



City of Dunwoody Economic Development Briefing

September 8, 2014

Game-changers – I-285 Corridor

\$2 Billion Capital Investment

- ◆ GM Doraville Site – multi-modal suburban mixed-use
- ◆ State Farm–Dunwoody – 2.2 million square feet TOD
- ◆ Braves Stadium @ Cumberland

Retail & Office

◆ Retail

- 4.4 million square feet of space
- 6% vacancy rate

◆ Office

- 8.1 million square feet
- 16% vacancy rate

◆ 1,500 Hotel Rooms - 300 under development



How we compare - Dunwoody = 8.1 million sf of Office

State Farm project will push Dunwoody close to 10.5 million sf

- ◆ Raleigh – CBD 4.6 million sf
- ◆ Nashville – CBD 7.7 million sf
- ◆ Tampa – CBD 9 million sf
- ◆ Austin – CBD 9 million sf
- ◆ Charlotte – Uptown 22 million sf



OFFICE RECRUITMENT

Office recruitment has slowed considerably due to lack of available space



Two large blocks of space available:

- ◆ Sterling Pointe - 140,000 sf
- ◆ 244 Perimeter Center - 244,000 sf



RETAIL RECRUITMENT



Coming Soon!

◆ King George Tavern

◆ Novo Pizza

Future Development

◆ State Farm Phase I





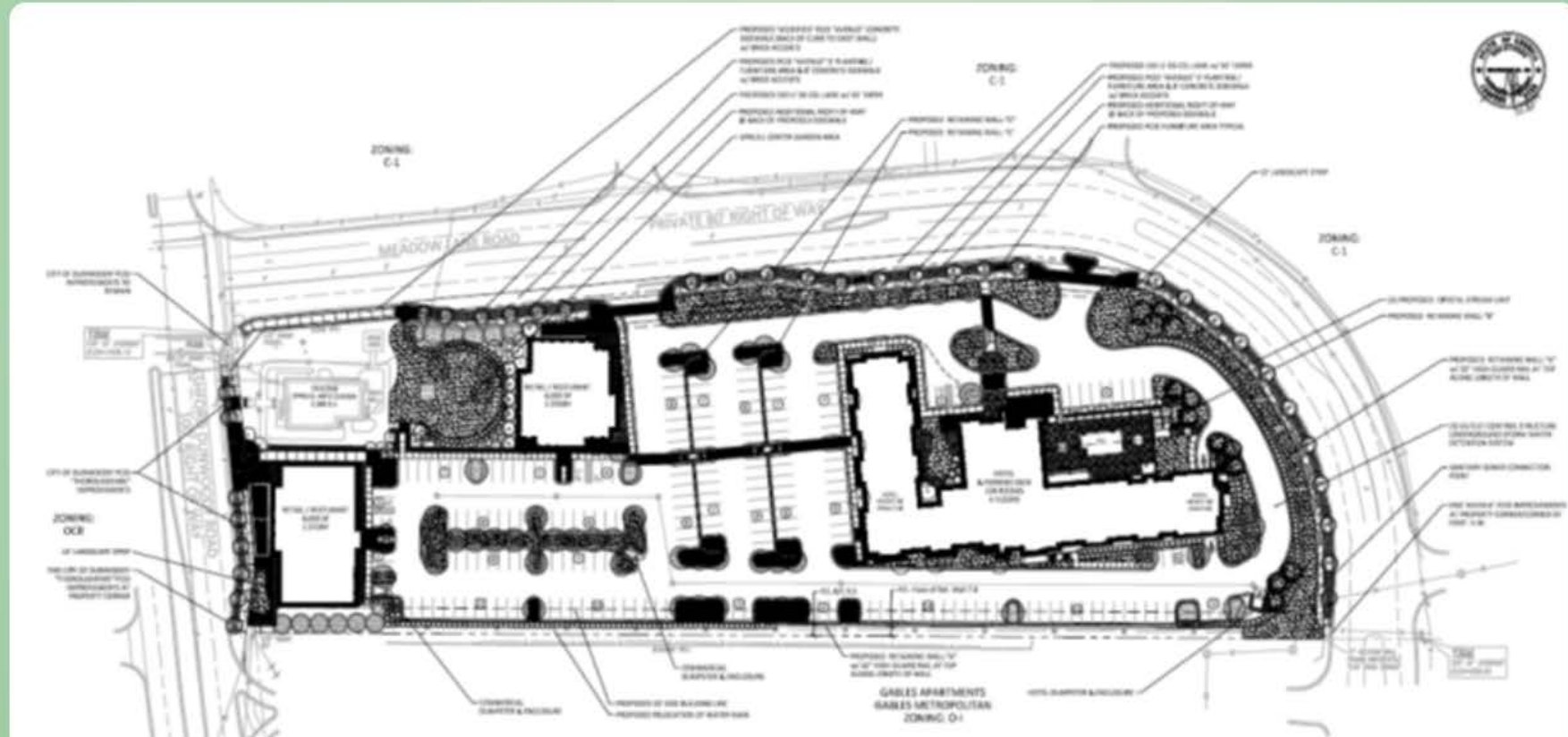
Future Development

◆ Sterling Pointe -
construction under way



Future Development

◆ Spruill Gallery Site - construction this Fall



Future Development

◆ High Street - 3,000 residential units, 400,000 sf office, 400,000 sf retail, 400 hotel rooms



Future Development

◆ GoldKist Site - 15 acre redevelopment

Dunwoody
Smart people - Smart city

City of Dunwoody

Goldkist Site

Author



Development Trends

- ◆ MARTA is a game-changer for our market
- ◆ Access to amenities is driving demand and value of office
- ◆ Walkability is a leading requirement for companies
- ◆ Mixed-use development is becoming the norm

Economic Development Strategy Update

◆ Update of the Strategy begins later this year as part of the Comp Plan update - early 2015 completion



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QUESTIONS?