

# 50 Glenlake

Atlanta, Georgia



## Property Description

**50 GLENLAKE** is a 143,216 square foot, Class A, multi-tenant office building that was partially preleased to The Hartford. The Building is located on a ten (10) acre site in Glenlake Office Park, which is located in the northwest quadrant of the Abernathy Road and Georgia 400 Interchange. The Property occupies a prime location along the rapidly developing Georgia 400 corridor within the North Central Perimeter area, Atlanta's fast growing, largest, and most affluent market area. The Perimeter submarket is Atlanta's largest submarket with 18.7 million square feet with a Class A vacancy rate of 3.8%.

At six (6) stories, the building offers spectacular views of its natural setting while establishing its presence along Glenlake Parkway as you approach the building. The building's exterior facade will feature a precast concrete curtainwall with stone accents and detailed reveals incorporating reflective Low-E, energy efficient glass.

This lobby provides access to the building's three elevators and tenant office space. Stone flooring, millwork and suspended gypsum board ceilings define the main entry lobby, while carpeting and suspended acoustical tiles ceilings complete the building's office areas.

## Property Facts

Nine (9) foot ceilings and full height stained mahogany wood doors are provided throughout the tenant floors. Service to and deliveries for the building tenants will be via a side loading area with direct access to the service corridor and building elevators. Surface and deck parking will be provided at a ratio of per 1,000 square feet.

## Investment Performance

Development Cost	\$17,800,000
Sales Price	\$22,485,000
Investor IRR	42.38%
Holding Period	14 mos
Development Commencement Date	9/6/96
Completion Date	6/23/97
Date Sold	12/3/97



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