



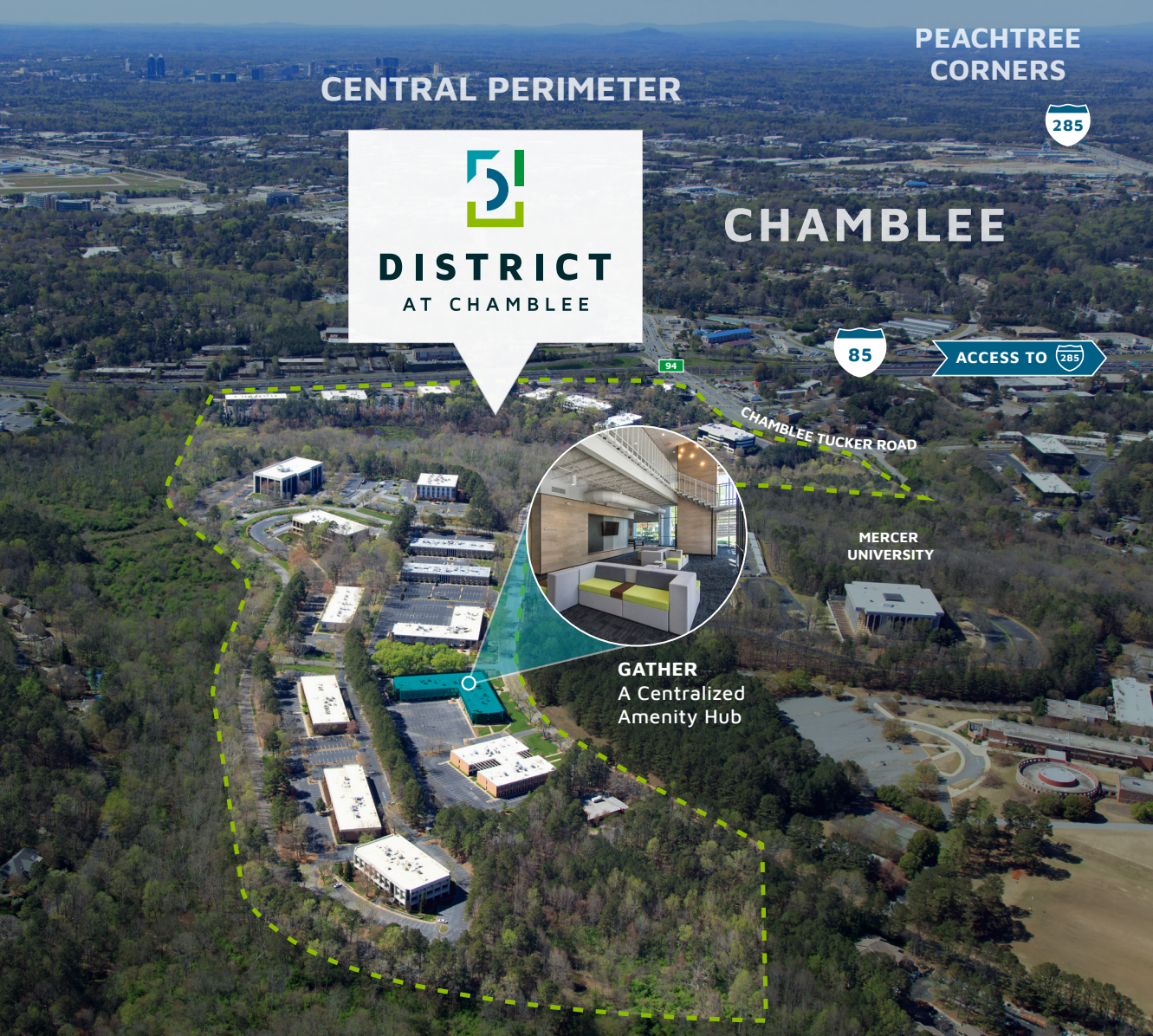
DISTRICT

AT CHAMBLEE

DEPART FROM
CONVENTION



CBRE



District at Chamblee is an established multi-building workplace that boasts flexible environments and distinctive open atriums well suited to companies in search of a controlled space for their team to gather.

