



Park Center

AVAILABLE
BUILD-TO-SUIT
SITE - PAD 4
Central Perimeter
Atlanta (Dunwoody), GA

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Project Location



HIGH STREET
DEVELOPMENT

DUNWOODY
DEKALB

PERIMETER MALL

DUNWOODY MARTA
STATION AND CONNECTION

HAMMOND DR

Park Center
PHASE 2

Park Center
PHASE 1

EAST WEST CONNECTOR

PERIMETER CENTER PKWY

LAKE HEARN DR

PERIMETER SUMMIT PKWY

BROOKHAVEN
DEKALB

PAD 4

Flexible options for lobby on plaza or
Perimeter Center Parkway

Project Site Plan



DUNWOODY MARTA
STATION AND
CONNECTION

Park Center
PHASE 2

Park Center
PHASE 1

PAD 4

Flexible options for lobby on plaza or
Perimeter Center Parkway

PHASE II
Building 3 | 425,000 SF
Under Construction

PHASE II
Building 2 | 610,000 SF
Completed January 2020

PHASE I
Building 1 | 585,000 SF
Completed October 2016



Park Center Overview

SITE LOCATION

Central Perimeter | Dunwoody, Georgia
Hammond Drive and Perimeter Center Parkway

PARK CENTER

17 Acre Mixed Use Development with Office and Retail Uses

Building 1 - Phase I

- Opened October 2016
- 585,000 SF Office
- 15,000 SF Retail
- 100% of office leased to State Farm

Building 2 - Phase II

- Delivered January 2020
- 610,000 SF Office
- 37,681 SF Retail
- 100% of office to be leased to State Farm

Building 3 - Phase II

- Delivered January 2021
- 425,000 SF Office
- 3,869 SF Retail
- 100% of office to be leased to State Farm

Direct Access to Dunwoody MARTA Station | Pedestrian Bridge over Perimeter Center Parkway | Green Space | Multi-Use Trail | Served by Four Traffic Signals on Three Roadways | Six Office and Retail and Two Service Entrances | Direct Access to Perimeter Center Parkway Flyover Bridge Crossing I-285 | Springwood Connector

AVAILABLE PAD

up to 700,000 SF OFFICE SPACE	up to 40,000 SF RETAIL SPACE
35 STORY PODIUM	2,800 SPACE GARAGE

Approximately 4 Acres

Zoning

Approved Planned Development (PD) Mixed-Use Zoning

Entitlements

Approved Development of Regional Impact from the Georgia Regional Transportation Authority (GRTA) and the Atlanta Regional Commission (ARC)

Presence

Separate Identity/Branding available via lobby fronting Perimeter Center Parkway

Access

Pad 4 Tenants have access to the building from Hammond, Perimeter Center Parkway and the Springwood Connector

Tax Abatements

Pad 4 was included as part of Dunwoody Development Authority Series 2016 Taxable Revenue Bonds but can be released from existing bond transactions for additional abatements

Detention

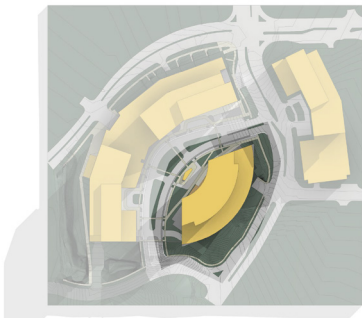
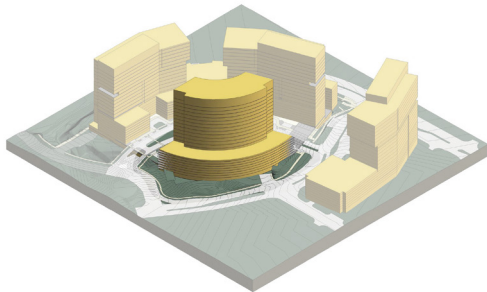
Included as part of Building 2 construction

Park Center

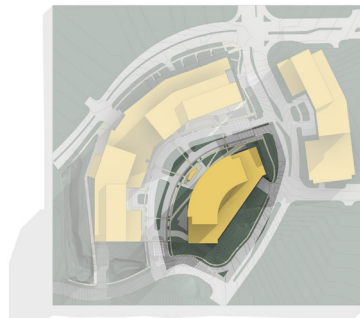
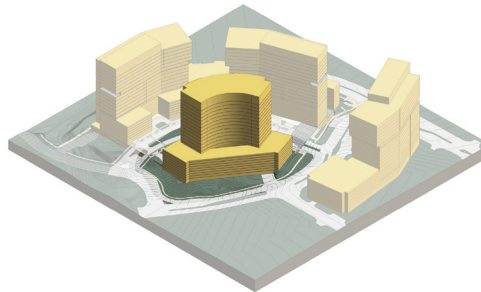
Flexible Options - Lobby on Plaza

KDC has built our reputation on developing custom corporate facilities and headquarters for our clients. By specializing in build-to-suit office development, we offer our clients a perfectly-suited facility that reduces the square footage required and long-term operating costs for the project while promoting your company's culture. The Park Center Pad 4 site is well situated to offer many different design configurations to suit your company's specific needs.

