



EAST PACES

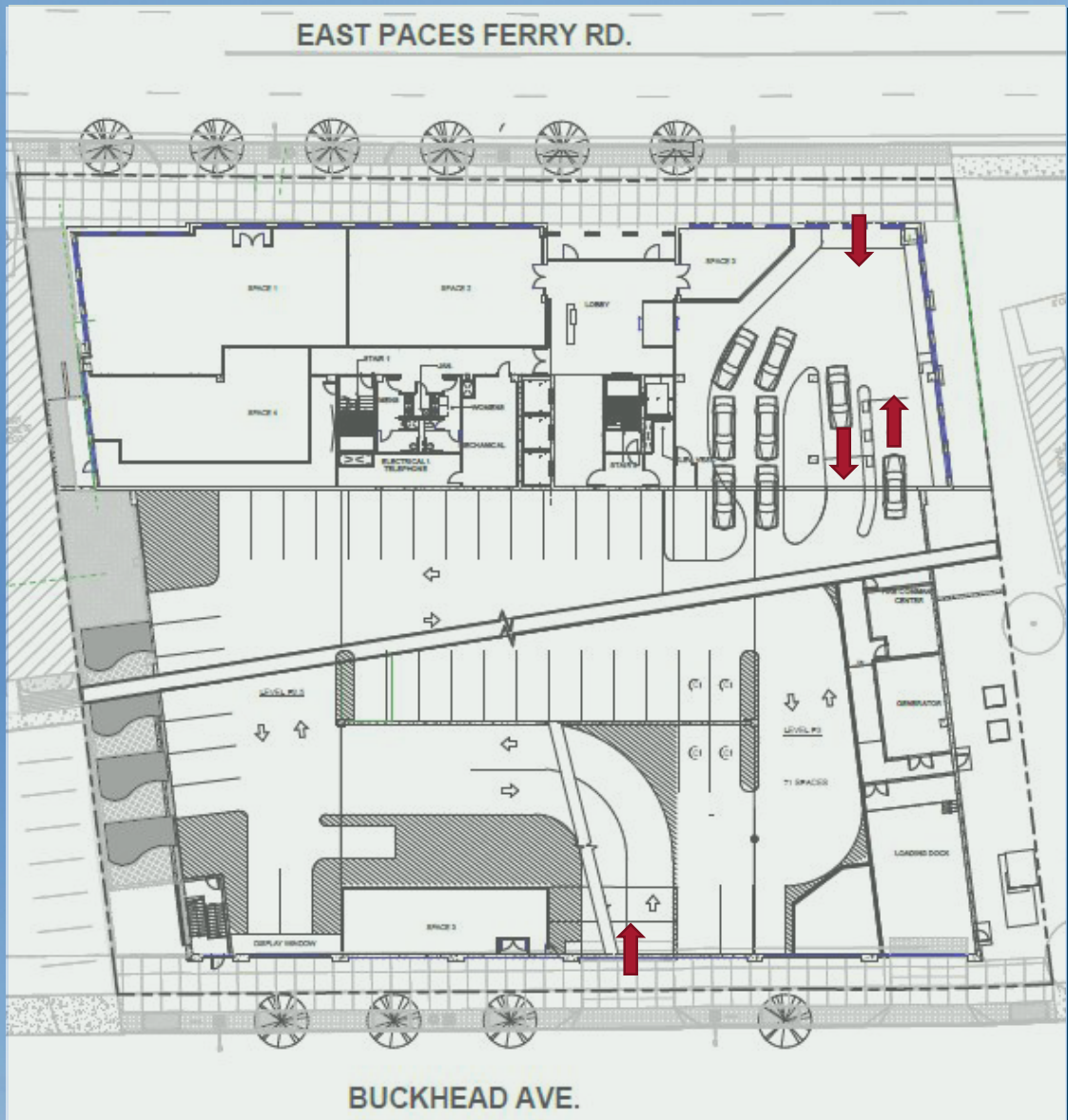
Buckhead's Healthcare Hub

371 EAST PACES FERRY

ADDRESS	371 East Paces Ferry Road, Atlanta, GA 30305	
TOTAL SIZE	119,199 rentable square feet	
STORIES	7 floors of medical office space	
FLOORPLATES	Average of 15,300 square feet per floor	
PARKING	7-level parking deck with direct elevator access to each floor	
PARKING RATIO	4.1 spaces per 1,000 square feet	
AMENITIES	<ul style="list-style-type: none">• Abundant on-site parking in secure deck• Street-level retail• On-site pharmacy / sundry shop	
LOCATION	Walk Score of 92 – considered a “walker’s paradise” with the Buckhead Village shops, eateries, and services within a short distance Easy & quick access to nearby hospital campuses: <ul style="list-style-type: none">• Piedmont Hospital 3 miles / 10minutes• Emory Hospital 7 miles / 15 minutesMidtown 6 miles / 20 minutes• Emory University 6 miles / 15 minutesHospital 6 miles / 15 minutes• Children’s Healthcare 6 miles / 15 minutes• St. Josphe Hospital• Northside Hospital	
PROJECT TEAM	<ul style="list-style-type: none">• Developer• Leasing Agent	The Loudermilk Companies Cushman & Wakefield
SCHEDULED DELIVERY	Spring 2018	



UNOBSTRUCTED VIEWS OVERLOOKING
BUCKHEAD, MIDTOWN AND DOWNTOWN



Property offers valet parking through the East Paces Ferry Rd entrance as well as complementary self parking with direct floor access on the first five floors for the convenience of patients.

Split-level design provides doctors and staff with exclusive parking through the Buckhead Ave. entrance on the bottom two floors.



LOCATION

HEALTHCARE HUB



WITHIN 6
MILE RADIUS
OF MAJOR
HOSPITAL
CENTERS

371 East Paces Ferry's central location creates a hub for 7 major hospital centers within a five-mile radius, perfect for referrals and outpatient services. Its premiere location is in the heart of Buckhead Village - one of Atlanta's fastest growing and most affluent districts.

Population within a mile of 371 East Paces Ferry grew by 52% over the last decade and the number of housing units jumped 67%. Projections for 2016-2018 call for continued growth with nearly 9,000 additional apartment units recently completed or now underway.