Positioned within a serene urban woodland in the eastern pocket of I-85's evolving corridor, District offers in-town convenience and endless potential for forward-looking companies focused on promoting wellness in a thriving community.

Flexible space plans can accommodate a wide range of companies, from 1,000 SF start-ups to full-building headquarters.

CONTROLLABLE ENVIRONMENTS THAT PROMOTE TEAM WELLNESS



2-3-story buildings offer segmented tenant communities



Open stairwells minimize the need to take the elevator



Central amenity hub offers food options and reservable conference space



Expansive outdoor campus amenities to take work outside

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A DIVERSE WORKPLACE BUILT FOR COMMUNITY

This is an energized community. One that is alive. Here people and ideas flourish, connected, in an office environment unlike any in ATL.

Executing on a new vision for District at Chamblee, recently completed campus-wide updates include both exterior and interior improvements, as well as the delivery of several progressive indoor and outdoor amenity spaces.

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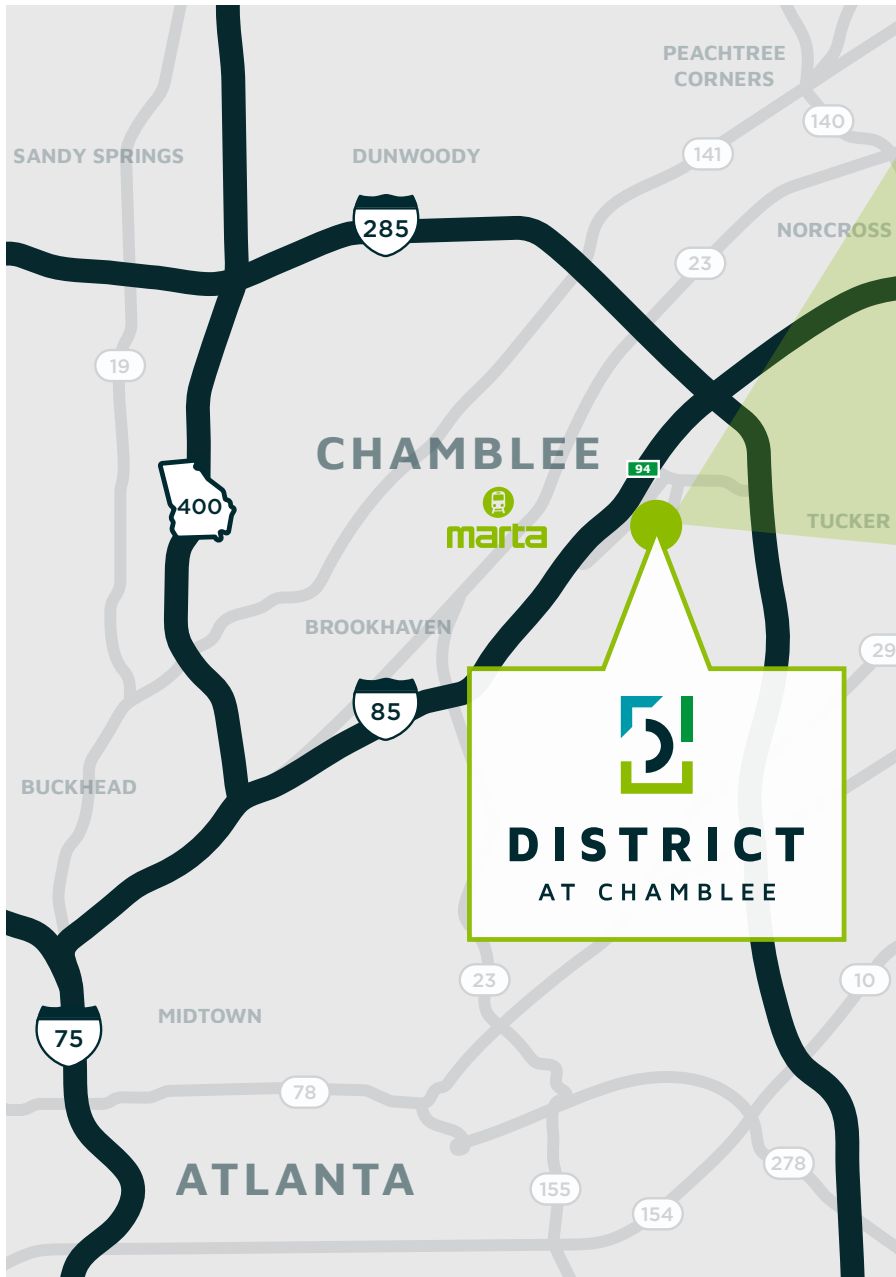
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ITP LOCATION, OTP CONVENIENCE



