

LENOX PARK

One Million Square Feet of Possibilities



BRIDGE INVESTMENT GROUP

32 Acres

Activated Live/Work/Play Spaces

1.0+ Million

Square Feet of Office



The Opportunity

A unique opportunity to secure prime, connected Class A office space in one of the nation's premier business districts - Buckhead, Atlanta's premier office, retail, and residential neighborhood.



The Opportunity

1277 Lenox Park: Ready Now

- 153,093 square feet on 7 floors
- \$6.5+ million in upgrades in past year
- Extensive improvements to exterior with new entrance and tenant drop-off, canopy walk to the park and the soon-to-be finished central park courtyard

2180 Lake Boulevard: Coming Soon

- 350,460 square feet on 12 floors
- 100% available by May 2023 or earlier
- Opportunity to secure more than 500,000 square feet in two facing buildings (1277 and 2180)

1025, 1055 & 1057 Lenox Park: Anchors

- 537,162 square feet between the 3 buildings
- Potentially available in mid-2023
- \$10.3 million in upgrades to 3 buildings
- Facing the lake, with walking and biking trails, outdoor meeting spaces, fire pits, game areas, entertainment activation, outdoor wifi, and much more



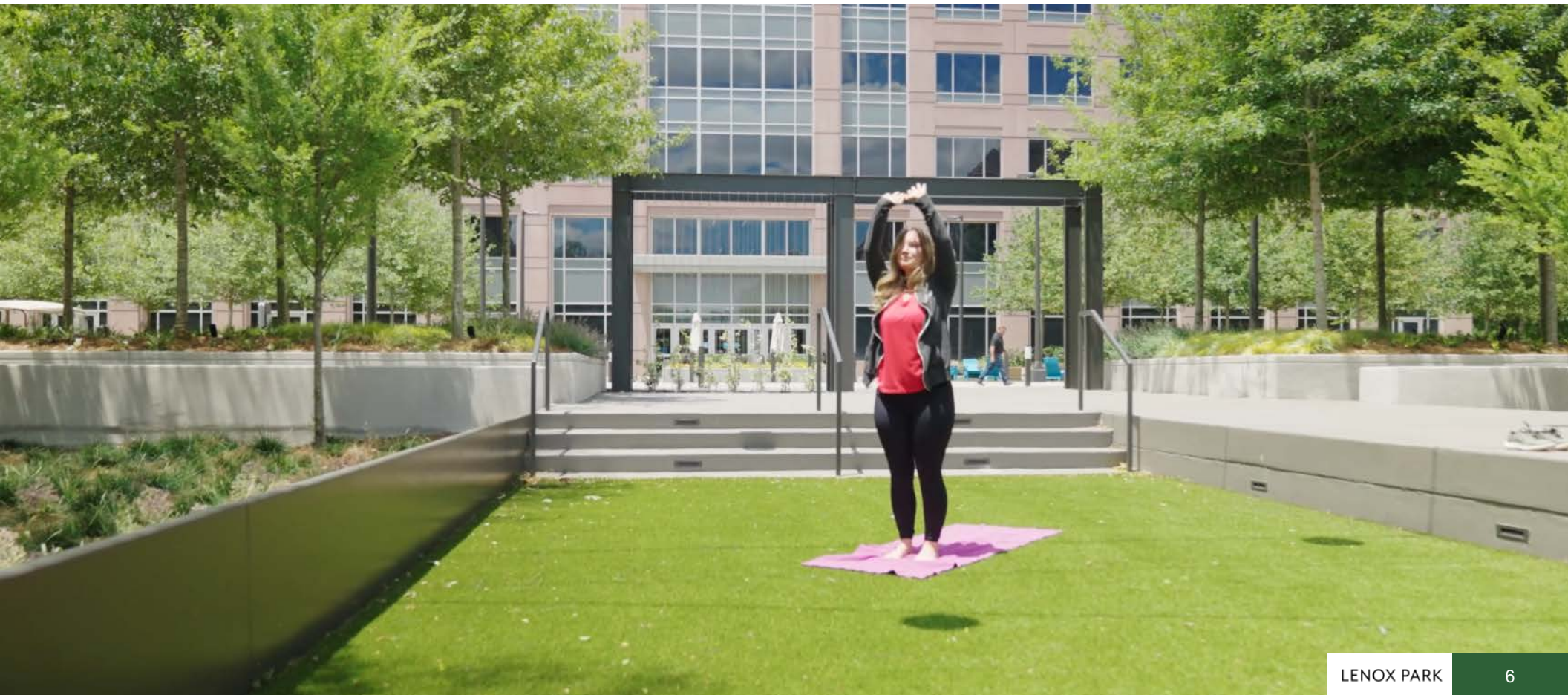
Elevating The Campus

The Food & Beverage Gathering Spot (under construction):
Anchoring the courtyard between the 1025, 1055 and 1057 buildings,
this new entryway to amenities enhances the campus feel.



Wellness Advantages

Office campus amenities (including walking and biking trails and a dog park) allow Lenox Park tenants to incorporate the entire park as an outdoor element of their office environment, with full wifi access, and spaces for outdoor meetings and casual gatherings.



Financial Advantages

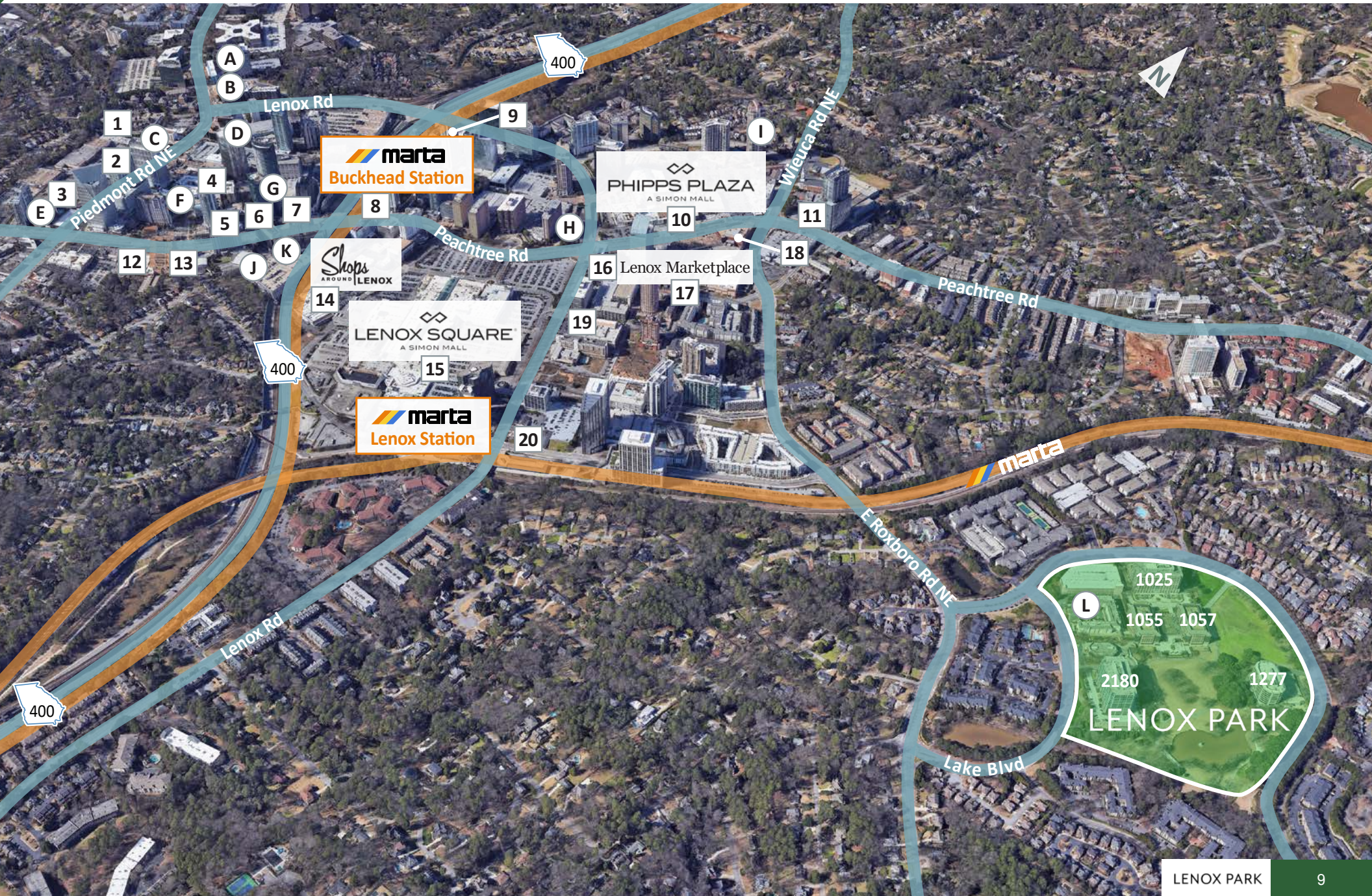
Lenox Park represents an opportunity that can't be replicated in Atlanta. The intown markets of Buckhead, Midtown, and Downtown have few (if any) parcels left on which to build a million-square-foot campus. With a superior, proven location adjacent to Atlanta's premier residential neighborhoods and destination retail, Lenox Park offers rates far below new development or replacement cost.



