

One Towercreek

Atlanta, Georgia



Property Description

ONE TOWERCREEK is a 101,000 square foot, seven (7) story, Class A office building that has high visibility and prominence from its location inside I-285 and I-75. One TowerCreek, built in 1986, offers an unsurpassed image and identity in a burgeoning northwest community of economic growth and development. Located adjacent to a megaplex of successful business and retail synergy, the project offers amenities and locational conveniences geared toward corporate acceptance and appeal.

The Property is located in the Northwest Office Market (Atlanta's second largest office market) which is centered around Cumberland Mall, a 1.1 million square foot regional mall located one-half mile from the project's entrance. The mall's success has spurred commercial development in the northwest market transforming it to a central hub of business growth. The building enjoys close proximity to banks, retail centers, restaurants, upscale multi-family developments and high-end single family residences. The Project has excellent current access via three full interstate interchanges, with a pre-approved fourth interchange which is under construction. This strategic positioning allows a convenient 25-minute drive to

Hartsfield Atlanta International Airport and 15 minutes access to downtown and other major business areas. The building displays quality design and is constructed of an aggregate polished granite coupled with a high-performance glass window system, framed by corner balconies. Parking for approximately 306 cars is provided with a bi-level structured deck in conjunction with a covered drop-off entry which leads to additional surface parking.

Property Facts

Purchase Price	\$4,990,000
Sales Price	\$8,990,000
Investor IRR	22.37%
Holding Period	19 mos
Date Acquired	4/14/94
Date Sold	11/21/95



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