

GL
200

2k-102k SQ FT OPPORTUNITY

AT

Governors Lake In Peachtree Corners

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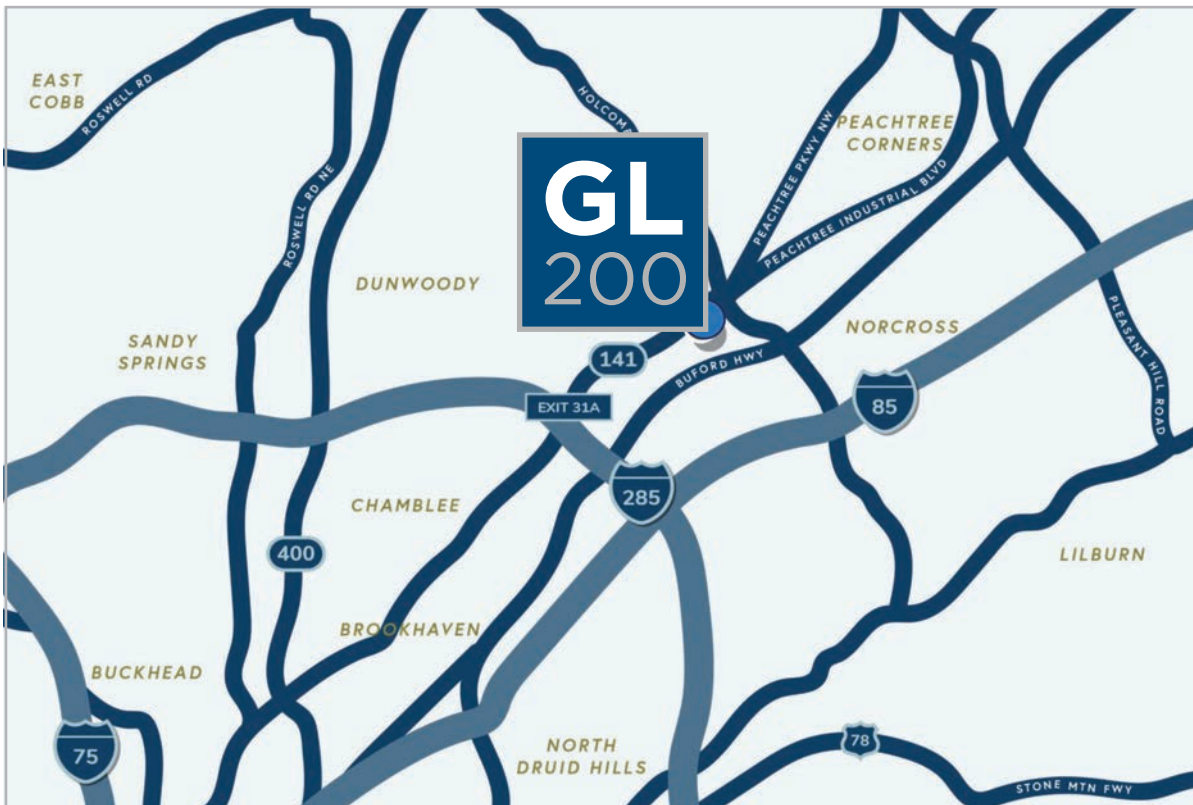


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PROPERTY OVERVIEW

Governors Lake 200 is a 102k square foot office environment offering rare lakefront access, stellar 360° serene views and direct connectivity to a thriving Peachtree Corners community. GL 200 can **accommodate tenants from 2k to 102k square feet**. The property was recently acquired by Cone Commercial Real Estate. It is currently undergoing **renovations to modernize the lobby and other common area**, including the addition of a conference facility and honesty café. GL 200 provides an unprecedented opportunity for a company to reimagine their work environment.



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OPPORTUNITY SNAPSHOT



PROPERTY DETAILS:

- **5 floors of efficient space**
Typical floor plate: 20,819 Sq Ft
- **Open air atrium lobby** with public-facing glass elevators spanning five full floors
- **360° serene view lines**
- **3-acre walk-around lake** with direct walk-out and two covered, collaborative seating areas
- **Expanding accessible trail system** with mile-markers for promoted wellness
- **Walk-out wrap-around balcony** overlooking Governors Parkway
- **Above-market 5 per 1,000 parking ratio**
- **Renovated lobby and common areas**, including the addition of a conference facility and honesty café
- **Local ownership** with proven track record
- **\$20-\$22 full Service rental rates** with full TI package and above market rent abatement

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SURROUNDING AREA

A Thriving Peachtree Corners Market

Metro Atlanta’s newest established city and the largest city in Gwinnett County, Peachtree Corners offers an unbeatable quality of work life for its growing family of businesses who call it their home. **Here’s why:**

ACCESS TO WIDE NET OF TALENT

488,000 workers live within a 15-minute drive of Peachtree Corners

1.8M live within a 30-minute drive of Peachtree Corners

86,700 tech jobs & 10,800 life sciences jobs within 30-minute drive

EVOLVING, CONSCIOUS CITY GROWTH



Town Center debuting late 2018 — a 21-acre multi-use development



Actively developing affordable housing options



Road improvements underway to correct congestion

STRENGTHENED, AFFORDABLE QUALITY OF LIFE



No mileage rate for residential or commercial properties



Numerous parks with a view & access to the Chattahoochee



Abundant family-oriented housing options



Top-rated public & private schools, including Wesleyen



Country Club corridor — a golfer’s paradise

150+

restaurants + multiple lodging options and lifestyle centers



TECH PARK TRAIL



THE FORUM



CHATTAHOOCHEE RIVER



TOWN CENTER

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