

SHOPPES AT WEST PACES

SHOPPING CENTER - UNDER RENOVATION



BEFORE



AFTER

3401 NORTHSIDE PKWY NW ATLANTA, GA 30327

ABOUT SHOPPING CENTER

- Limited office availability with one 4,093 SF second-floor suite remaining.
- 30,000 SF retail & office shopping center anchored by CVS, FedEx, Sherlock's Wine Merchant, & Wells Fargo."
- Fresh vision. New ownership. Major renovation. A complete reintroduction of a classic center.
- Located in one of the most highly trafficked areas of West Paces Ferry & Northside with approx. 213,000 cars per day.
- Known as the "Golden Triangle" of Buckhead, the West Paces Ferry neighborhood is surrounded by dozens of schools, public & private, including Pace Academy, Westminster School & Lovett School.

SECOND-FLOOR OFFICE SPACE AVAILABLE





MICROMARKET AERIAL MAP



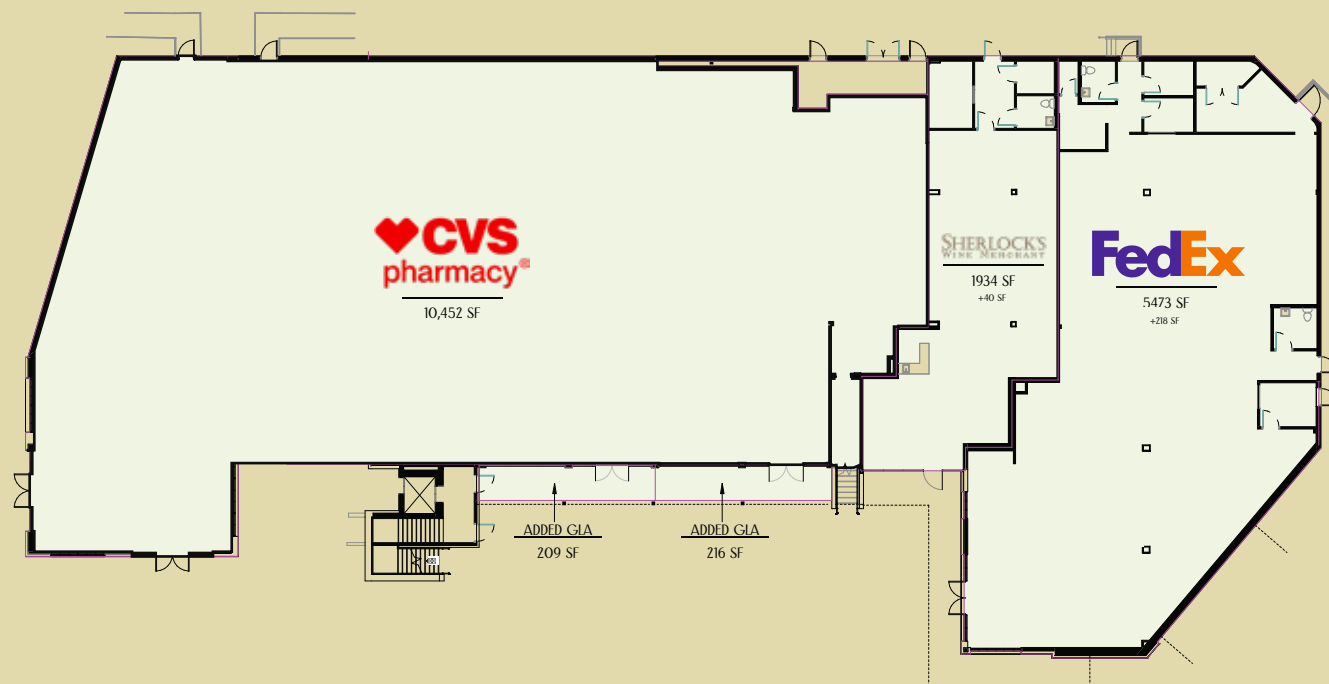
I-75 **213,000**
cars per day

WEST PACES
FERRY **20,000**
cars per day

NORTHSIDE
PARKWAY **15,000**
cars per day



LEVEL ONE



LEVEL ONE AREA

Name	Area
Building Common Area	
CVS	1342 SF
Building Common Area: 1	1342 SF
Exterior Area	
PATIO	616 SF
PATIO	430 SF
Exterior Area: 2	1046 SF

LEVEL ONE AREA

Name	Area
Store Area	
FedEx	5473 SF
Sherlock's Wine Merchant	1934 SF
CVS	10,452 SF
ADDED GLA	209 SF
ADDED GLA	216 SF
Store Area: 8	18285 SF
Grand total: 11	20673 SF

LEVEL TWO



LEVEL TWO AREA

Name	Area
Office Area	
K, M & M Orthodontics	1193 SF

OFFICE AVAILABLE 4093 SF

Grand total: 3 6904 SF



RENDERINGS



LEASING INFORMATION

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