



371

EAST PACES

Buckhead's Healthcare Hub



FIRST NEW MEDICAL OFFICE DEVELOPMENT IN OVER 10 YEARS

Currently, there is virtually no Class A medical office space available within the perimeter. With no options to access and serve growing in-town markets, doctors are forced to pick between an inefficient space or a sub-ideal location. 371 East Paces offers the opportunity for doctors to configure the exact space needed, in the most desired submarket, and in the most thoughtfully designed building.

UNPARALLELED LOCATION

300K+ Population in Buckhead Community

**16.5 MSF Office, 13.2 MSF Retail and
200+ Restaurants within 5-Mile Radius**

3 Minutes from GA 400

UNMATCHED ACCESSIBILITY



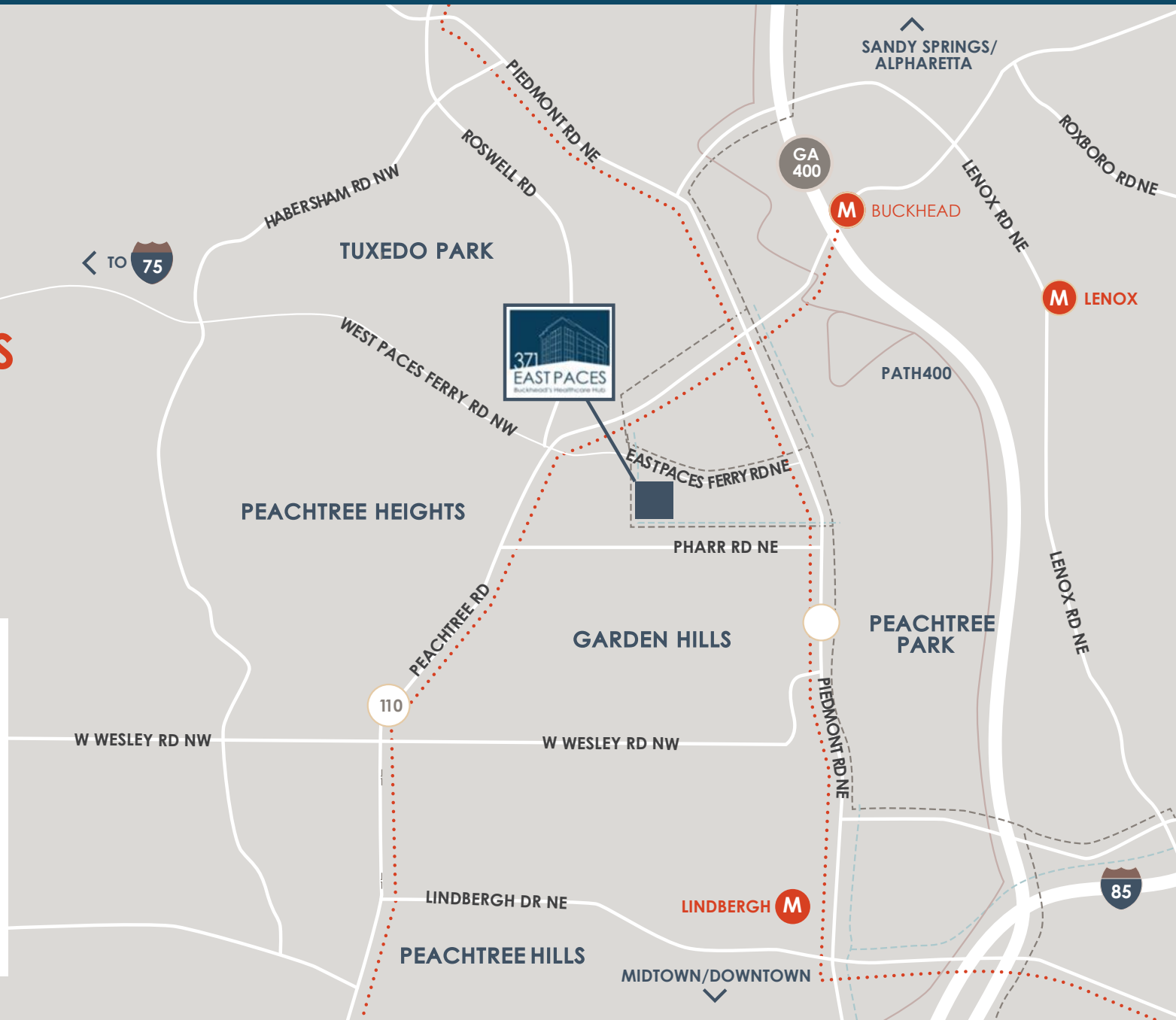
\$124,513
AVG HOUSEHOLD INCOME

INFILL LOCATION FOR
