



Concept Drawing

## MARKET DISTRICT CRABAPPLE

### PROPERTY HIGHLIGHTS

- Exciting mixed-use property situated on 4.3 acres overlooking the heart of Crabapple. Currently under construction
- The property will include 34,000 SF of office space, 27,000 SF of restaurant space and 42 luxury residential condos
- ± 655-9,100 SF (single building) with lease rates ranging from \$32-38/SF NNN
- Full floors of 4,550 SF of dynamic office and retail space available with tenant improvement allowance and custom finishes
- Includes high ceilings, industrial-style windows and real hardwood flooring to dramatically enhance the space
- Some spaces feature partially covered terraces providing exceptional views of the Crabapple area
- Timeless architecture with distinctive design, character and appeal
- Direct street level entry for first floor spaces
- Located in close proximity to numerous amenities and retailers including Starbucks opening soon at Market District Crabapple

### LOCATION OVERVIEW

At the center of work, life and play, Market District Crabapple overlooks the roundabout in the heart of Crabapple in Milton, an upscale northern suburb of Atlanta. This property is surrounded by current and new development at the intersection of Birmingham Hwy and Heritage Walk.



CONTACT



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**AREA INFORMATION**



HOUSEHOLDS (1 MILE)

38,932



AVG. HH INCOME (1 MILE)

\$145,594



POPULATION (1 MILE)

