

# One Point Royal

Atlanta, Georgia



## Property Description

**ONE POINT ROYAL** is a 145,000 square foot, Class A, multi-tenant office facility, on a 7.2 acre site in Royal 400. Royal 400 is one of Atlanta's prime master-planned office parks in the prestigious golden GA 400 corridor in North Fulton County. It consists of a 300 acre site with 1600 feet of prime footage on GA 400. Royal 400 is ten miles north of the Perimeter, Interstate 285 and within thirty (30) minutes of downtown Atlanta and Hartsfield Atlanta International Airport.

The building's H-shaped plan is built-up from linked 30 foot by 30 foot structural bays that provide two 72,750 square foot floor levels for a total building area of 145,000 square feet. The H-shape building configuration inherently creates six building segments and allows for separate utility cores to serve the respective office areas.

The building's exterior facade consists of brick veneer and glass wall with large windows framed within each of the thirty (30) foot bays. The warm red brick hues are complemented by the subtle blue tint provided by the window panels. The ground floor entry lobby provides the main access to the building's two elevators

and entry to the tenant's office space. Stone flooring and suspended gypsum board ceilings define the main entry lobby while carpeting and suspended acoustical tile ceilings complete the building's office areas. Service to and deliveries to the building tenants are via a rear loading area with direct access to the elevators service corridors.

## Investment Performance

Development Cost	\$14,111,000
Sales Price	\$18,343,000
Investor IRR	23.51%
Holding Period	19 mos
Development Commencement Date	3/96
Completion Date	1/98
Date Sold	3/25/98



200 CLINTON AVENUE WEST, SUITE 1001, HUNTSVILLE, ALABAMA 35801  
256•551•1000 WWW.TRIADPROPERTIES.COM