

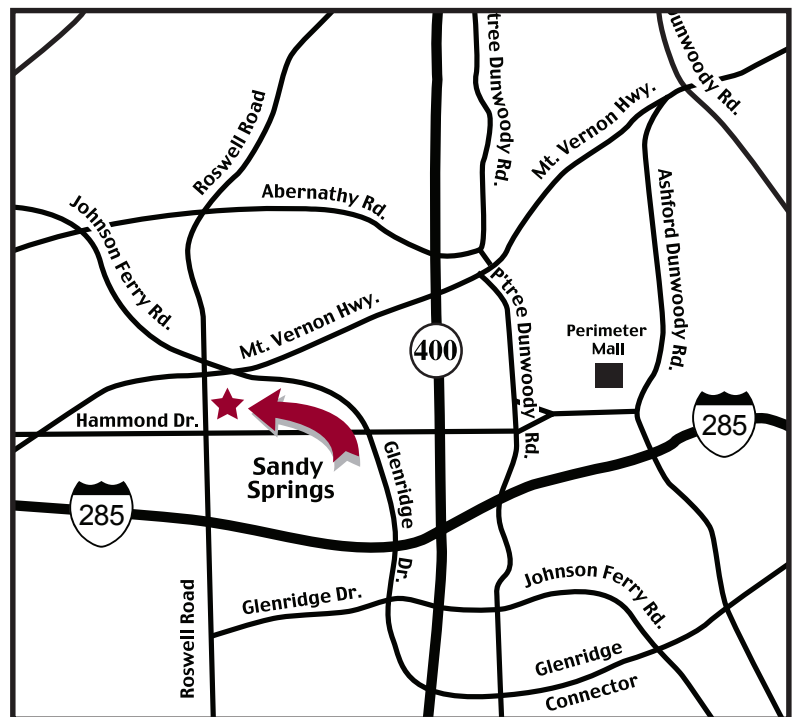
# NORTHSIDE TOWER

Urban Services and Walkable Destinations in a Suburban Location



## BUILDING SUMMARY:

- Building Size – 9 floors, 121,520 sq. ft.
- Covered Parking – 4.3 ratio
- On-site Services:
  - Bank & ATM
  - Café
  - Package & Mailing Service
  - Comcast, DSL, T-1 and multiple fiber optic carriers
  - Conference Room
  - Courtesy Officers
  - Access Controls and Video Surveillance
  - On-site Management & Maintenance Staff
- Efficient floor plans for medium sized tenants
- Entrances on Boylston Drive and Roswell Road enhance access to property
- Renovations: New hallway, lobby and restroom finishes, life safety system, video surveillance & new lighting
- Outstanding new mix use developments in walking distance

