



1301-1303

HIGHTOWER TRAIL



AREA MAP

LOCATION

- Immediate access to GA-400 and less than 5 minutes from I-285
- 3.5 miles from downtown Roswell
- MARTA accessible
- Minutes away from many parks and trail systems along the Chattahoochee River
- Selection of neighboring restaurants and retail
- Close proximity to Cherokee Country Club and Dunwoody Country Club

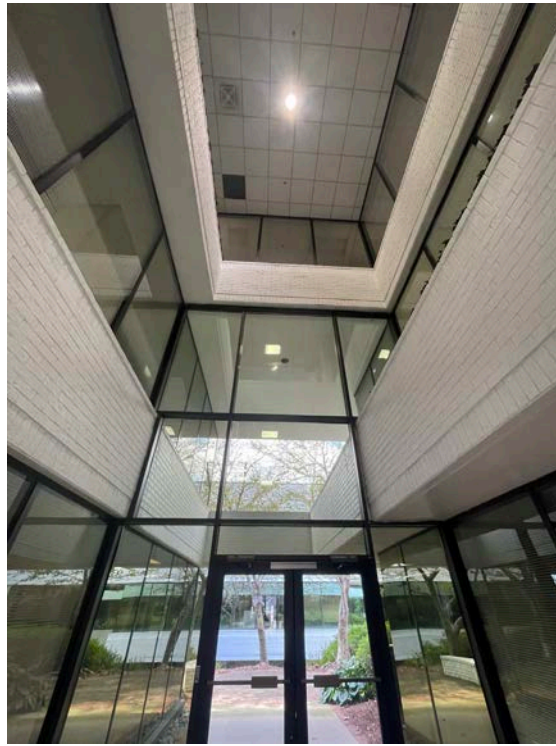


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|----------|-----------------------------|----------|-----------------------------|
| 1 | CHEROKEE COUNTRY CLUB | 3 | DUNWOODY COUNTRY CLUB |
| 2 | HORSESHOE BEND COUNTRY CLUB | 4 | CHATTAHOOCHEE NATURE CENTER |