Despite recent growth within the area, Medical Office Building (MOB) supply in the Buckhead area is minimal. Currently, the majority of healthcare services and medical office space is confined to the areas surrounding major Atlanta hospitals which are more than four miles from the heart of Buckhead. In addition to the area being underserved, the majority of the available office properties are older, supporting the strong demand for a centrally located, Class A medical office building that reflects the neighborhood's affluence.

POPULATION EXPLOSION

8.5% GROWTH

Population Growth: Metro Atl
2014-2019

OVER 300K

5-mile population surrounding
371 East Paces Ferry

\$124,513

Average Household income
within 3-mile radius

ACCESSIBILITY



2 MINUTES
FROM
HIGHWAY





371 East Paces Ferry's strategic and central location provides a number of significant advantages to medical practices:

1. Consumerism in healthcare will require providers to offer accessible, convenient and upscale delivery sites containing or adjacent to amenities - none better than Buckhead Village
2. The building offers patients and tenants easy and quick access to Atlanta's major hospital campuses.
3. Healthcare providers should be advocates for a healthy lifestyle. A study by the University of Utah showed that the average person in a walkable neighborhood weighs 6-10 pounds less than someone in an unwalkable neighborhood. With a WalkScore of 92, an office location at 371 EPF shows your patients and employees a commitment to their well-being.
4. Only 5 Class A MOB's have been delivered in past 15 years inside the perimeter. Those buildings contain 1,145,000 sf and collectively are over 97%

OFFICE STATS

1. In 2000, 20% of office construction was located in the CBD. In 2015, that percentage jumped to 40% as the trend reflects millennials shifting to live in the amenity rich & walkable urban core.
2. Over 290k daytime employee population within a 5-mile radius
3. Buckhead Submarket (2Q 2016)
 - a) 16,570,000 SF
 - b) 12.0% vacant, a 1.2 pp YoY improvement
 - c) Class A rental rate continues to grow

