



The Opportunity







# GLENRIDGE HIGHLANDS THREE

Central Perimeter's Most  
Accessible New Office  
Development Project



# LOCATION & AMENITY MAP WITH WALKING DISTANCES

## SHOPPING CENTERS

- |  |   |   |
|--|---|---|
| <p><b>Glenridge Point Shopping Center</b><br/>860 Johnson Ferry Rd</p> <ul style="list-style-type: none"> <li>• UPS Store</li> <li>• Subway</li> <li>• Gruby's NY Deli</li> </ul>  | <br>2 min walk   | <br>.15 mi |
| <p><b>Bell Glenridge</b><br/>111 Glenridge Point Pkwy</p> <ul style="list-style-type: none"> <li>• Jimmy John's</li> <li>• Vinny's NY Pizza &amp; Grill</li> </ul>   | <br>2 min walk   | <br>.15 mi |
| <p><b>Windsor at Glenridge</b><br/>5610 Glenridge Dr</p> <ul style="list-style-type: none"> <li>• Firehouse Subs</li> <li>• Blue Moon Pizza</li> <li>• Qdoba Mexican Eats</li> <li>• Sushi Nami</li> <li>• DaVinci's Donuts</li> </ul> | <br>4-6 min walk | <br>.34 mi |

## MARTA STATIONS

- |  |  |  |
|--|--|--|
| <p><b>Medical Center Station</b><br/>5711 Peachtree-Dunwoody RD NE</p> | <br>10-12 min walk | <br>.69 mi |
|--|--|--|