9,000+ NEW UNITS

INFILL LOCATION FOR
290K+ DAYTIME POPULATION

MAP KEY

- PATH400
- ⋯ MARTA BUS ROUTE
- M MARTA TRAIN STATION
- - - INGRESS
- - - EGRESS



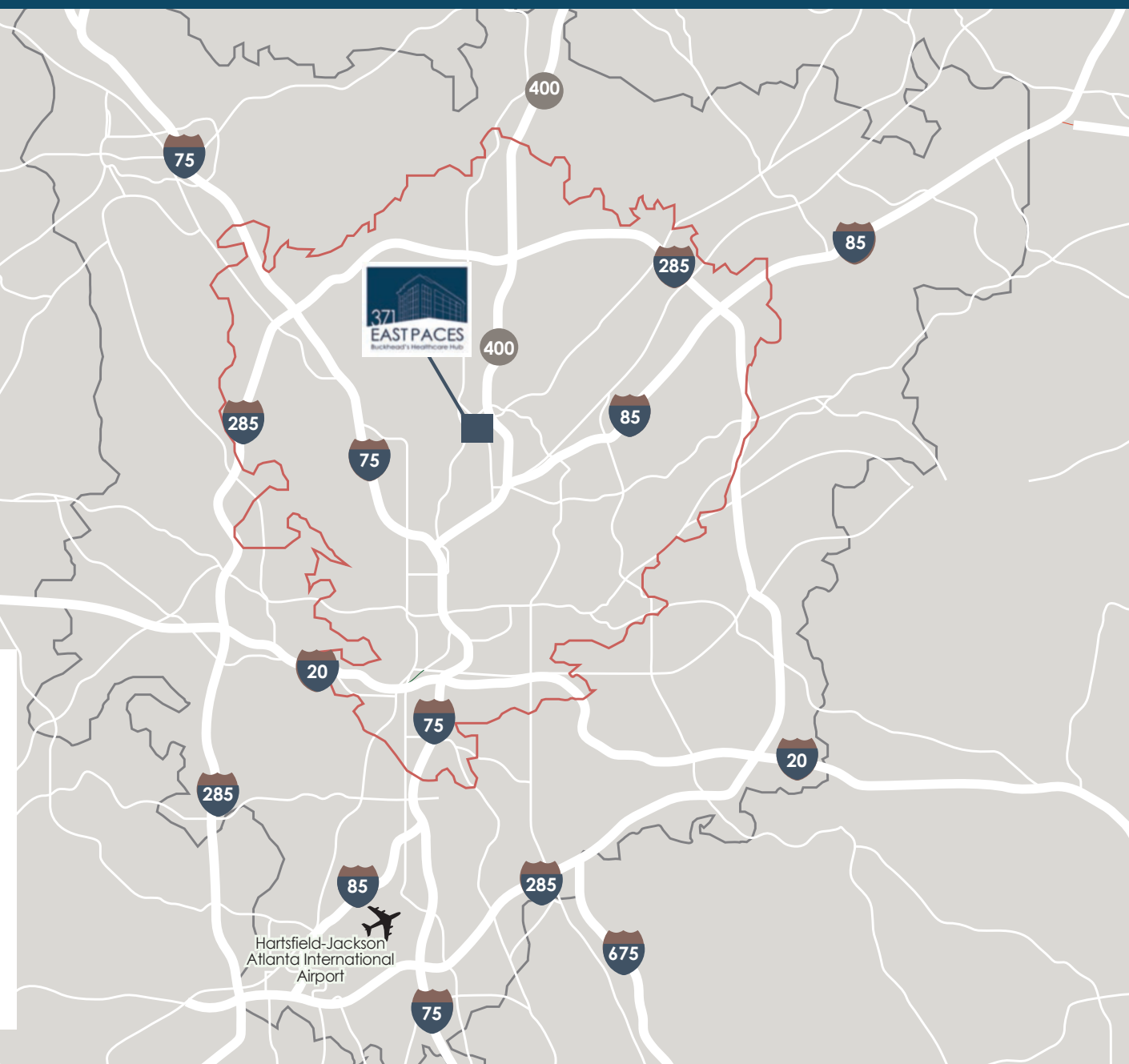
UNMATCHED ACCESSIBILITY



Average Trip Times

- 0-20 MINUTES FROM 371
- 20-30 MINUTES FROM 371

- 11 MINUTES TO SANDY SPRINGS
- 12 MINUTES TO MIDTOWN
- 15 MINUTES TO DOWNTOWN
- 23 MINUTES TO HARTSFIELD JACKSON





BUCKHEAD VILLAGE

371 East Paces is the ultimate boutique-style medical office space designed to emulate the in-town lifestyle and affluency of its neighborhood. Located adjacent to Buckhead Atlanta, the city's most elite host for fine dining, shopping and entertainment, 371 boast highly-efficient spaces and performance-driven services, resetting the benchmark for Atlanta medical office space.

