe offers tenants seamless connectivity from all corners of Atlanta.

DRIVE TIME

MIN.

2	MARTA Sandy Springs Station
5	GA 400 via Hammond Drive
6	Sandy Springs via Mount Vernon Highway
6	I-285 via Ashford Dunwoody Road
10	Brookhaven via Ashford Dunwoody Road
15	Buckhead via GA 400
20	Downtown Atlanta via GA 400/Connector



FACT SHEET



LANDLORD:

Alkamy Capital Real Estate

LEASING TEAM:

Cushman & Wakefield

PROPERTY MANAGEMENT:

Transwestern

RENOVATION ARCHITECT/DATE:

Nelson 2017



AVAILABLE

CROWN POINTE /1040

CROWN POINTE /1050

Rentable Building Area(s)	229,442 RSF	280,400 RSF
Stories	10	17
Typical Floor Size	24,254 SF	17,719 SF
Conference Center	45 person	16 person
Elevators	Four (4) passenger, one (1) freight	Six (6) passenger, one (1) freight
Emergency Power	200 KW cat	500 KW cat
Parking Ratio	3/1000 (complimentary surface and structured parking for all tenants and guests)	
Signage	Top of building AND tenant monument signage	
Access & Security	24/7 manned security on-site	
Fiber Accessibility	Multiple service providers available	
Public Transportation	Direct pedestrian pathway from project to MARTA Sandy Springs station from inside covered parking deck. Multiple bus stops within walking distance.	



CROWNPOINTE

FOR MORE INFORMATION, PLEASE CONTACT:

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