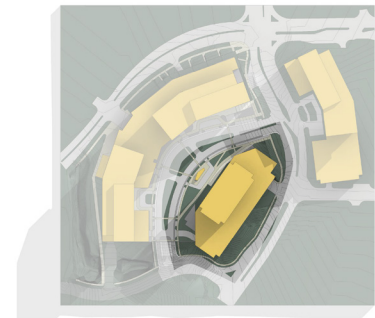
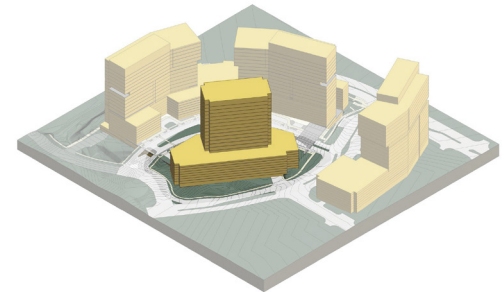
CONCAVE



CONVEX



RECTANGLE



Pad 4 Lobby on Perimeter Center Parkway with pedestrian and vehicular access to plaza



PARKING

LEVEL B1 (VIP PARKING) @ (66 SPACES)

LEVEL 1 PLAZA (RETAIL PARKING) @ (70 SPACES)

LEVEL 2 PARKING (RETAIL) @ 102 SPACES

LEVEL 3-8 PARKING @ 173 SPACES FOR 6 LEVELS
= 1016 SPACES

TOTAL PARKING = 1,254 SPACES

RETAIL SF

LEVEL B1 @ 5,247 SF

LEVEL 1 PLAZA @ 20,994 SF

TOTAL RETAIL SF = 26,241 SF

BACK OF HOUSE SF

LEVEL B1 (OFFICES) @ 11,167 SF

LEVEL B1 (RETAIL) @ 3,247 SF

TOTAL BOH SF = 14,414 SF

OFFICE SF

LEVEL B1 (LOBBY) @ 6,424 SF

LEVEL 9-14, (LOW RISE OFFICE FLOOR 1-6)
28,592 SF FOR 6 FLOORS = 171,552 SF

LEVEL 15 (OFFICE FLOOR 7) = 26,929 SF

LEVEL 15 (BALCONY ON OFFICE FLOOR)
= 2 @ 808 SF = 1,616 SF

LEVEL 16-22 (HIGH RISE OFFICE FLOOR 8-13)

28,970 SF FOR 6 FLOORS = 173,820 SF

TOTAL OFFICE SF = 372,301 SF

Park Center

Location and Market Information

Park Center is located in the Central Perimeter market - the largest corporate office market in the southeast, with over 29 million square feet of office space, 4,000 businesses and 123,000 employees. In addition to its strength as an office market, Central Perimeter is one of the largest retail hubs in the Atlanta region. Perimeter Mall, the Southeast's second largest mall with 1.5 million square feet and 200 stores, is located immediately to the east of the Park Center project.

Park Center connects directly to the Dunwoody MARTA Station, which has over 3,400 riders daily providing ideal public transportation access for tenants and visitors. An \$800 million expansion and reconfiguration of the GA 400 / I-285 interchange, one half mile west of the site is now under construction.

NOTABLE NEIGHBORS



Atlanta Transportation
Highway System | MARTA

BUSINESS

Atlanta is home to the third largest concentration of Fortune 500 companies in the country, and serves as the regional, national or international headquarters of many corporations, including The Coca-Cola Company, Home Depot, Delta Airlines, Mercedes Benz USA, AT&T and UPS. The city is also home to major global media organizations including CNN, Turner Broadcasting and Cox Communications. Eighteen Fortune 500 headquarters and more than 450 Fortune 500 companies call Georgia home because of the high quality of life and the below U.S. average cost of living. The metropolitan Atlanta region is home to approximately 75-80 percent of the South's technology, innovation and entrepreneurship capital.

Atlanta has also become a hub for the entertainment industry. Known as the "Hollywood of the South," Atlanta is now headquarters to many production studios and is the filming location of choice for an ever-growing number of major movies and television shows. Even our music industry – always thriving – continues to expand its reach and impact.

