

CROWN POINTE

1040 & 1050 CROWN POINTE PARKWAY / ATLANTA

POTENTIAL
ABOUND

 **TRANSWESTERN**[®]
Experience Extraordinary



PACIFIC OAK

TRANSFORMING INTERIORS
CONNECTED CAMPUS
MAXIMIZING THE MODERN WORKDAY

Come experience Crown Pointe, a two-building progressive office campus that recently underwent a holistic multi-million dollar transformation aimed at shifting how the central perimeter market interacts with their workplace.

From improved landscaping and refreshed campus signage to an activated greenspace plan, stunning new lobbies to reinvented common areas and contemporary spec suite offerings, renovations were focused on connecting and improving tenant experience from the outside in.

Through commitment to vision, quality, and its tenants, Pacific Oak is redefining what the modern workplace can be. Our buildings are not just a place to work, but a lifestyle experience. We're defining the new suburban standard.

Time to get reacquainted.

/ CURRENT SPACE AVAILABILITIES RANGE FROM UNDER 2,000 RSF TO FULL FLOOR OPPORTUNITIES /



/1040 & /1050 Crown Pointe Parkway

For leasing information, contact:

Zach Wooten
zach.wooten@transwestern.com
404.842.6540

Stephen Clifton
stephen.clifton@transwestern.com
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/1050 Front Lobby

TIMELESS, HIGH-END FINISHES

NEUTRAL, CONTEMPORARY COLOR SCHEME

MAXIMUM USE OF GLASS AND NATURAL LIGHT

ENHANCED TENANT AMENITIES

Including a complimentary 2,500 sf business lounge with unlimited Starbucks® coffee and reserve-ready conference space

Upgraded fitness center with new equipment and refinished locker rooms and showers

Outdoor walking paths and plentiful green space

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/1040 View Towards Elevator Cabs

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/1050 Newly Renovated Lobby

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T TRANSWESTERN®



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11-18

CROWN POINTE

- ↑ ELEVATORS
FLOORS 11-18
- ← FLOORS 1-10
- RESTROOMS ■■
TENANT LOUNGE
CONFERENCE ROOM
FITNESS CENTER
- ← SECURITY DESK
PARKING GARAGE
WALKWAY TO 1040

Elevator Lobbies

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Sample Tenant Build Out

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MODERN DESIGN INCLUDING EXPOSED CEILINGS, STYLISH CONCRETE ACCENTS, LUXURIOUS COMMON AREAS, PREMIUM SUITE FINISHES, AND STAINLESS STEEL APPLIANCES

NOW LEASING 14,578 RSF PREMIUM SPEC SUITE

20 private offices

Spacious executive conference room

Four cozy conference/huddle rooms

Expansive open office space for up to 50

Thoughtful mother's room equipped with sink and refrigerator

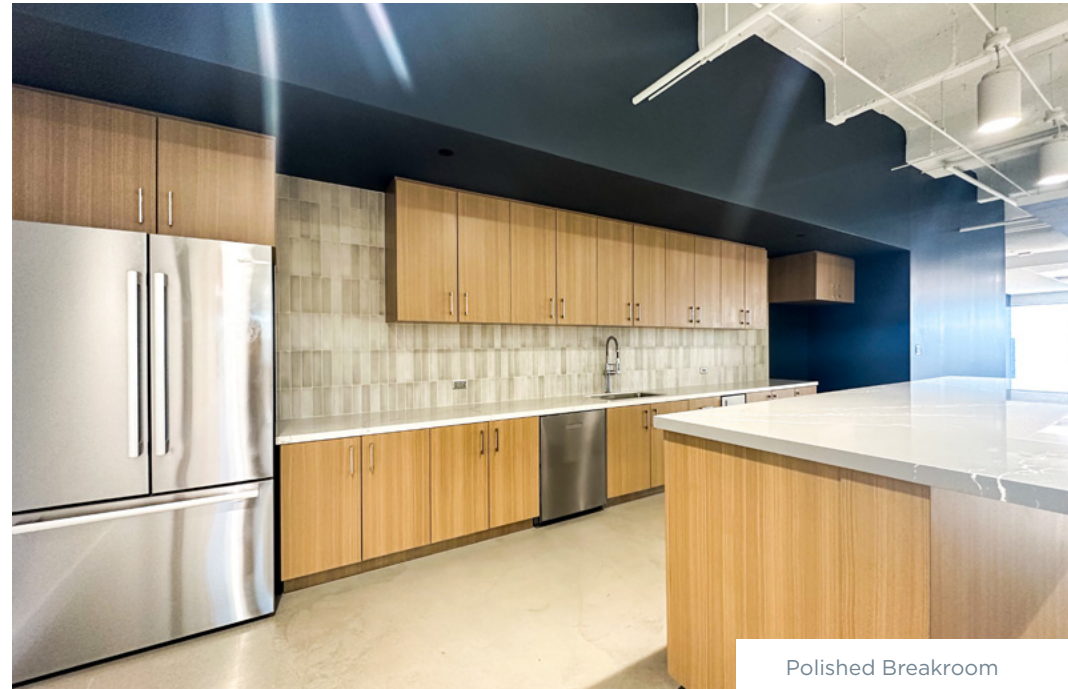
High-end break areas with stainless steel appliances and window views