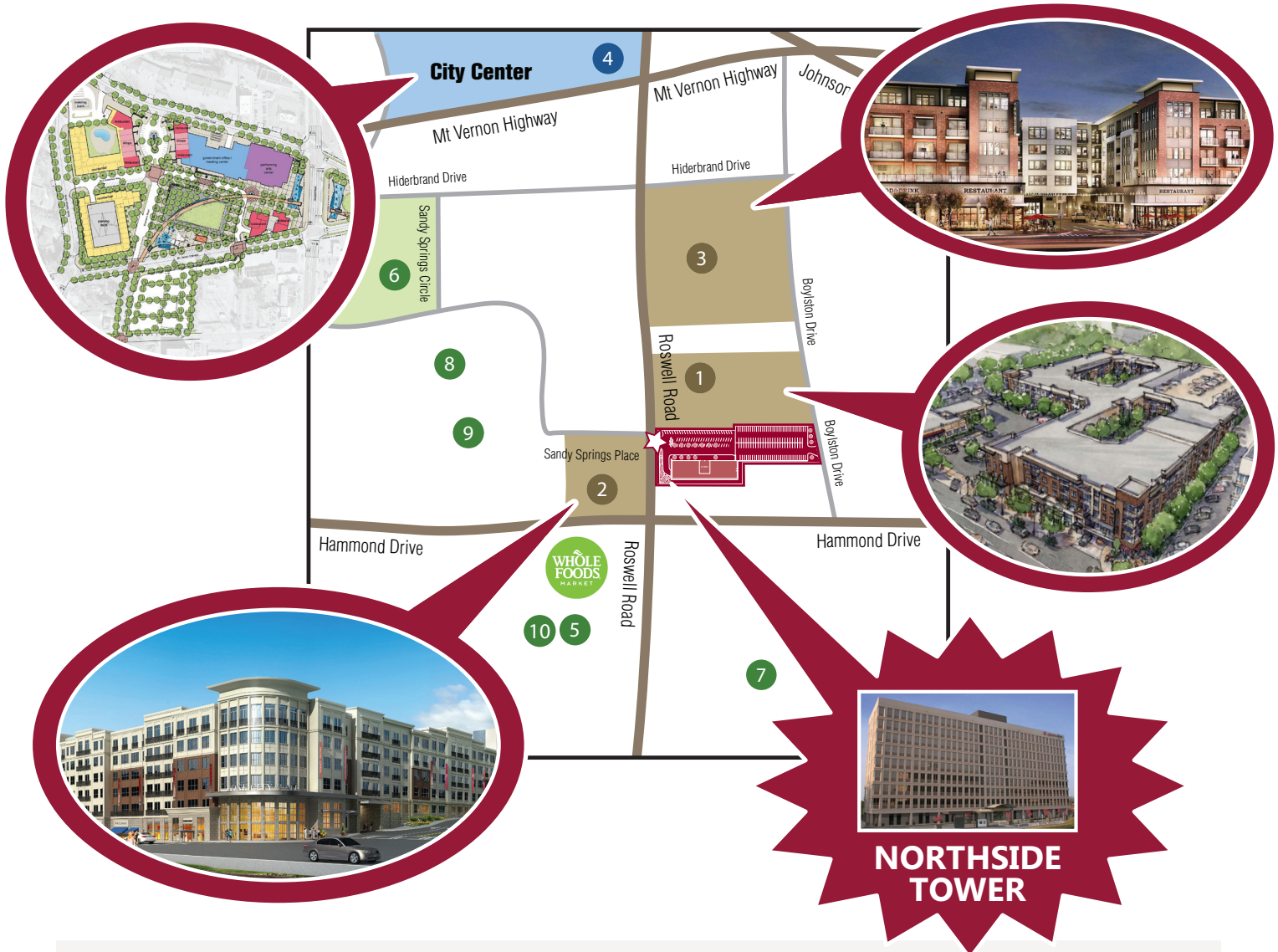


A Sandy Springs Landmark

# NORTHSIDE TOWER

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## WALKABLE DESTINATIONS WITHIN 1/4 MILE OF NORTHSIDE TOWER



### AREA SUMMARY:

- Downtown Sandy Springs – The City has committed \$100 million for the redevelopment and beautification of the immediate area.
- Several excellent mixed use developments under construction in walking distance.
- On-site and within walking distance are services more typical of larger urban buildings.
- Walkable Amenities – 38 dining and countless retailers within ¼ mile.
- Mid-rise multi-family developments with retail are being developed on adjacent sites.

### Key Developments:

1. Mid-rise Residential & Retail
2. Mid-rise Residential & Retail
3. Mid-rise Residential Mixed Use
4. Sandy Springs City Center

### Other:

5. Office Depot
6. Heritage Green
7. Lowes
8. UPS Store
9. Kroger
10. Knuckle Up Fitness



# NORTHSIDE TOWER

## Urban Services and Walkable Destinations in a Suburban Location

### BUILDING FEATURES:

**Building Size:**

Nine floors, 121,500 sq. ft.

**Covered Parking:**

Northside Tower enjoys a significant over supply of free parking, 70% of which is covered. Building elevators serve the parking deck. Parking ratio – 4.3 to 1

**Renovations:**

Major improvements have included new: lobby and hallway finishes, three modernized elevators, enhanced landscaped areas, energy management system, lighting fixtures, a revamped building entrance, upgraded restrooms and a fire sprinkling system.

**Building Services:**

Full service leases include electricity for traditional office equipment, nightly janitorial service, heating and air conditioning (HVAC) and maintenance.

**Life Safety:**

Smoke detectors, audible alarms, voice annunciation panels, strobe lights and an automatic fire sprinkling system are situated throughout the Building. The Building has two interior stairways.

**Access:**

Entrance doors on the Building's main floor and within the parking deck are electronically locked after business hours. Tenants have 24 hour access to the Building by means of proximity cards.

**Food service:**

Onsite food service for breakfast, lunch and catering is provided by the Sandy Springs Café which is wi-fi equipped. 38 other eateries are located within ¼ mile.

**Management & Maintenance:**

Property management and maintenance staffs are onsite.

**Banking:**

Signature Bank operates an onsite branch, ATM and a drive through facility.

**Communications:**

Multiple fiber optic carriers, T-1, DSL and Comcast services are available.