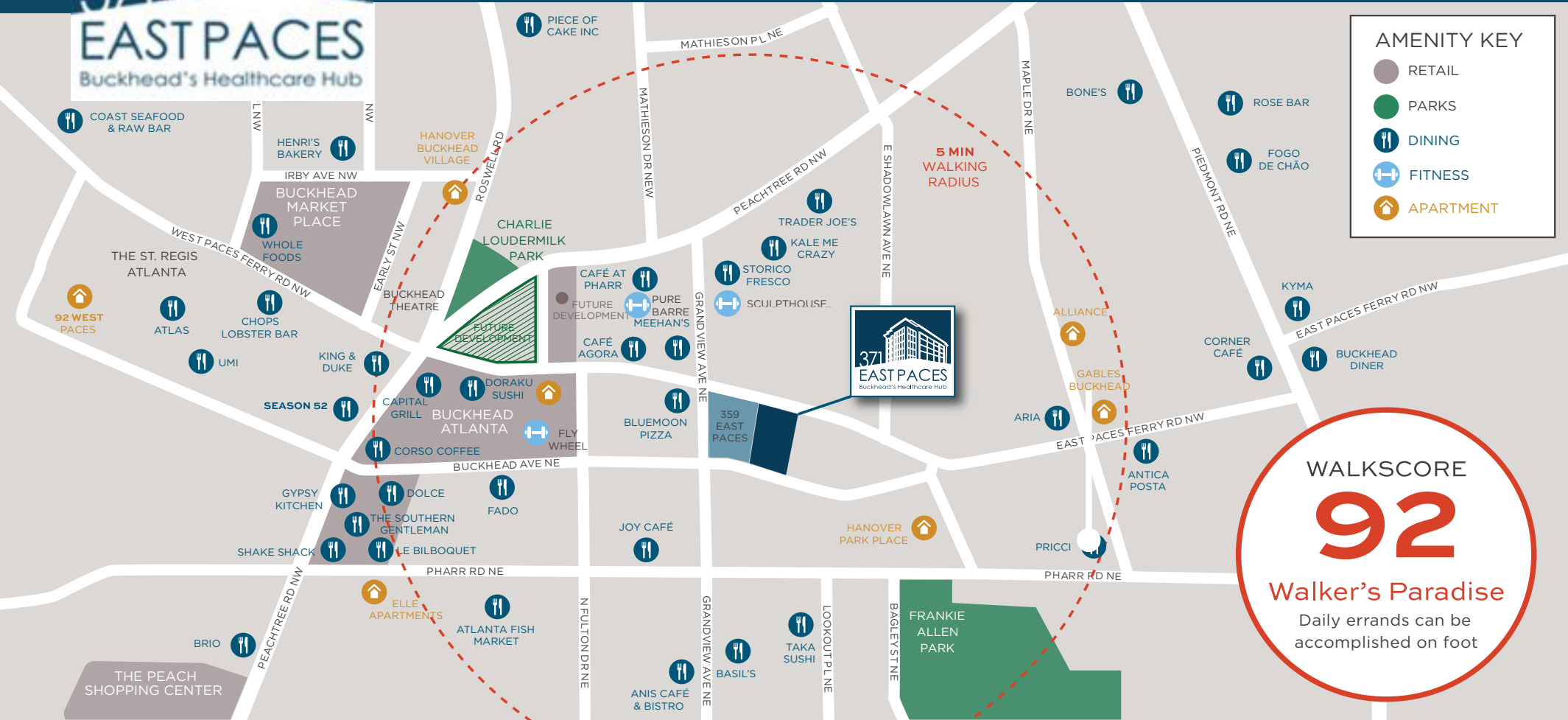


AN ADDRESS WITH CACHET

That is what you'll enjoy the moment you put a Buckhead address on your business card. Because nothing in Atlanta matches the power or prestige of the city's elite epicenter for five-star dining, world-class shopping and a kaleidoscope of entertainment choices. Located between East Paces Ferry and Buckhead Avenue, we invite you to make this the cornerstone of your company for years to come.

WALKABLE AMENITIES

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BUCKHEAD ATLANTA

Alice + Olivia
Bonobos
Canali
Christian Louboutin
Dior
Dolce
Hermes
Intermix

Jonathan Adler
Jimmy Choo
Moncler
Scoop NYC
Theory
Warby Parker
American Food and Beverage
Corso Coffee

Doraku Sushi
Fado Irish Pub
Georgetown Cupcake
Gypsy Kitchen
Le Bilboquet