FINANCIAL TECHNOLOGY

Two of the country's largest fiber truck lines (North/South and East/West) intersect in metro Atlanta, along with major research lines Internet2 and the National LambdaRail (NLR). Virtually every major international and North American fiber provider possesses a core interconnection point in Atlanta. Metro Atlanta was recently named as an up and coming Fiber City by Google.

Atlanta is a center for financial technology companies, such as Equifax, NCR, Global Payments, Global Technologies and ICE. Also, a global leader for cybersecurity companies, including Symantec, StoneSoft, Secure Computer (a division of McAfee), IBM Internet Security Systems, Pindrop, Motorola Air Defense, and Courion.

SCHOOLS/WORKFORCE

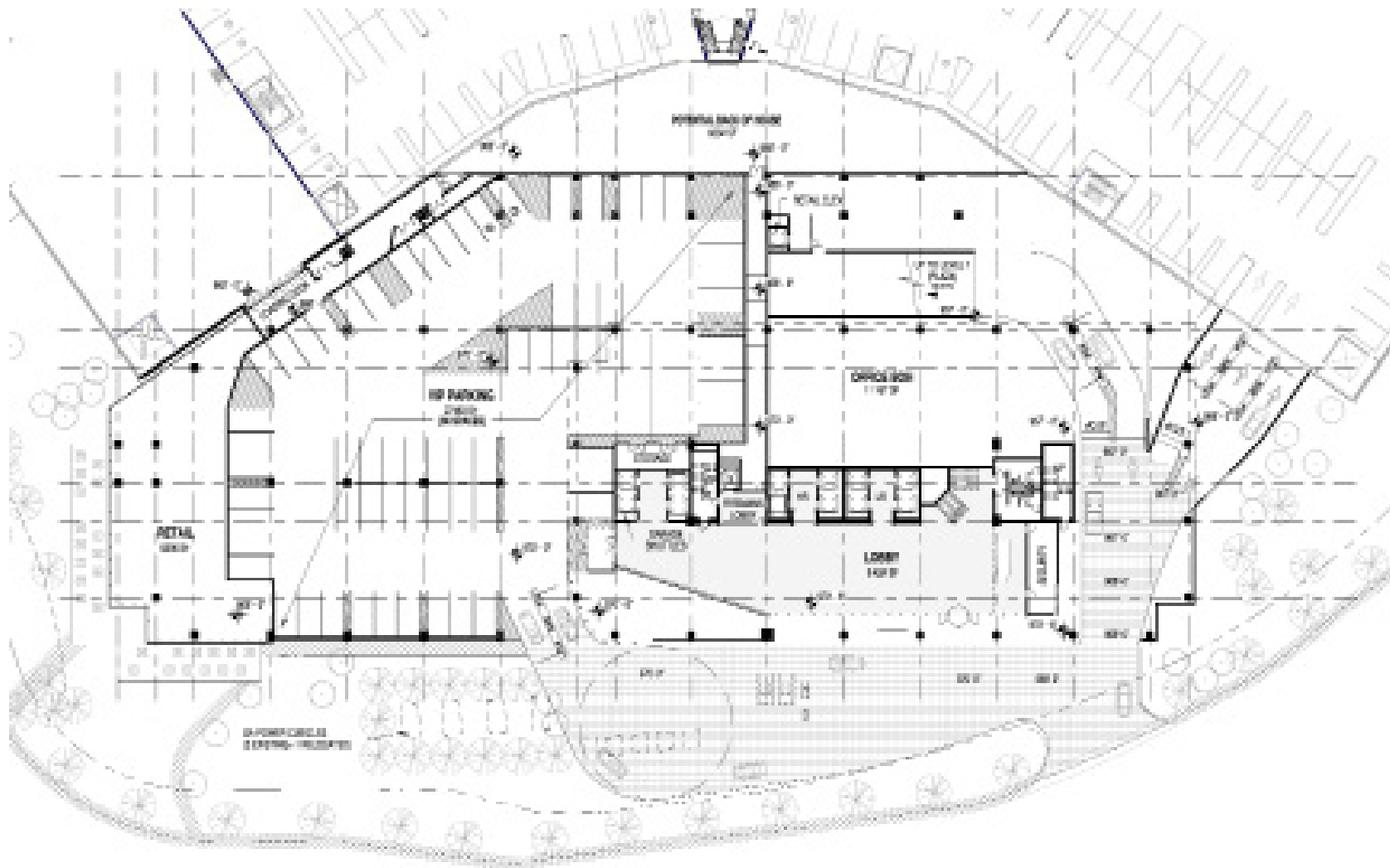
Georgia's workforce of more than 6.3 million is constantly refreshed by the growing number of people who move to Atlanta along with the graduates from over 80 colleges and universities enrolling more than 275,000 students each year. Atlanta offers a strong pipeline of diverse, well-educated talent in a variety of industries.