District at Chamblee boasts direct access to I-85, nearby access to I-285, on-site MARTA bus stops and connectivity to the Chamblee Station. Providing easy connection to all areas of Atlanta.

NEARBY DESTINATIONS

To I-85	0.1 mile
To I-285	1.5 miles
To Downtown Chamblee	2 miles
To MARTA Chamblee Station	3 miles
To Buckhead	5 miles
To Hartsfield-Jackson Airport	22 miles

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CHANGING THE [WORKPLACE] LANDSCAPE

District at Chamblee is a workplace destination paving the way for wellness within your workday routine.

From pre-work morning bike rides to lunch time trail walks, afternoon team building to a quick evening set in the fitness center, District at Chamblee offers plentiful opportunity for your employees to get outside and rejuvenate their creative spirit.

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INTRODUCING GATHER

A CENTRALIZED COMMUNITY HUB



4,900 SF OPEN LOUNGE - WIFI EQUIPPED



3,200 SF GYM WITH DEDICATED LOCKERS AND SHOWERS



ON-SITE DINING AREA



TECH ADVANCED, RESERVABLE CONFERENCE ROOMS

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INTRODUCING GATHER

BUILDING 2965



OPEN LOUNGE

4,900 SF

GRAB-N-GO MARKET

520 SF

BOARDROOM

800 SF

SMALL CONFERENCE ROOM

256 SF

PROPERTY MANAGEMENT OFFICE

2,570 SF

FITNESS CENTER

with showers & locker rooms

3,180 SF

FUTURE TENANT SPACE

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SEAMLESS ACCESS

The new, dedicated District at Chamblee Shuttle Service offers direct connection to and from the Chamblee MARTA station with regular weekday service.

- Operating weekdays from 6:00-9:30am and 3:00-6:00pm, running every 30 minutes
- Three convenient campus stops at 2835 Brandywine, 2965 Flowers Road, and 3395 NE Expressway
- Dedicated Shuttle Tracker App with GPS-enabled location service