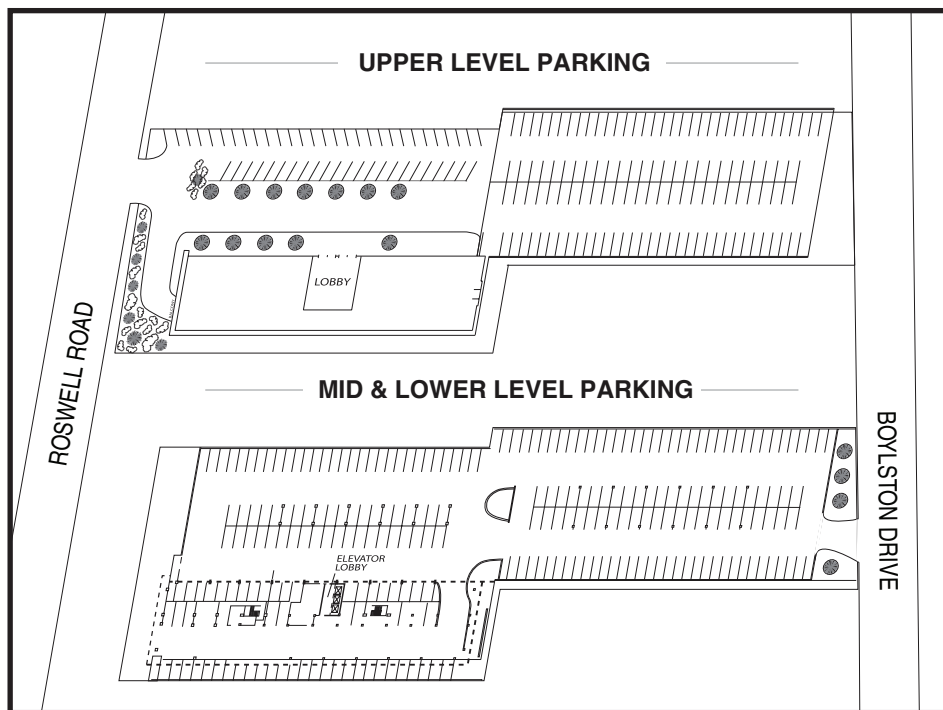
**Security:**

Courtesy officers, access controls, video surveillance.



# NORTHSIDE TOWER

## Urban Services and Walkable Destinations in a Suburban Location



### PARKING ADVANTAGES:

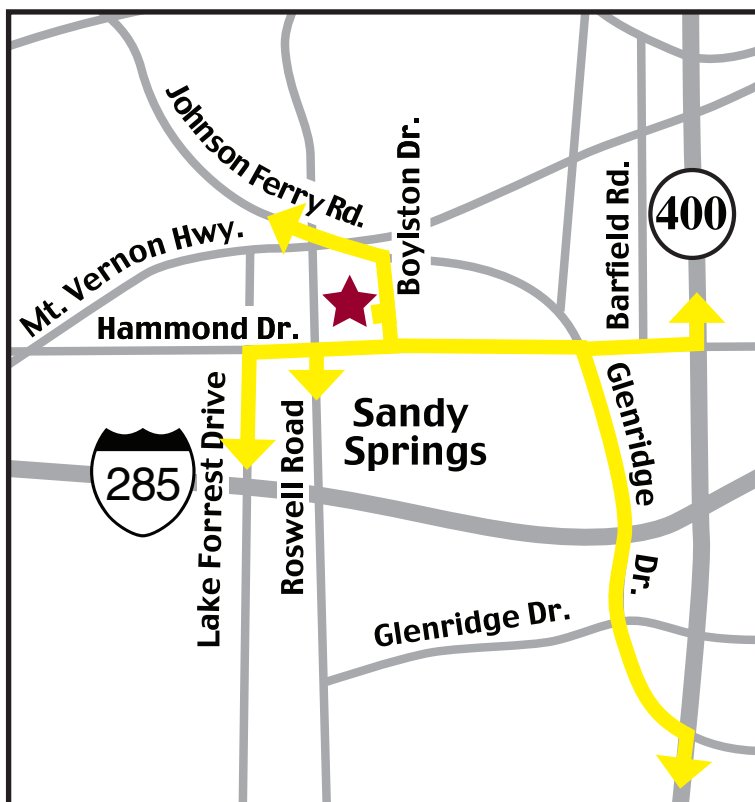
Northside Tower enjoys excellent parking facilities:

- **Quantity** - There is an over-supply of parking spaces. The parking ratio is 4.3.
- **Access** - Parking is accessible from Roswell Road and Boylston Drive.
- **Covered Parking** - Most spaces are covered from rain and sun.

### MAJOR ROAD IMPROVEMENTS:

Northside Tower has very good access which has benefitted from recent road enhancements:

- Most East Cobb commuter traffic from Johnson Ferry has been re-routed to Abernathy Road and Georgia 400.
- Traffic lights in the area have been synchronized.
- Georgia 400 ramps were completed to/from Hammond Drive.
- The Roswell Road bridge over I-285 was widened.



Boylston Drive entrance provides easy access to I-285 and GA-400 plus surface roads such as Hammond Drive, Lake Forrest, Glenridge Drive and Mt. Vernon Highway as depicted by yellow arrows.