



NC NORTHRIDGE
CENTER

OWNED BY

KOELBEL

LEASED BY

NEWMARK



PROPERTY OVERVIEW

Located right off GA-400's Northridge exit 6, Northridge Center is a two-building, Class A campus featuring an exceptional office environment for businesses seeking high-quality, convenient space between Central Perimeter and North Fulton.

Northridge Center offers flexible floorplans and on-site amenities that include a fitness center and cafe, along with direct access to dozens of surrounding dining, shopping and entertainment opportunities.



MAJOR RENOVATIONS **COMPLETE**

New ownership recently completed a state of the art new amenity package, including:
Brand-New Tenant Lounge, Large Conference Facility, Outdoor Seating & Move In Ready Spec Suites



NEW TENANT LOUNGE



NEW CONFERENCE CENTER



NEW MICRO MARKET

BUILDING HIGHLIGHTS



LOCATION HIGHLIGHTS:

- Located immediately off GA-400's Northridge exit 6 with direct access to Roswell Road
- Situated at the crossroads of Dunwoody, North Fulton and Sandy Springs
- Surrounded by dozens of restaurants, retailers, entertainment venues and service providers

PROPERTY HIGHLIGHTS

EXISTING AMENITIES



Two buildings offering flexible floorplans



1,973 SF fitness center with locker rooms and showers



Cafe serving breakfast and lunch



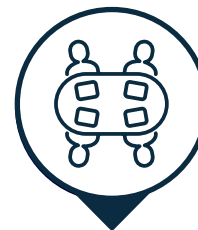
Covered and surface parking



On-site management and security



NEW AMENITIES: COMING SOON



Open, collaborative tenant lounge



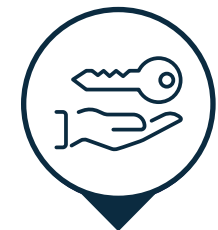
Large 40-50 person conference facility



Move in ready spec suites ranging from 2,000-5,000 SF



Outdoor seating



New, well-capitalized ownership



PROPERTY AVAILABILITIES

365 NORTHRIDGE

- Suite 320 | 2,938 RSF
- Suite 400 | 8,000 - 18,215 RSF

**Building Signage Available*

375 NORTHRIDGE

- Suite 225 | 5,278 RSF
- Suite 320 | 3,742 RSF
- Suite 325 | 4,701 RSF - Spec Suite
- Suite 330 | 3,563 RSF - Spec Suite
- Suite 375 | 5,378 RSF - Spec Suite
- Suite 520 | 4,468 RSF
- Suite 550 | 2,806 RSF

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NEARBY AMENITIES

Marta Access

- 1 Marta Bus Stop
- 2 2.6 miles from North Springs Marta Station
- 3 4.5 miles from Sandy Springs Marta Station
- 4 5.5 miles Dunwoody Marta Station

Restaurants

- 1 \$\$ Amalfi Ristorane Italiano
- 2 \$\$\$ Aqua Blue
- 3 \$ Buffalo Wild Wings Grill & Bar
- 4 \$ Café Northridge
- 5 \$ Chaplins
- 6 \$ Chick-fil-A
- 7 \$ Chin Chin Express
- 8 \$\$ Circle Sushi
- 9 \$\$ Enzo
- 10 \$\$ Erawan Organic Thai Restaurant
- 11 \$ Herfy's Burgers
- 12 \$ Johnny's New York Style Pzza
- 13 \$ JoJo's Wings & Fish Grill
- 14 \$\$ Locos Grill & Pub
- 15 \$\$ Marquito's Mexican Restaurant
- 16 \$ Moe's Southwest Grill
- 17 \$ Morgan Falls Café
- 18 \$ North Peking Restaurant
- 19 \$ North River Tavern
- 20 \$ Old Hickory House
- 21 \$ Papa John's Pizza
- 22 \$\$\$ Peter's
- 23 \$ Quiznos Sub
- 24 \$ Rusty Nail Pub
- 25 \$\$ Sandy Springs Diner
- 26 \$ San Francisco Wraps
- 27 \$ TacoMac
- 28 \$\$ Three Dollar Café Dunwoody
- 29 \$\$ Tijuana Joe's Cantina
- 30 \$ Tony's Sports Bar & Grill
- 31 \$ Wendy's

Shopping

- 1 Historic Roswell Square
- 2 Huntridge Shopping Center
- 3 Northridge Shopping Center
- 4 Perimeter Mall
- 5 The Shops at Dunwoody Shopping Center

Hotels

- 1 Courtyard Atlanta
- 2 Doubletree Hotel
- 3 Embassy Suites Hotel
- 4 Holiday Inn Hotel
- 5 Hyatt Place Atlanta
- 6 Staybridge Suites
- 7 Perimeter Atlanta Hotel & Suites