Shake Shack
The Southern Gentleman
Thirteen Pies

THE PEACH SHOPPING CENTER

Barberitos
Barnes & Noble
Chase Bank
Dahn Yoga
H&R Block
Jimmy John's
Jo Ann Cleaners

Party City
Pet Supermarket
Publix
Stephen D. Negelow, DDS
The UPS Store
T-Mobile
VIP Alterations

BUCKHEAD MARKET PLACE

Bluemercury
The North Face
Van Michael Salon
Whole Foods Market

AN INSIDE LOOK

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4.1/1,000 + VALET

Parking ratio

Direct access from garage to first
five floors

WALKSCORE: 92

Over 350 Amenities within the heart
of Buckhead

Easily accessible to surrounding
residential neighborhoods

1Q 2018

Delivery

UNMATCHED ACCESSIBILITY

**Street-Level
Retail**

Valet

4 Elevators

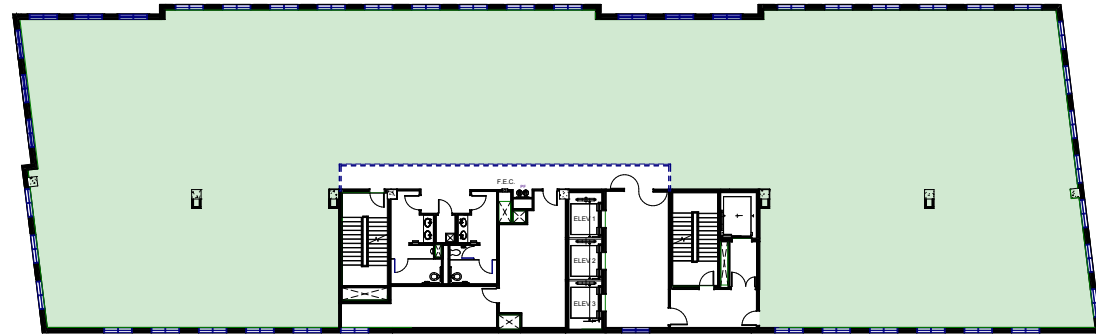
3 passenger and
1 service elevator for supplies