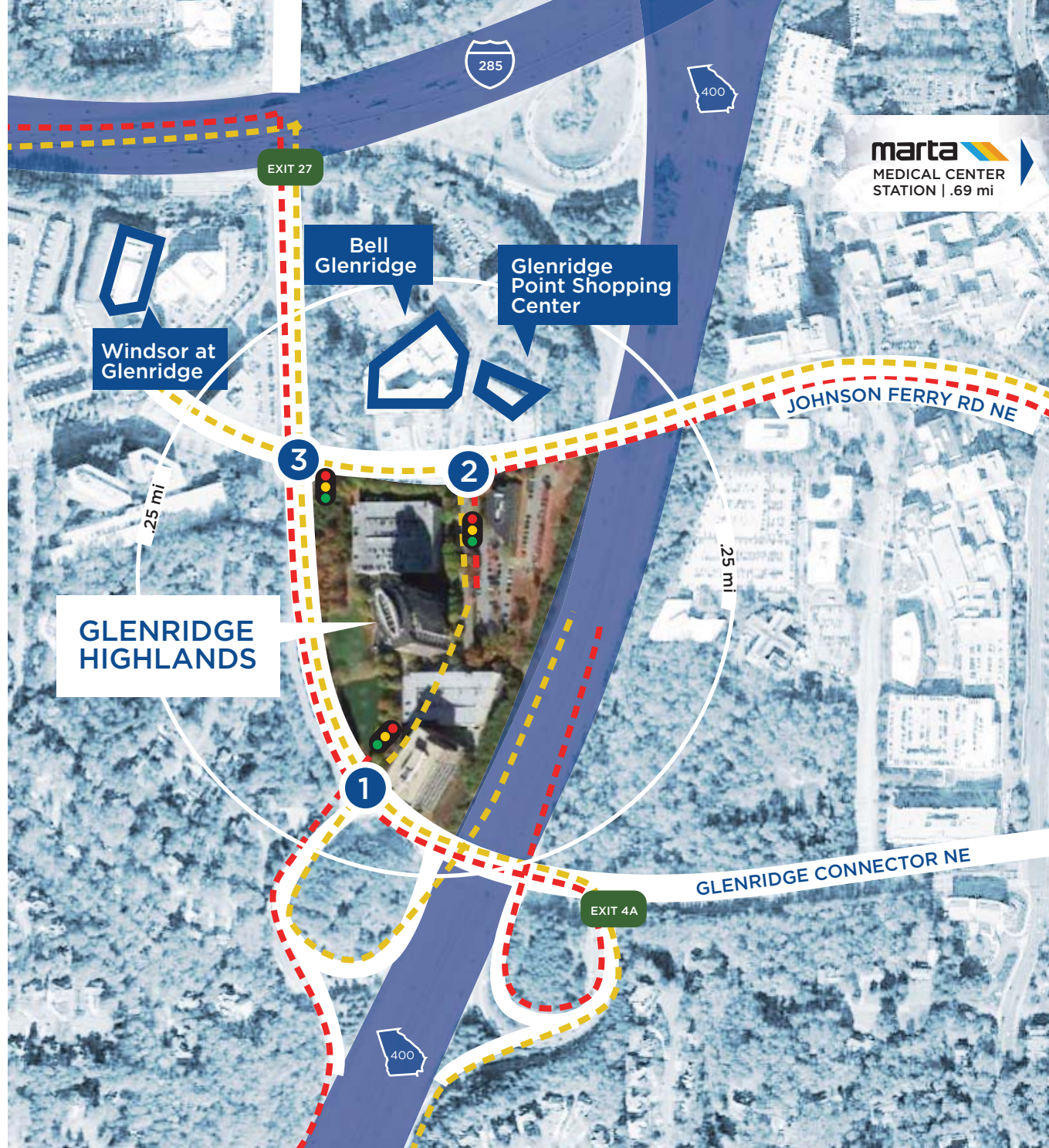
## ACCESS POINTS

- 1  Glenridge Connector NE
- 2  Johnson Ferry Rd NE
- 3  Glenridge Connector NE and Johnson Ferry Rd NE

INGRESS



EGRESS





JOHNSON FERRY RD NE

TRIMBLE RD NE

GA-400

GHI  
Parking

Glenridge  
Highlands  
One

Glenridge  
Highlands  
Two

GHII  
Parking



400

GHIII  
Parking

Glenridge  
Highlands  
Three



PROPOSED  
RESTAURANT

GLENRIDGE CONNECTOR



# PROJECT OVERVIEW

 5550 Glenridge Connector

± 150,000 –  
200,000 SF

Class A  
Office



# AMENITIES

## EXISTING

Office campus/park for future expansion

Breakfast/lunch cafés in GHI & GHII

Structured on-site parking garage

Existing fitness facilities in GHI & GHII

On-site management

## IN PROCESS

New conference/meeting rooms in GHI

Expanded cafeteria in GHI

Expanded fitness center at GHI

## FUTURE

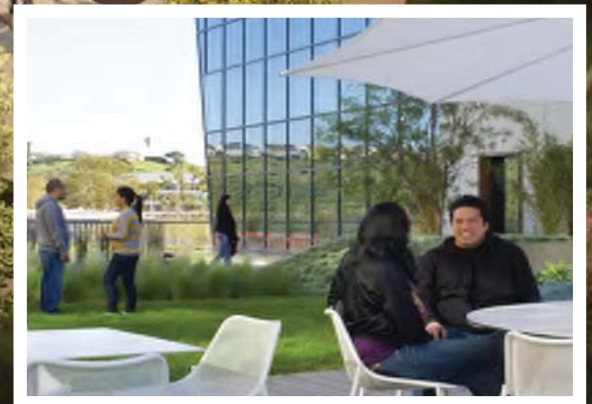
Proposed new restaurant with patio terrace