Now leasing in the 1040 building

[VIEW FLOORPLAN](#) [TOUR THE SPACE](#)



Elevated Open Workspace



Polished Breakroom

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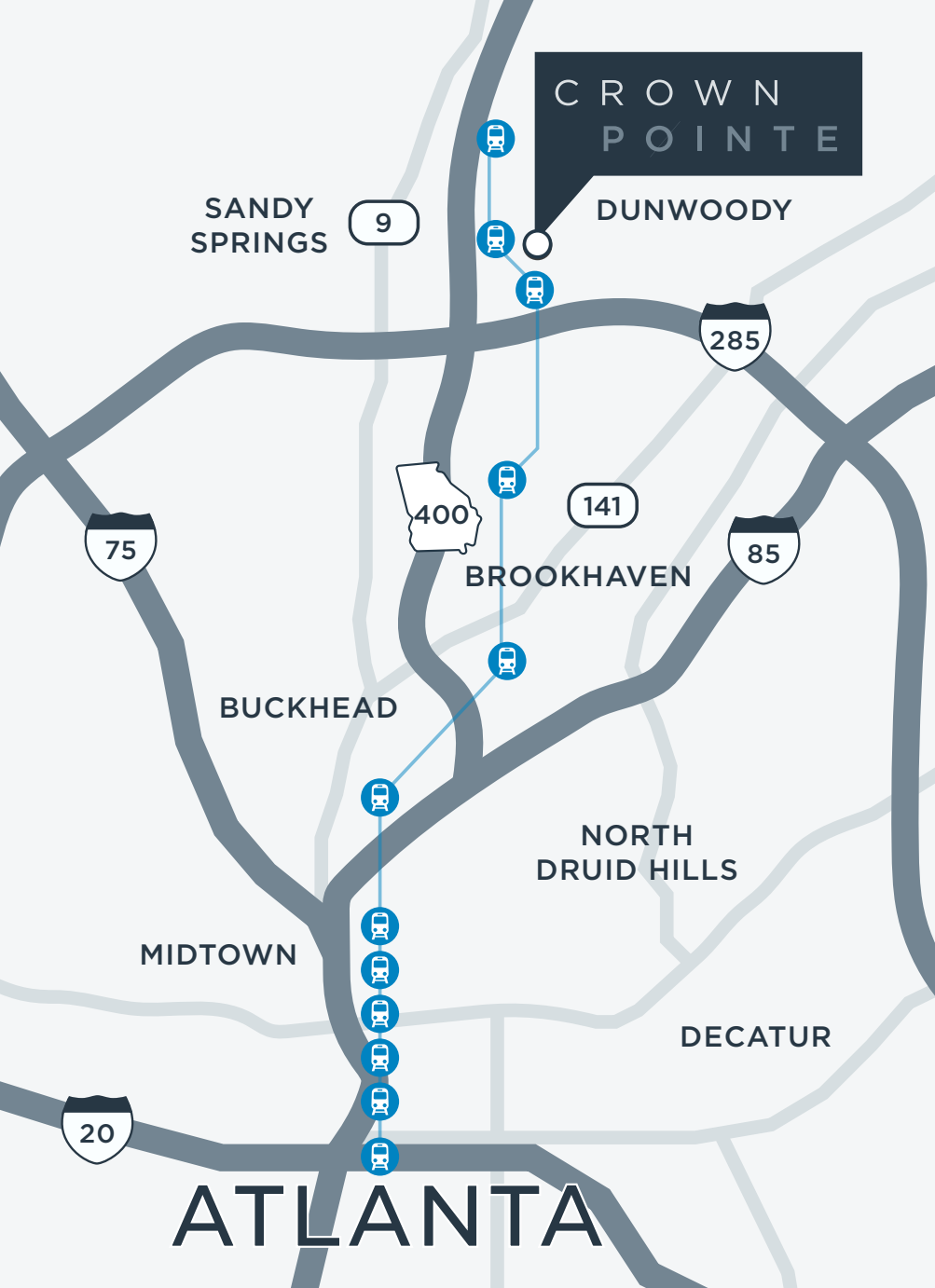
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ALWAYS ACCESSIBLE

