

Piedmont Place

Atlanta, Georgia



Property Description

PIEDMONT PLACE is a 96,617 square foot, four (4) story, Class A office building located in the heart of Buckhead between Peachtree Road and Roswell Road at 3520 Piedmont Road in Atlanta, Georgia. Completed in 1984, Piedmont Place offers unsurpassed image and identity, located approximately one (1) mile from Lenox Square Mall and Phipps Plaza.

The Buckhead market is the fourth largest office market in Atlanta with approximately nine (9) million square feet and is centered around two major regional malls in Atlanta's most prestigious residential area. The building enjoys close proximity to banks, retail centers, restaurants, upscale multi-family developments and very high-end single family residences.

The Project has excellent current access via Georgia Highway 400, which is the new toll road connecting downtown to the northern suburbs. The strategic positioning allows a convenient ten minute drive downtown and twenty minute drive to Hartsfield International Airport.

The building displays quality design and is constructed of prestress aggregate spandrel panels coupled with a high performance glass window system.

Parking for approximately 306 cars is provided with a covered parking deck and surface parking.

Investment Performance

Purchase Price	\$8,500,000
Sales Price	\$10,450,000
Investor IRR	18.56%
Holding Period	22 mos
Date Acquired	12/14/94
Date Sold	10/3/96



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