Financial

- 1 American Trust Bank
- 2 Bank of America
- 3 Chase Bank
- 4 Fidelity Bank
- 5 Iron Stone Bank
- 6 RBC Bank
- 7 Regions
- 8 Signature Bank
- 9 Suntrust Bank
- 10 US Bank
- 11 Wells Fargo

Business Convenience

- 1 FedEx Office Print & Ship Center
- 2 Office Max
- 3 Staples
- 4 The UPS Store
- 5 US Post Office

Fitness/Recreation

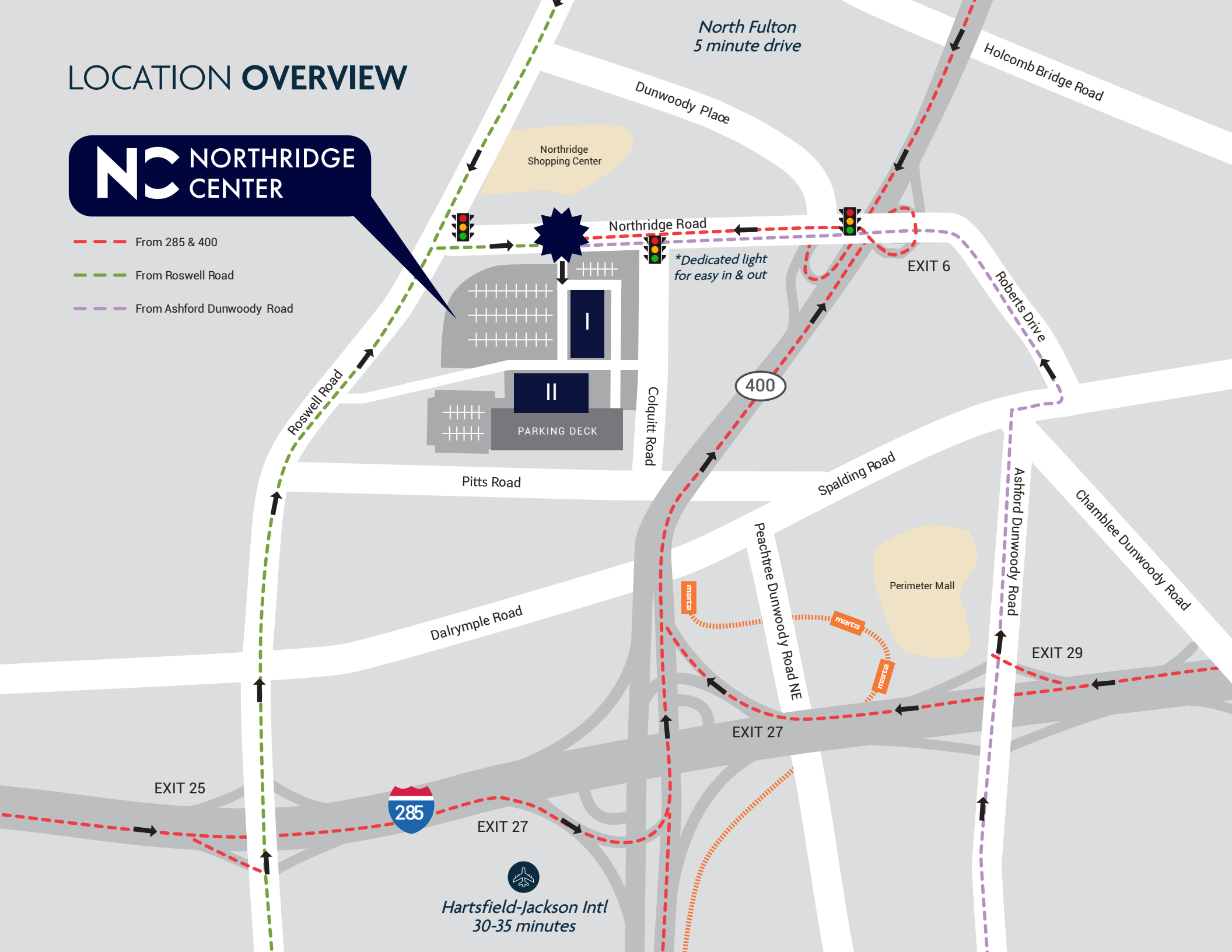
- 1 Advanced Fitness Training
- 2 Body Plex Fitness
- 3 Chattahoochee River Park
- 4 Cherokee Country Club
- 5 Cosmos Fitness
- 6 Dunwoody Country Club
- 7 Formwell Personal Fitness
- 8 Horseshoe Bend Golf Club
- 9 LA Fitness
- 10 Old Roswell Mill
- 11 Huntcliff Stables
- 12 Steel Canyon Golf Club



LOCATION OVERVIEW



- From 285 & 400
- From Roswell Road
- From Ashford Dunwoody Road





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