TRANSPORTATION

Georgia consistently ranks as one of the top states for business with its unparalleled access to global markets through seamless air, sea, rail and highway networks. Hartsfield-Jackson Atlanta International Airport is ranked the world's busiest and most efficient passenger service airport where on average, about 260,000 passengers fly through Atlanta each day. The Georgia Ports Authority is a leader in the operation of modern terminals. The Port of Savannah is the 2nd busiest seaport for containerized cargo on the East Coast, after the Port of New York and New Jersey. It is the fourth-largest and fastest growing U.S. container port. The Port of Brunswick is the Nation's busiest seaport for automobile imports.



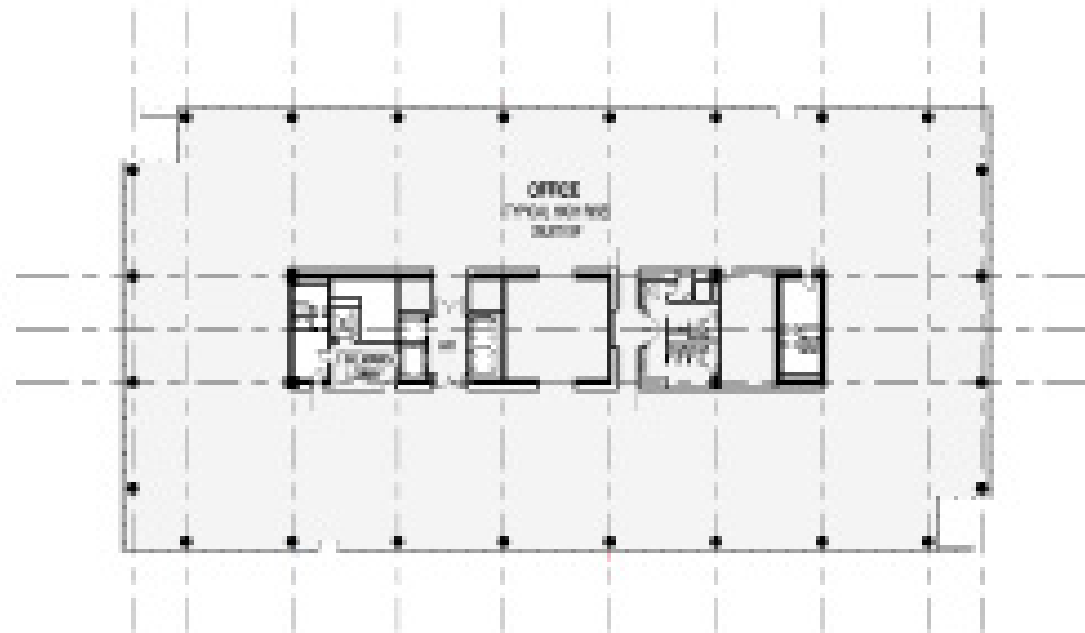
Pad 4 Level B1 Lobby



Pad 4 Office Level Typical Low Rise Plan



Pad 4 Office Level Typical High Rise Plan



Development to Excite & Inspire

KDC is a people-centric company committed to creating a sense of culture and place for Corporate America to thrive.

Everyone matters. "People-centric" means our approach to development revolves around ensuring the well-being of everyone who touches our projects; our clients and their employees, our architects, our general contractors and their workforce, our lenders, our own employees and all other partners who contribute to our shared success.

THE KDC WAY

We go beyond what is expected of a developer. The KDC Way is the expression of our transparency and approachability coming together to boost collaboration and partnership to ensure people are happy in the cultures we create for Corporate America.

The heart of the KDC is practicing these four values with everyone we meet from initial relationship-building stage through the development process to the finished project.

PEOPLE-FIRST

People are at the top of the mind first and foremost.

CREATIVITY

We are creative with transactions and in how we quarterback the best resources to deliver the best result for the client.

EMPATHY

Getting in the client's shoes to understand every component of their needs is essential and distinctive.

TRUST

Transparency, open-book, and being nice builds trust.

A LOOK AT SOME OF OUR CLIENTS

JPMORGAN
CHASE & CO.

COMCAST

StateFarm

Raytheon

FedEx
Office

TOYOTA

Liberty
Mutual
INSURANCE

LENNAR

NBCUniversal

ADVOCARE

Frost

DELL

AAA

BlueCross BlueShield