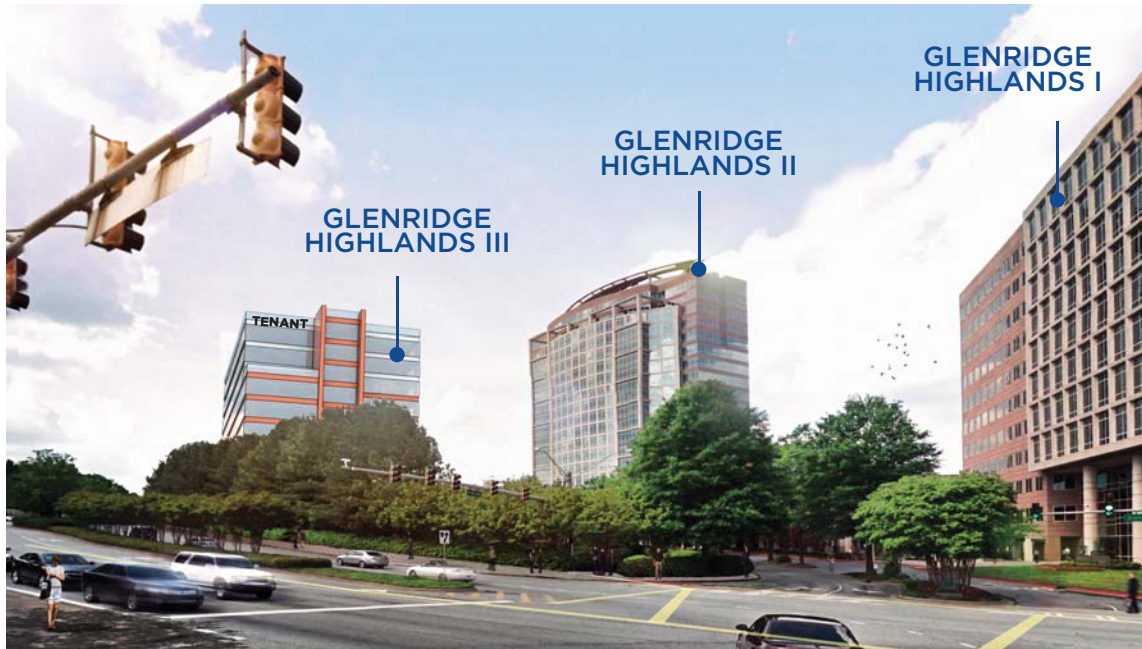
Lakefront patio with water features

Potential mixed-use office/hotel development

Rooftop terrace

New fitness center in GHIII





<< A VIEW FROM  
 Glenridge  
 Connector  
 & GA-400

A VIEW FROM >>  
 Johnson  
 Ferry Rd  
 & Glenridge  
 Connector





# SIGNAGE



# LOBBY

GHI

GHI

GHI PARKING