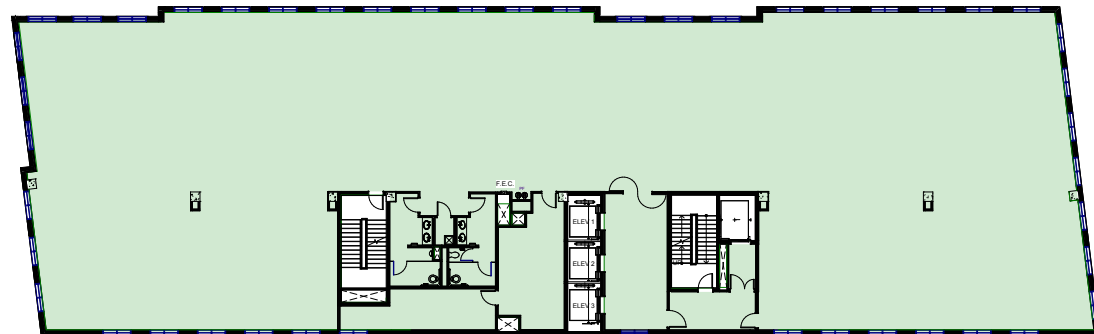
TYPICAL TENANT FLOOR PLAN

15,417 SF

High-Performance Space



MULTI-TENANT FLOOR PLAN



SINGLE TENANT FLOOR PLAN

NORTH ELEVATION



SOUTH ELEVATION

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EAST ELEVATION



 Available Retail

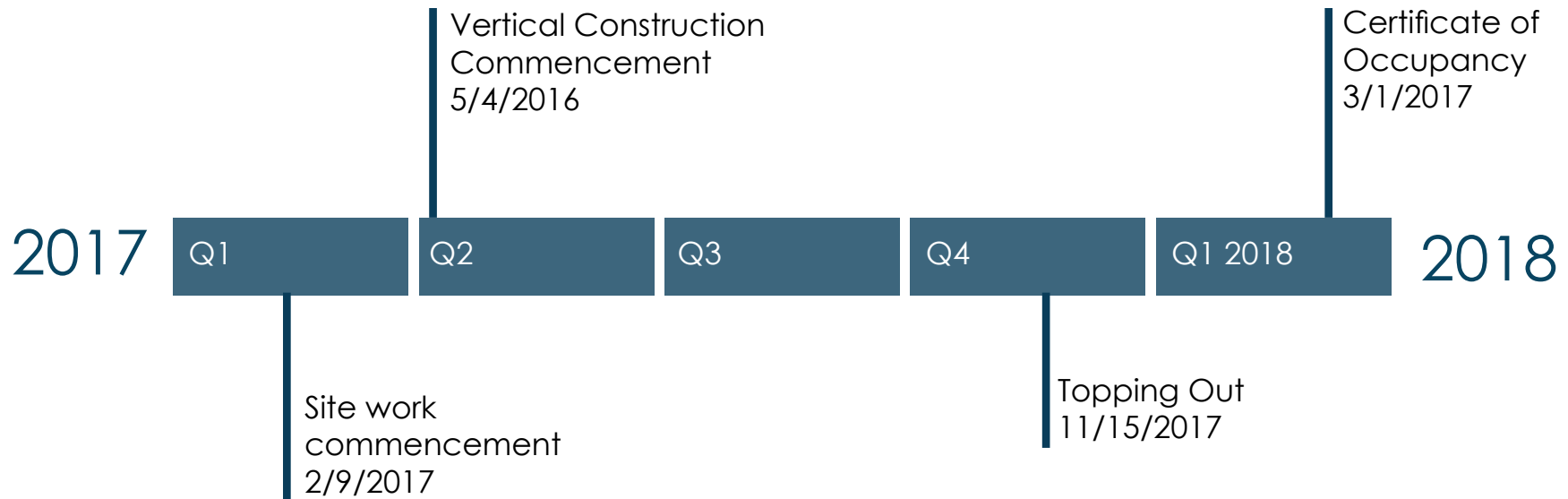
 Available Medical Office

 Committed Tenant



TIMELINE

GRAND OPENING MAY 2018





DEVELOPMENT AERIAL

MAY 26, 2017



DEVELOPMENT AERIAL

MAY 26, 2017

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OUR TEAM



THE
LOUDERMILK
COMPANIES

Real estate investment and development company that manages holdings on behalf of the Loudermilk family. The company's portfolio comprises 40+ assets including retail, office, parking facilities, residential communities, timberland, and mitigation banks, with a total value in excess of \$300 million



One of the nation's largest privately held construction firms, providing general contracting, design build, and construction management services. Today, Brasfield & Gorrie has 2,600 employees and annual revenue exceeds \$2 billion



CUSHMAN &
WAKEFIELD

A leading global real estate services firm that helps clients transform the way people work, shop and live. With over 43,000 employees in over 250 offices in more than 60 countries, the Cushman & Wakefield platform provides global access to the most local, national and international investors in the industry



Rule Joy Trammell Rubio is an innovative and award-winning architectural and interior design practice recognized for excellence in master planning, architecture, and interior design



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