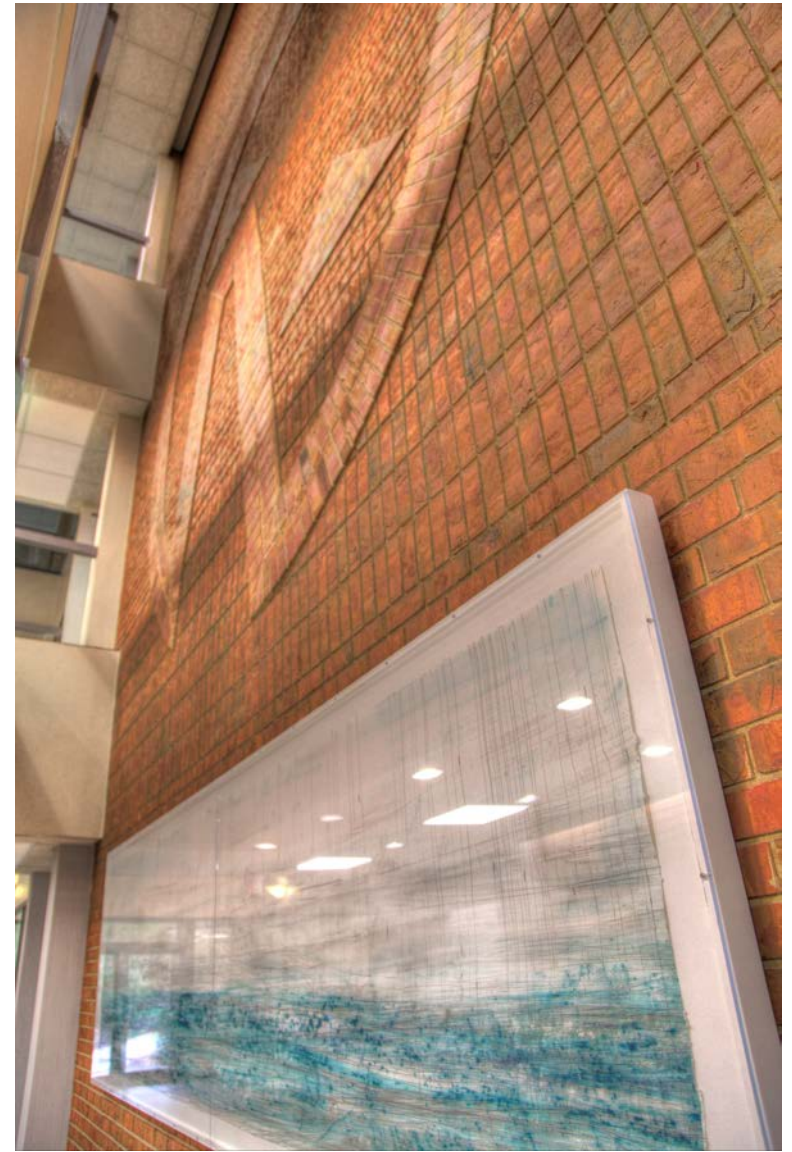




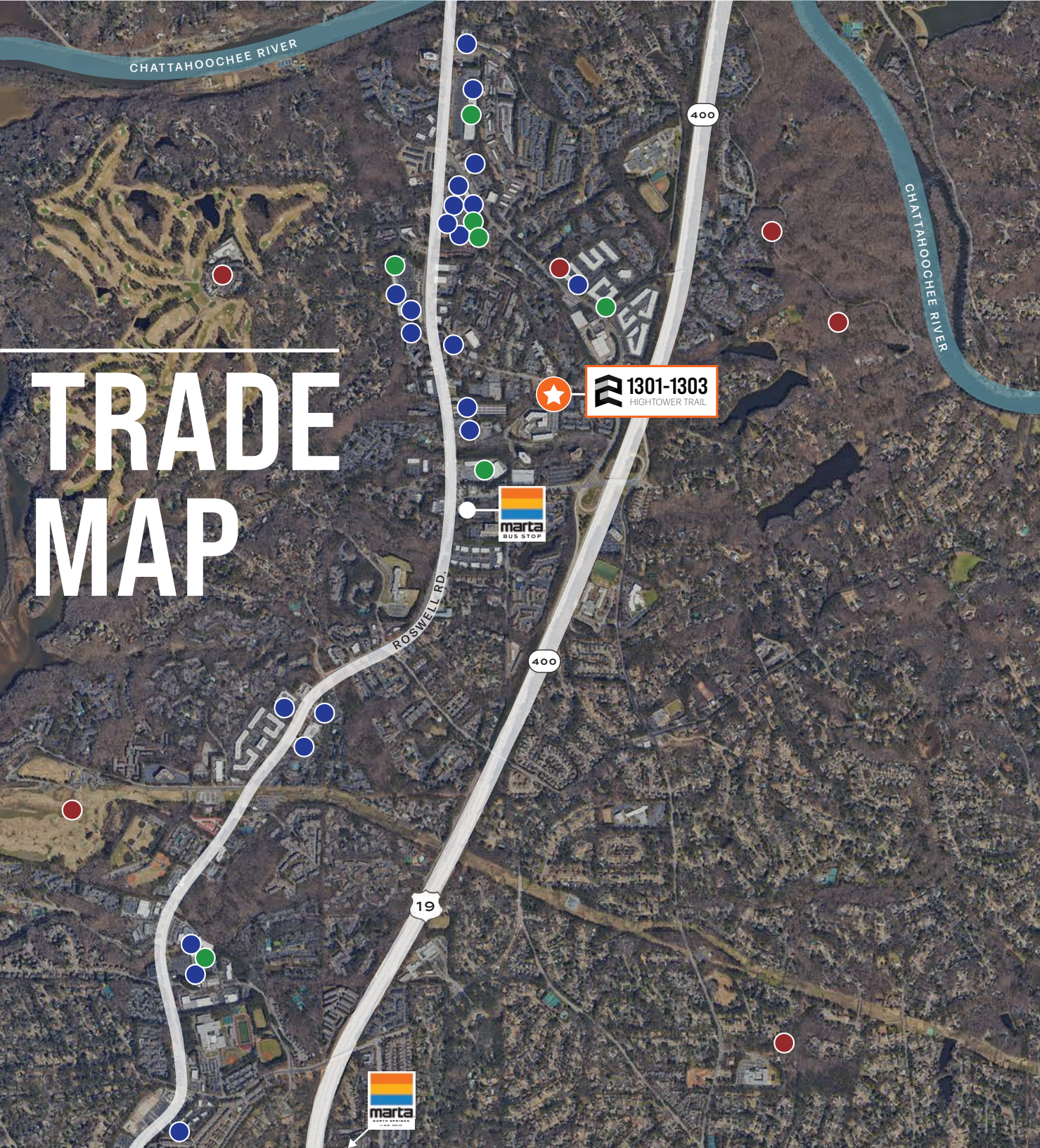
PROPERTY HIGHLIGHTS



- Recently Renovated
- Two 3-story buildings
- Full height glass
- Suites from 325 - 16,290 RSF
- Move-in ready suites available
- Fully sprinklered
- Up to 4.1 : 1,000 free parking
- Local and engaged ownership
- Courtyard setting



TRADE MAP



FOOD + DRINK

NORTH RIVER TAVERN
SAMAD GRILL
CASA DE QUESADILLA
CIRCLE SUSHI
MCDONALDS
SMOOTHIE KING
WINGSTOP
EMIDIO'S
TONY'S SPORTS BAR & GRILL
SANDY SPRINGS DINER
WAFFLE HOUSE
BEEF GRILL
ENZO
WENDY'S
CHICK-FIL-A
THE JUICY SEAFOOD KITCHEN
DUNKIN' DONUTS
VENETIAN BAR & LOUNGE
PORTO BRASIL
TIJUANA JOE'S CANTINA

SHOPPING

DUNWOODY PLACE
NORTHRIDGE SHOPPING CENTER
TROWBRIDGE CROSSING
PUBLIX
DOLLAR GENERAL

PLAY

CHEROKEE TOWN & COUNTRY CLUB
CHATTAHOOCHEE NATIONAL RIVER AREA
SANDY SPRINGS TRAIL
STEEL CANYON GOLF CLUB
DUNWOODY NATURE CENTER
PONTOON BREWING COMPANY



LEASING INFO



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