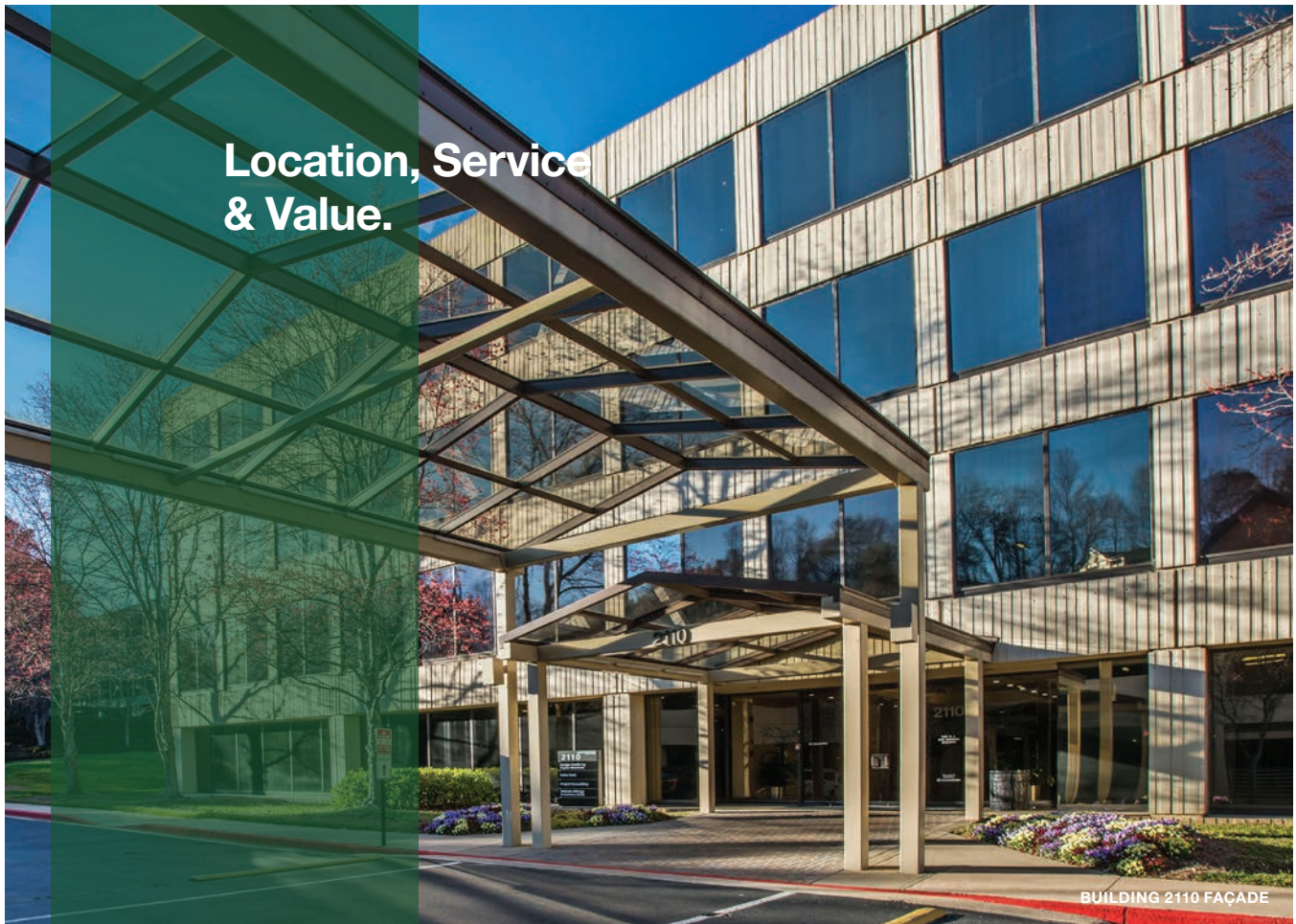


SHADOWOOD

2100, 2110 & 2120 Powers Ferry Rd
Atlanta, GA 30339



| LOCATION

Ideally located at Powers Ferry Road and Interstate North Parkway with immediate access to I-285 and I-75

In the Cumberland/Galleria sub-market with close proximity to the new SunTrust Brave's stadium and The Battery Atlanta

Convenient entrance into the office park via dedicated traffic light

Easy access to Vinings, Buckhead and Sandy Springs

| FOR LEASING OPPORTUNITIES

AUSTIN CHASE
austin.chase@atlantapg.com
404.442.6119

JOSH BAINE
josh.baine@atlantapg.com
404.260.4172

GRACE THOMPSON
grace.thompson@atlantapg.com
404.264.8368

SHADOWOOD

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BUILDING 2120 LOBBY

| BUILDING

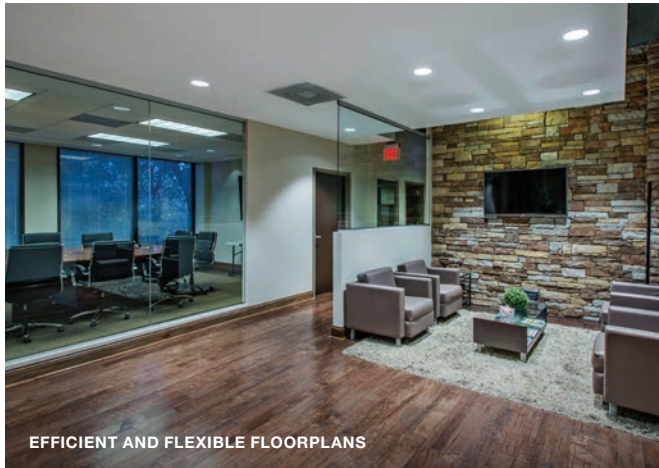
Three multi-tenant office buildings totaling 199,000 SF

Comprehensive renovations in progress

Offers 3.5 story parking deck with direct covered access to the 2110 and 2120 buildings

Customizable office space with full floor tenant opportunity

Flexible lease structures and competitive rates



EFFICIENT AND FLEXIBLE FLOORPLANS

| FEATURES

Abundant amenity base surrounded by the highly desirable demographics within metro Atlanta

Common area renovations in progress, efficient floor plans with 9 ft ceilings and full-height glass, on-site full-service café, outdoor seating, professionally landscaped grounds and 4 electric vehicle charging stations located in parking deck

Dedicated on-site property management and hands on, local ownership

| CURRENT PORTFOLIO

199 ARMOUR DR
BUCKHEAD/MIDTOWN

280 INTERSTATE NORTH
NORTHWEST ATLANTA

5871 GLENRIDGE
CENTRAL PERIMETER

DRUID CHASE
BUCKHEAD/MIDTOWN

ONE POINT ROYAL
NORTH FULTON

PACES CUMBERLAND
NORTHWEST ATLANTA

PALISADES OFFICE PARK
CENTRAL PERIMETER

SECURITIES CENTRE
BUCKHEAD/MIDTOWN

SHADOWOOD OFFICE PARK
NORTHWEST ATLANTA

STOCKYARDS
MIDTOWN

WATERFORD CENTRE
NORTHEAST ATLANTA

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