



THE CATALYST
AT PEACHTREE CORNERS



D I S C O V E R

SPACE TO WORK YOUR WAY

EXPLORE

THE POSSIBILITIES



+ 73,000 RSF FOR LEASE OR SALE

Turn up the volume on your business in space that you can truly call your own. The Catalyst is leading Peachtree Corners' resurgence as a destination for innovation. Get urban amenities with suburban convenience. Create success in an environment customized for you.

THE OPPORTUNITY

- Rare opportunity to lease or buy a single-user building at 50% of replacement cost
- Best-in-market 3.6% loss factor
- Lease rate: \$18.00 - \$19.00/RSF - Full Service
- Sale price: \$7MM, \$95.55/RSF
- Min - Max Contiguous: 18,000 - 73,261 RSF
- Utilize the new outdoor lobby space at the adjacent The Hub at Peachtree Corners property

THE SPACE

- 73,261 RSF over 2 floors
- 10,000 SF± of warehouse space with 6 dock doors (can be expanded or downsized)
- First-floor, private tenant patio
- Large, efficient floor plates
- On-site parking at 4.2:1,000+ (Expandable to 4.5:1000)
- Brand-new lobby completed in 2013
- Extensive fiber optic infrastructure



A DESTINATION
FOR INNOVATION

U R B A N

CONVENIENCES



+ DOZENS OF DESTINATIONS

near The Hub at Peachtree Corners provide tenants with endless choices.

CITY CENTER

Peachtree Corners' first true mixed-use development, City Center will offer shopping, dining, multifamily living and a boutique hotel – all expected to open in early 2017.

THE FORUM

One of metro Atlanta's most walkable retail destinations, The Forum offers dozens of dining and shopping options just off Peachtree Parkway.

The Forum offers a variety of shopping and dining options including J. Christopher's, Chipotle, Jason's Deli, La Parilla, Moe's, Ted's Montana Grill, Atlanta Bread Company, Chico's, White House/Black Market, New Balance and Trader Joes.



THE FORUM ON PEACHTREE PARKWAY

J. ALEXANDER'S

TRADER JOE'S



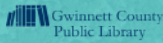
FUTURE CITY CENTER DEVELOPMENT



Tuesday Morning



GRTA PARK & RIDE



The UPS Store



THE CATALYST
AT PEACHTREE CORNERS



STARBUCKS



Publix

Office DEPOT

... WITH

SUBURBAN EASE



THE CATALYST
AT PEACHTREE CORNERS

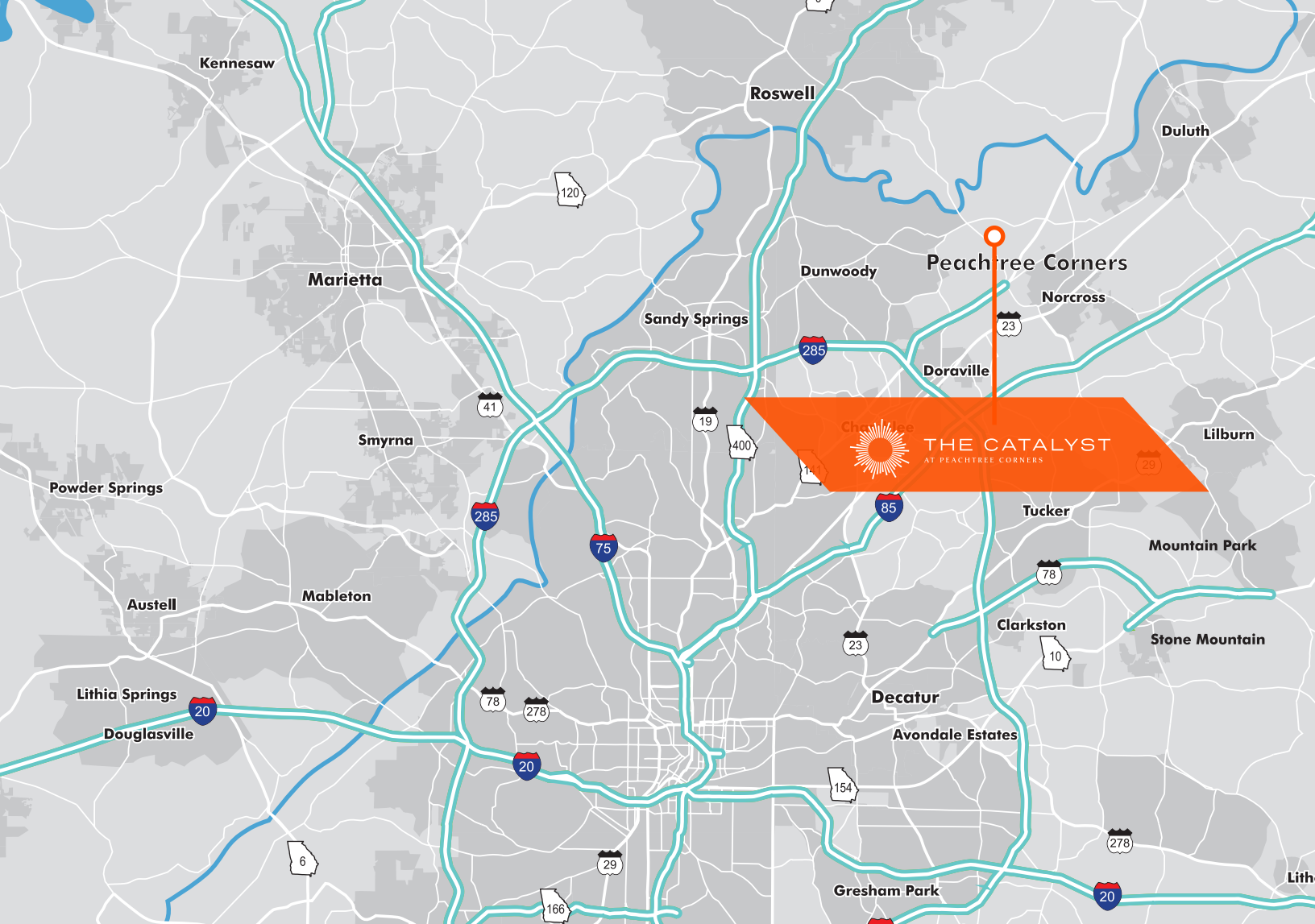
+ ENJOY EFFORTLESS ACCESS

to The Catalyst at Peachtree Corners. We're just off Highway 141, and 8 minutes from I-285.

+ ACCESS

- Immediate access to Highway 141
- 8-10 minutes to I-285
- GRTA Park & Ride
- 1-mile to GCT route, connecting to Doraville MARTA station
- 30 mins to Downtown
- 25 mins to Midtown
- Adjacent to Peachtree Corners Technology Park Trail





PEACHTREE CORNERS TECHNOLOGY PARK TRAIL

Currently under development, the Peachtree Corners Technology Park Trail will ultimately circle the entire city, linking residential, retail and office spaces through an 11-mile multi-use trail system.

Click [here](#) to learn about other exciting Peachtree Corners developments and infrastructure projects.



THE CATALYST
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+ FOR LEASING OR SALE INQUIRIES

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