# ROOFTOP

GHI

BUCKHEAD SKYLINE

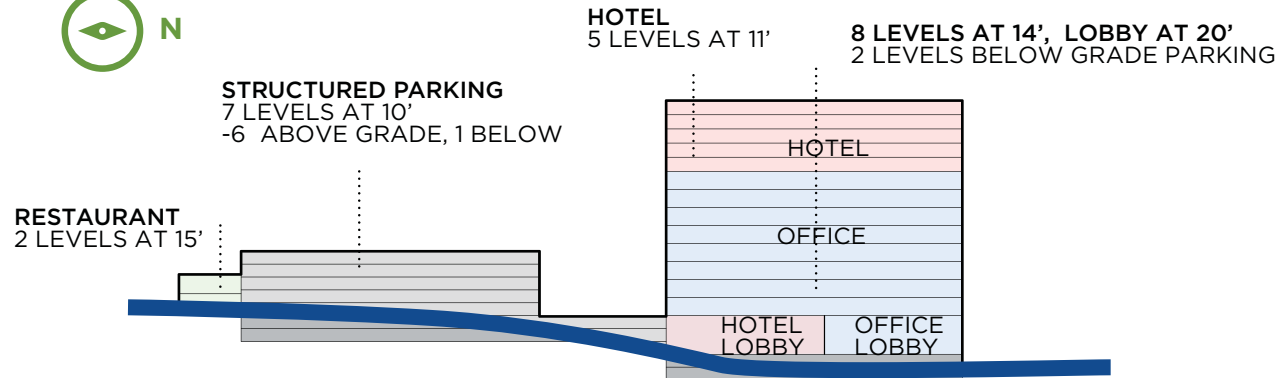


# ZONING

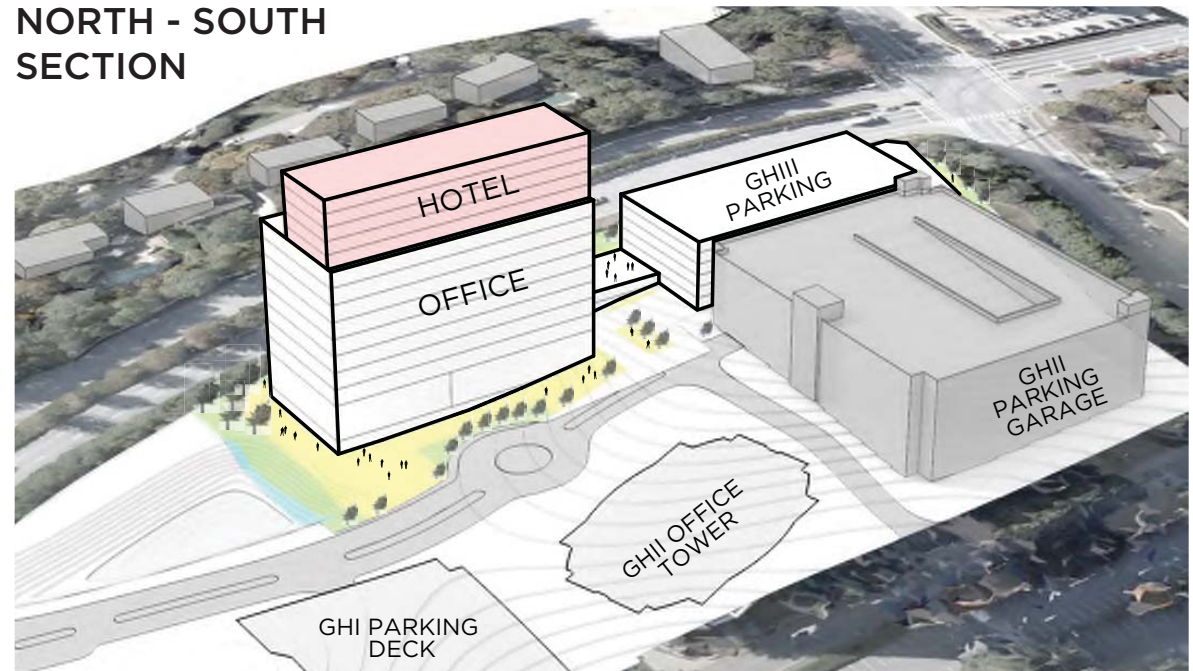
Site is zoned for mixed-use development. Piedmont Office Realty Trust is currently evaluating an office/hotel concept.

For more information, please visit:

[www.thenext10.org](http://www.thenext10.org)



