

cosmopolitan AVEREELS

The heart of it all...



Dunwoody

OFFICE MARKET DATA

OFFICE STATISTICS

#3.



OFFICE: 10.3 Million Square Feet



Vacancy: 26%



COMPANIES: 2,000



EMPLOYEES: 40,000

Source: CoStar

PERIMETER LEASES

ASBURY
AUTOMOTIVE GROUP



newell
BRANDS



DUNWOODY LEASES

#3.

trinetTM

Marketwake

AON

JENCAP[®]

SWISSELOG

unumGROUP[®]

beonTM
Digital Logistics Platform

ALLIANT
HEALTH SOLUTIONS

Shift4[®]
PAYMENTS

GMS[®]
GYPSUM MANAGEMENT & SUPPLY, INC.

LARGE BLOCKS OF AVAILABLE OFFICE SPACE

CAMPUS 244

#3.



93,000 SF Contiguous sub-lease on
3rd Floor

46,000 SF Contiguous Top Floor



NORTH TERRACES

#3.



112,000 SF Contiguous



SOUTH TERRACES

#3.



158,000 SF Contiguous



Packet page:...

RAVINIA

#3.

48,00 SF Tower 1

55,000 SF Tower 2

78,000 SF Tower 3



HIGH STREET



65,000 SF Contiguous

35,000 SF Contiguous



ZOMBIE OFFICE SPACE

ZOMBIE OFFICE SPACE



ZOMBIE OFFICE SPACE

#3.



OFFICE MARKET DIFFERENTIATORS

SHIFTING MARKET PREFERENCES

#3.

Recommendations & Positioning

Office Formats and Positioning

Dunwoody and the PDD's have a strong base of employment to build upon, growing the economic engine of the North Atlanta suburbs.

- Vacancy rates are higher than historical averages, emphasis should be first on filling out existing space. Economic development required to infill vacant space and reduce vacancy rate to natural levels.
- The amount of office proposed and under construction in Dunwoody and Sandy Springs is expected to absorb most future demand, unless economic development efforts rapidly accelerate tenant demand for large floorplate office.
- Demand for new office development is limited in the short-term, more viable in the longer term.
- Short-term focus on smaller boutique office and multi-tenant office in mixed-use and multi-use projects. This will offer space not currently found in the local market.
- Plan for large-scale single-tenant office uses so that the study area is "ready to go".
- Leverage the nearby Medical District and target the growing health care sector. This includes medical services that do not require direct adjacency to the hospitals, life sciences, biotechnology, and research & development.
- Continue to target successful and growing sectors such as Professional, Scientific & Technical Services, Information, Finance & Insurance and Management of Companies.
- Future office development should be well connected to amenities in the surrounding area through a strong pedestrian realm.

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Recommendations & Positioning

Supportive Land Uses & Amenities

Supportive land uses and amenities are required to craft a sense of community and make a more dynamic location for livability and employer attraction. The study area currently has limited amenities for residents and employees.

- Public lawn
- Programmed events
- Fitness, aquatics, and outdoor recreation
- Pocket parks
- Splash pad
- Arts and culture
- Daycare center
- Elementary school
- Multi-purpose spaces
- Work on feasibility studies to deliver integrated social, cultural, and recreational amenities.

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THE RISE OF THE EXPERIENTIAL ECONOMY  CUSHMAN & WAKEFIELD
Crafting the right experience is at the heart of placemaking in real estate.

Compelling office experience is Key to attracting Talent

Employees prioritize collaboration, building relationships, and socializing when they are in the office

Combining “play and work” real estate in walkable places leads to stronger office performance and long-term valuations

QUESTIONS