LOCATION



23 Million SF of Office Space



13.2 Million SF of Retail Space



5,200 Hotel Rooms



+200 Restaurants

* Numbers represent surrounding area within 5 mile radius of property

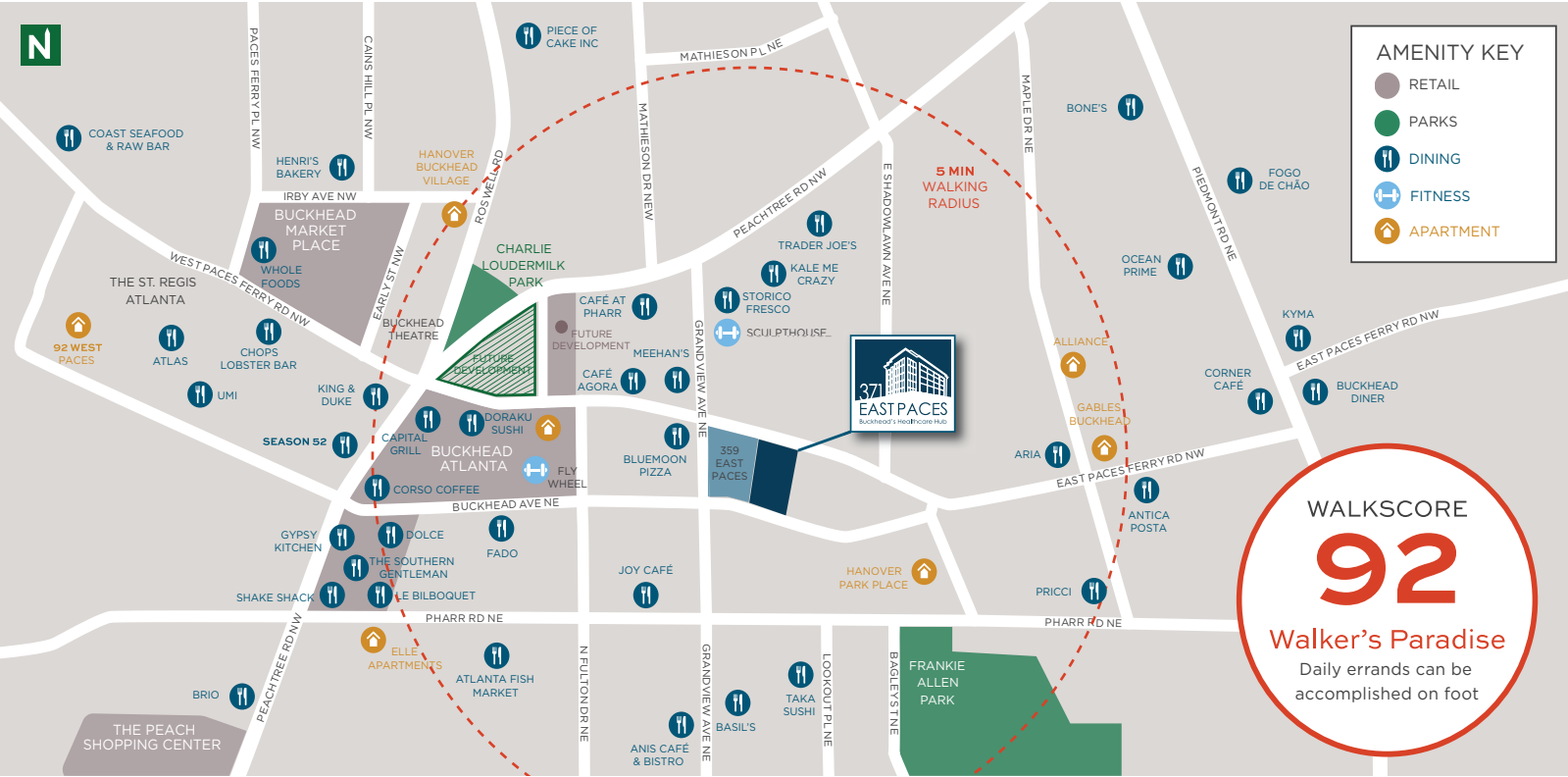
371 East Paces is located in the acclaimed Buckhead District of Atlanta, described as **“the largest concentration of income and buying power to be found in the southern United States.”** Buckhead residents enjoy more than 30 parks and recreation areas, 20 health clubs, and more than 200 of the best restaurants and night life the city has to offer. It is home to Atlanta’s largest park (Chastain Park), the Atlanta History Center, and the Governor’s Mansion. The community has one of the nation’s top public school systems, nine private elementary through high schools, nine business and vocational schools, and it is only minutes away from Emory, Oglethorpe, Georgia Tech and Georgia State Universities.

The epicenter of Buckhead, the Buckhead Village, is seeing a tremendous amount of new development, driven by very strong population growth. The project will be located one block east of Oliver McMillan’s \$1 billion new mixed-use development that features retail, loft office space and two multi-family towers.





WALKABLE AMENITIES





371
EAST PACES
Buckhead's Healthcare Hub

FOR MORE INFORMATION ON 371 EAST PACES FERRY,

CONTACT EXCLUSIVE AGENTS:

GEORGE OLMSTEAD
404.853.5361
george.olmstead@cushwake.com

ASHLEY JONES
404.853.5230
ashley.jones@cushwake.com