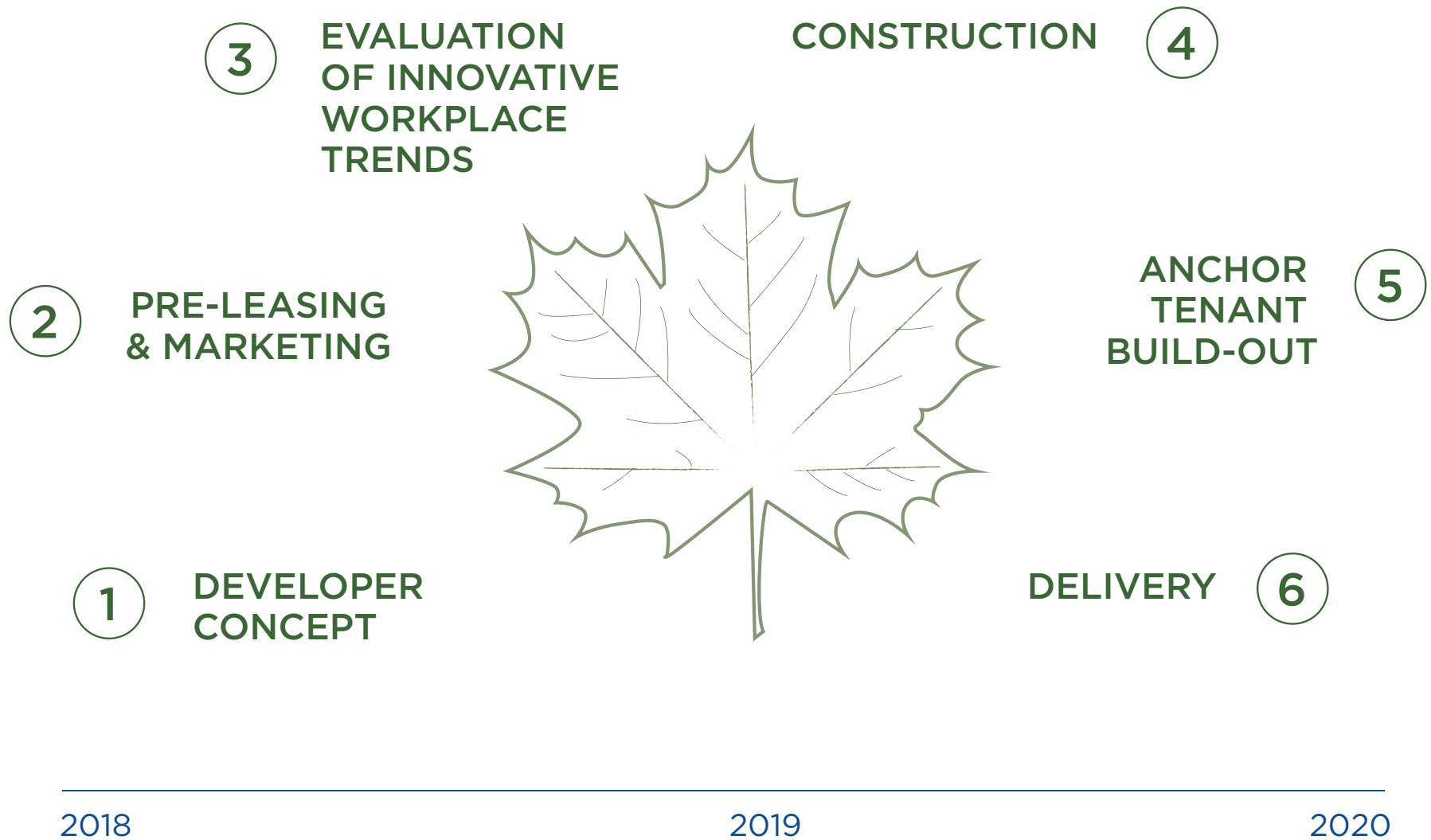
NORTH - SOUTH SECTION



AERIAL VIEW FROM SOUTHEAST



# TIMELINE



# CORPORATE PROFILE

[MARCH 2018]

**Piedmont Office Realty Trust, Inc.**  
[NYSE:PDM] owns and manages high quality, office assets in eight major eastern U.S. markets

\$5 Billion  
Portfolio

Approx. 16  
Million  
Square Feet

Investment-Grade  
Rating: Standard  
& Poor's (BBB) and  
Moody's (Baa2)

2.2 Million  
Square Foot  
Portfolio in  
Atlanta



# DEVELOPMENT EXPERIENCE



**Houston**  
300,900 SF  
Speculative  
Development  
2016



**Washington, DC**  
261,920 SF  
Re-development  
2016



**Orlando**  
134,419 SF  
Pre-leased  
Development  
2017

Piedmont funds its developments from operating cash flow





**GHI**



**GHII**



**GLENRIDGE HIGHLANDS**

**LEASING TEAM**

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