Well-positioned at the pulse of Central Perimeter

Direct pedestrian walkway from project to MARTA Sandy Springs station from inside covered parking deck

Short commute to GA 400 and I-285

Preferred cut-through access to several affluent DeKalb and Fulton County surrounding neighborhoods

Minutes to everything, miles from conventional

DRIVE TIMES

- > .5 Mile MARTA Sandy Springs Station
- > 1 Mile GA 400 via Hammond Drive
- 2 Miles Sandy Springs via Mount Vernon Highway
- 2 Miles I-285 via Ashford Dunwoody Road
- 5 Miles Brookhaven via Ashford Dunwoody Road
- 9 Miles Buckhead via GA 400
- 12 Miles Downtown Atlanta via GA 400/Connector

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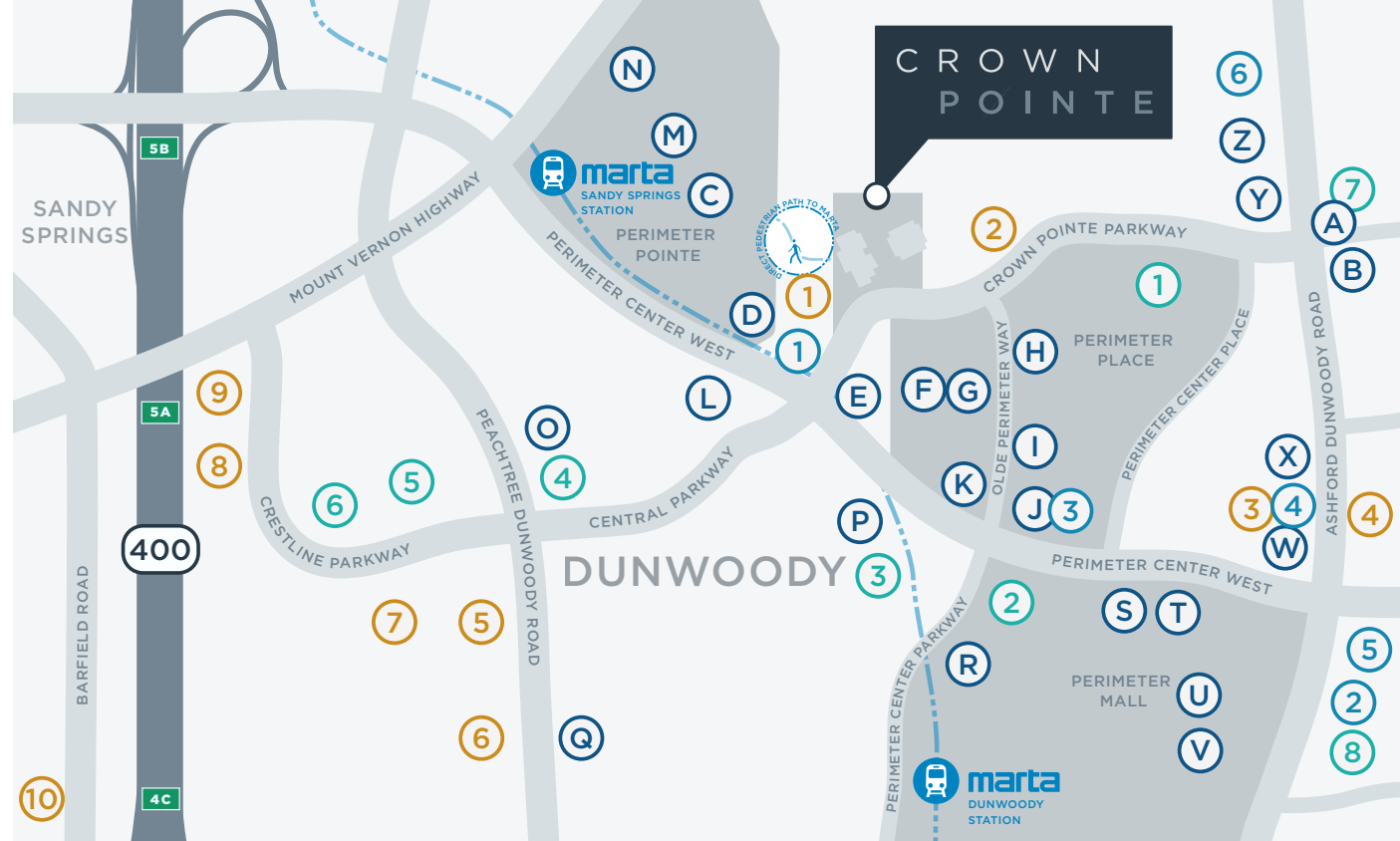
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AMENITIES AROUND