104,554



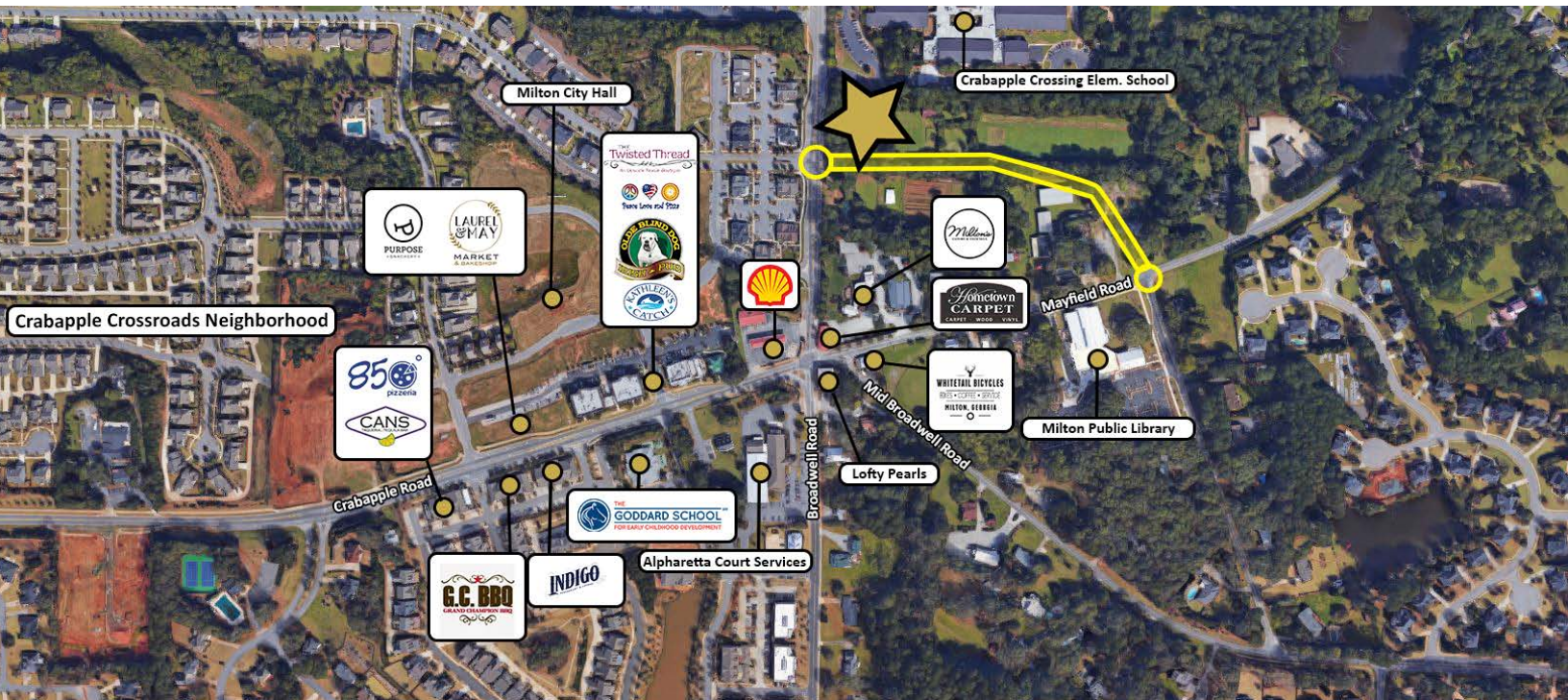
TRAFFIC COUNTS

9,008 VPD on Birmingham Hwy



Click here to view drone footage: <https://youtu.be/e6-zDWfGBLo>

**RETAIL MAP**



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Aerial



Building 3 Rendering

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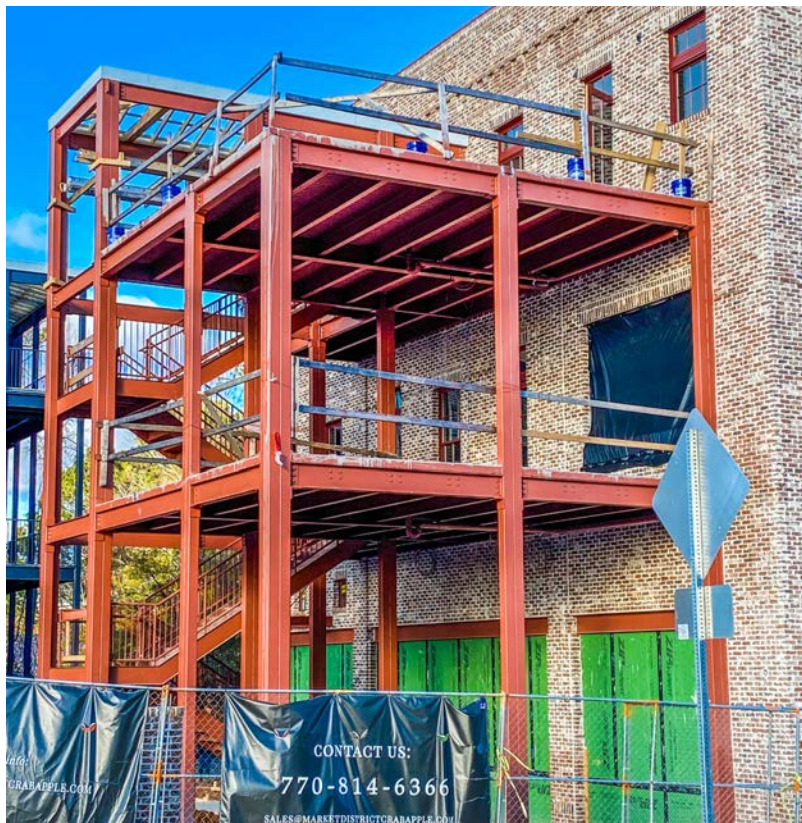


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## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	655 - 9,100 SF (Single Building)	Lease Rate:	\$32.00 - \$38.00 SF/yr

## AVAILABLE SPACES

BUILDING	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Building 1- Floor 1	1,630 SF	NNN	\$32.00 - \$36.00 SF/yr	Retail
Building 1- Floor 3	655 SF	NNN	\$36.00 SF/yr	Office
Building 2- Floor 1	4,000 SF	NNN	\$36.00 SF/yr	Office
Building 2- Floor 3	4,000 SF	NNN	\$32.00 - \$38.00 SF/yr	Retail/Office
Building 3- Floor 1	4,450 SF	NNN	\$32.00 - \$36.00 SF/yr	Retail
Building 3- Floor 3	4,550 SF	NNN	\$32.00 - \$36.00 SF/yr	Office
Building 4- Floor 2	2,500 SF	NNN	\$32.00 - \$36.00 SF/yr	Retail
Building 4- Floor 3	2,800 SF	NNN	\$32.00 - \$36.00 SF/yr	Retail

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