

# CORPORATE SQUARE

## Marketing Summary

Atlanta, Georgia



SEE A BRIGHTER WAY



An aerial photograph of a corporate campus. A teal callout box with a white arrow points to a specific building. The building has a white roof and a facade with horizontal teal bands. Other buildings with white roofs and parking lots are visible in the background. A multi-lane highway is at the top of the image, and a wooded area is at the bottom.

8 Corporate Square



1 Corporate Square

12 Corporate Square

11 Corporate Square

# Offering Breakdown

## 1 Corporate Square



<b>Year Built</b>	1971
<b>SF</b>	37,554
<b>Acreage</b>	2.70 acres
<b>Occupancy</b>	0%
<b>Parking</b>	194 Surface Spaces

## 8 Corporate Square



<b>Year Built</b>	2000
<b>SF</b>	151,352
<b>Acreage</b>	6.24 acres
<b>Occupancy</b>	0%
<b>Parking</b>	537 Surface Spaces

## 11 Corporate Square



<b>Year Built</b>	1971/2018
<b>SF</b>	90,565
<b>Acreage</b>	3.84 acres
<b>Occupancy</b>	100%
<b>Parking</b>	24 surface spaces and 365 parking deck

## 12 Corporate Square



<b>Year Built</b>	1971
<b>SF</b>	99,084
<b>Acreage</b>	3.50 acres
<b>Occupancy</b>	0%
<b>Parking</b>	369 Surface Spaces

## Total



<b>Year Built</b>	1971-2000
<b>SF</b>	378,455
<b>Acreage</b>	+/- 16.5 acres
<b>Occupancy</b>	24%
<b>Parking</b>	1,489 Spaces



# Business Plan Optionality

## LAND OPPORTUNITY OVERVIEW

### Adding value through continued leasing

The new owner of Corporate Square has the potential for significant value add and oversized returns through the lease up of the existing vacant space.

- 3 Buildings / 287,890 square feet
- Historical average occupancy of 100%
- Average annual rent growth of 4%

### Adding value through redevelopment

The new owner of Corporate Square has the potential for significant value add and oversized returns through the redevelopment of a portion or all of the site.

- Total Size of +/- 16.5 acres
- Buildings 1, 8, and 12 are vacant with actionable redevelopment plays from day one
- Building 11 is 100% leased to the Center for Disease Control and Prevention, providing cash flows to offset any carry cost
- Significant interest from the municipality to densify the Buford Highway corridor
- New Peachtree Creek Greenway amenity

### Zoning Breakdown

Building	1	8	11	12
Parcel ID	18-156-11-007	18-156-11-001	18-156-11-005	18-156-11-012
Zoning Distinction	M – Industrial	M – Industrial	M – Industrial	M – Industrial



\*Notes assets excluded from offering



212,000 VPD

# Credit + Cash Flow

Previously the sole occupier of all four of The Properties, The Center for Disease Control and Prevention consolidated into Building 11. Presently, The Center for Disease Control and Prevention leases the entire building until 2033, boasting investment grade tenancy and assured cash flows for next ownership.

## Building 11 100% Leased

Center for Disease Control and Prevention

**90,565**  
Square Feet

**AA-**  
Credit Rating

**2033**  
Lease Expiration





# Outperforming Office Micromarket

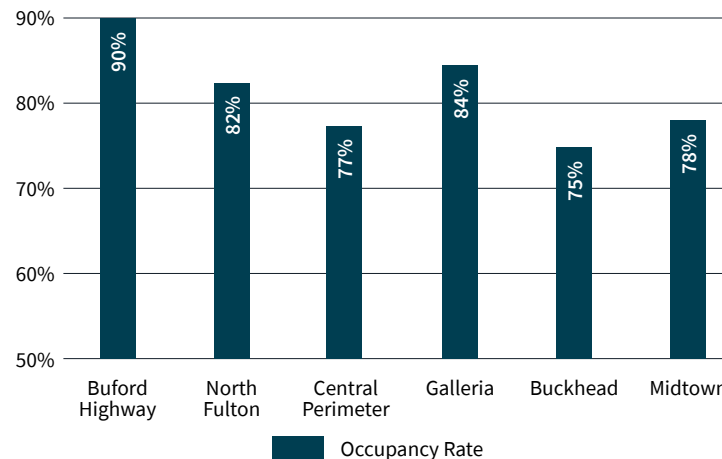
## Significant Outperformance

The Buford Highway Micromarket encompasses 4.5 million square feet of office positioned along I-85. Distinguishing itself from adjacent markets, these 54 office buildings enjoy exceptional occupancy levels and rental rates when compared to other Atlanta institutional submarkets.

Occupancy Rate	Market Rent
Current <b>90%</b>	Current <b>\$27.28 PSF</b>
10 Yr Average <b>90%</b>	Rent Growth Since 2019 <b>10%</b>

## Highly Competitive with Institutional Atlanta Submarkets

The Buford Highway Micromarket currently and historically competes with Atlanta's institutional submarkets, consistently boasting tight fundamentals despite macroeconomic headwinds.



# Significant Economic Driver - Children's Healthcare of Atlanta Development

In September 2024, Children's Healthcare of Atlanta will open the Arthur M. Blank Hospital, a 2 million square foot facility directly across I-85 from Corporate Square. This hospital will include the Center for Advanced Pediatrics, an outpatient clinic, a support center, 20 acres of greenspace, and 3 miles of sidewalks for patients of the facility. With an anticipated capacity to accommodate 1 million visitors and 400,000 children annually, the new location will employ a workforce exceeding 6,000 individuals.

**70 + Acres**

Campus Size

**Sept. 2024**

Grand Opening Date

**6,000+**

Employees

**\$2.8 B**

Current CHOA Economic Impact on Georgia



Northeast Expressway

8 Corporate Square

Peachtree Creek Greenway



Children's  
Healthcare of Atlanta

Development



212,000 VPD

Way NE | 8,530 VPD

North Druid Hills Rd | 36,000 VPD

CORPORATE  
SQUARE

1 Corporate Square

12 Corporate Square

11 Corporate Square

Peachtree Creek Greenway

Buford Highway NE | 24,500 VPD



## Investment Advisors

### **RICHARD REID**

Senior Managing Director  
404.942.2209 | r.reid@jll.com

### **HUSTON GREEN**

Managing Director  
404.460.1646 | huston.green@jll.com

## Land Advisors

### **SCOTT CULLEN**

Managing Director  
404.995.2127 | scott.cullen@jll.com

### **MARK LINDENBAUM**

Managing Director  
404.995.2181 | mark.lindenbaum@jll.com

## Debt & Structured Finance

### **C.J KELLY**

Managing Director  
404.790.6696 | cj.kelly@jll.com

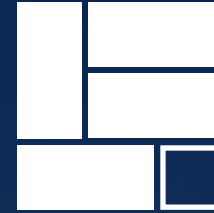
## Analytics

### **RETT DAUGBJERG**

Analyst  
404.995.2323 | rett.daugbjerg@jll.com

### **KATIE TEAGUE**

Analyst  
404.995.2080 | katie.teague@jll.com



# CORPORATE SQUARE