A short walk to over two dozen fast-casual and upscale dining options; perfect for a quick bite, business meeting, or impromptu team happy hour.

DINING

- | | |
|--|--|
| A J. Alexander's | M Piece of Cake |
| B Fogo de Chao, Jason's Deli | N Chick-Fil-A |
| C Jersey Mike's, Tropical Smoothie Cafe | O Bagel Boys Cafe |
| D Wendy's | P Cafe 211 |
| E Joey D's Oak Room | Q Hopdoddy Burger Bar |
| F Superica, Taco Mac, Grana | R Chuy's Tex-Mex |
| G Hawker's, Tin Drum | S The Capital Grille |
| H Cold Stone Creamery | T Season's 52 |
| I Paris Baguette, Ali's Cookies | U Shake Shack, Newk's |
| J Fleming's Prime Steakhouse & Wine Bar, TinLizzy's Cantina | V Maggiano's Little Italy, Cheesecake Factory |
| K Chipotle Mexican Grill, HOBNOB Neighborhood Tavern | W McDonald's |
| L CAVA, LaMadeleine, Tiff's Treats | X North Italia, Red Pepper Taqueria |
| | Y Chopt Creative Salad Company |
| | Z Olive Garden, Panda Express |



*Map displays amenities within a 1.5 mile walking radius

GROCERY, GAS & SERVICES

- | | |
|---|--|
| 1 Target | 5 Costco |
| 2 Container Store | 6 Costco Gas |
| 3 FedEx Office Print & Ship, Total Wine & More | 7 Walmart, Post Office, Professional Cleaners |
| 4 Peach Cleaners | 8 Exxon |

BANKS

- | | |
|----------------------|--------------------------|
| 1 Ameris Bank | 5 Bank of America |
| 2 Chase Bank | 6 Wells Fargo |
| 3 Truist | |

LODGING

- | | |
|---------------------------------|-------------------------------------|
| 1 Embassy Suites | 6 Hilton |
| 2 Sonesta ES Suites | 7 Courtyard Marriott |
| 3 Le Meridien | 8 Homewood Suites |
| 4 Hampton Inn & Suites | 9 Springhill Suites |
| 5 La Quinta Inn & Suites | 10 Sheraton, Hawthorn Suites |



Less than a .5 mile walk via a direct pedestrian pathway from Crown Pointe (top parking level) to the Sandy Springs Station [and Perimeter Pointe amenities]

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FACT SHEET

Landlord	Pacific Oak
Leasing Team	Transwestern
Property Management Team	Transwestern
Renovation Architect/Date	Nelson/2017
Rentable Building Area(s)	/1040 - 226,407 RSF /1050 - 273,561 RSF
Stories	/1040 - Ten (10) /1050 - Seventeen (17)
Typical Floor Size	/1040 - 23,700 SF /1050 - 16,700 SF
Parking Ratio	3.13/1000 (complimentary surface and covered deck parking for all tenants and guests)
Signage	Tenant monument signage available for those who qualify
Access and Security	24/7 manned security on-site
Fiber Accessibility	Multiple service providers available
Elevators	/1040 - Four (4) passenger, One (1) freight /1050 - Six (6) passenger, One (1) freight
Emergency Power	/1040 - 200 KW cat /1050 - 500 KW cat
Public Transportation	Direct pedestrian pathway from project to MARTA Sandy Springs station from inside covered parking deck Multiple bus stops within walking distance



View of /1040 & /1050 Crown Pointe from adjacent retail/dining

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