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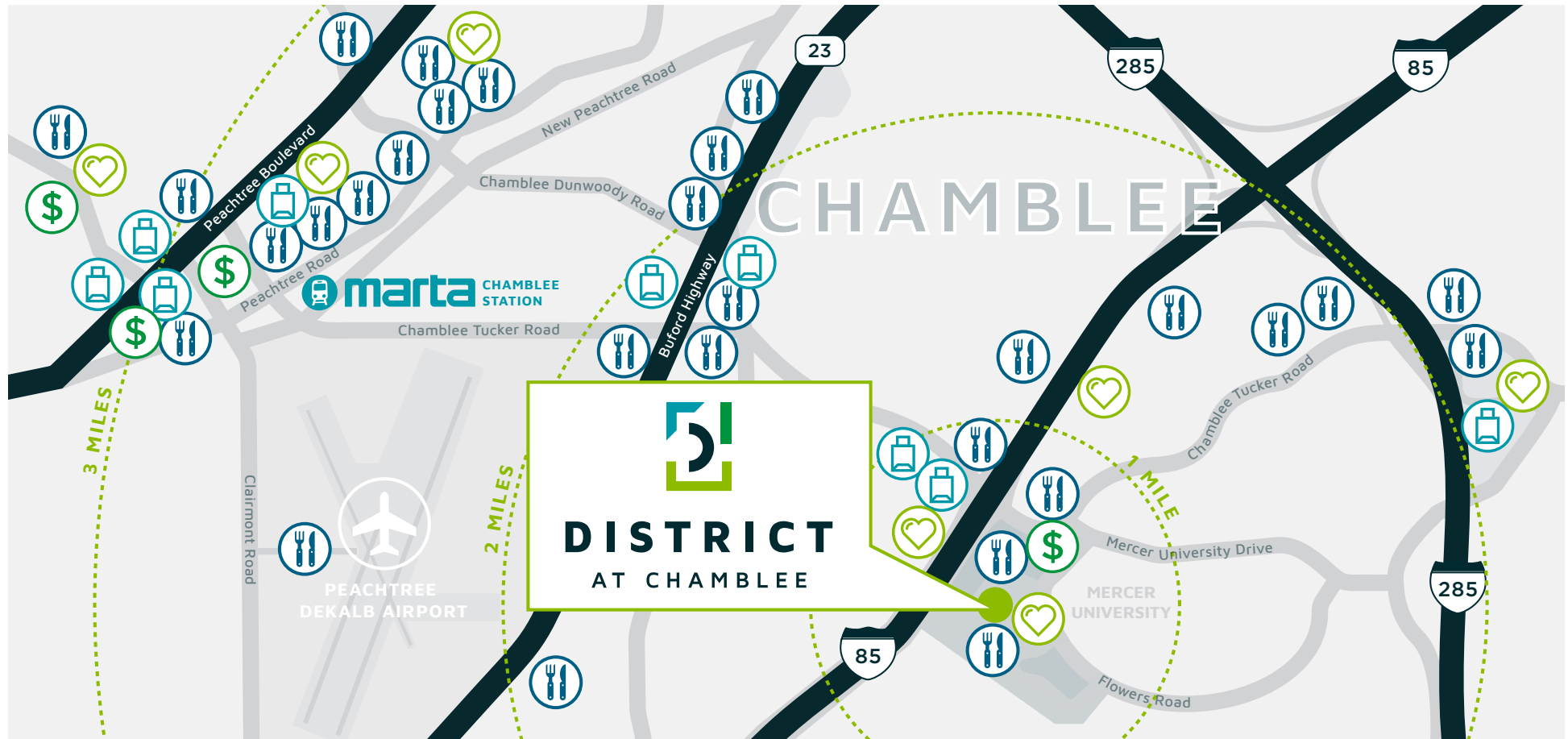
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CONNECT TO THE BROADER COMMUNITY



CHAMBLEE DINING DESTINATIONS

10 Minutes via Chamblee Tucker Road



BUFORD HIGHWAY DINING DESTINATIONS

6 Minutes via Chamblee Tucker Road



- Restaurants
- Gas & Grocery
- Banks/ATM
- Fitness

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CHAMBLEE'S FLOURISHING DINING SCENE AT YOUR FINGERTIPS

From chef-driven eateries with historic architecture to charming local spots and grab-and-go staples, access Chamblee's food and beverage scene in under ten minutes.



BLUE TOP PATIO LUNCHES



TAQUERIA DEL SOL HAPPY HOURS



FROSTY CABOOSE ICE CREAM SOCIALS



SOUTHBOUND CLIENT DINNERS



AT THE HEART OF CHAMBLEE

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