Ingress-Egress



Amenities



Amenities

RETAIL

LENOX SQUARE®
A SIMON MALL

BURBERRY ★ *macy's* 

Cartier bloomingdale's

Neiman Marcus **PRADA** LOUIS VUITTON

Brooks Brothers  **ZARA**

PHIPPS PLAZA
A SIMON MALL

VERSACE **Dior** *Saks Fifth Avenue*

GUCCI kate spade

TIFFANY & CO.  **RIGBY PELLER**

COLE HAAN **NORDSTROM**

Lilly Pulitzer **SAINT LAURENT**

Shops AROUND LENOX

etüHOME  **fab'rik**

Crate&Barrel lululemon 

Lenox Marketplace

 **TARGET**  **Publix.** 

RESTAURANTS

<p>1 </p> <p>2 </p> <p>3 </p> <p>4 </p> <p>5 <i>Bistro Niko</i></p> <p>6 </p>	<p>7 </p> <p>8 MAGGIANO'S LITTLE ITALY</p> <p>9 SKY HOUSE BUCKHEAD</p> <p>10 DAVIO'S NORTHERN CALIFORNIA CUISINE </p> <p><i>GRAND TUX CAFE</i> AGENCY modern lounge</p> <p>11 TOMO JAPANESE RESTAURANT</p>	<p>12 </p> <p>13 </p> <p>14 FLOWER CHILD HEALTHY FOOD FOR A HAPPY WORLD SEVEN LAMPS</p> <p> True Food KITCHEN</p> <p>15  </p> <p>corner bakery RISE PIES HANDMADE PIZZA</p> <p>Sarku </p>	<p>16 </p> <p>17  IRON HILL BREWERY & RESTAURANT</p> <p>18 </p> <p>19 </p> <p>20 BUCKET SHOP CAFE THE BUCKHEAD CAFE</p> <p>21 </p>
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HOTELS

<p>A </p> <p>B </p> <p>C </p> <p>D SPRINGHILL SUITES® MARRIOTT</p> <p>E </p> <p>F COURTYARD® BY MARRIOTT</p>	<p>G GRAND HYATT®</p> <p>H </p> <p>I </p> <p>J </p> <p>K </p> <p>L Residence INN BY MARRIOTT</p>
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