



THE
**CAPITAL
BUILDING**

Retail Space



THE
CAPITAL
BUILDING



THE ENTRY POINT TO BUCKHEAD ATLANTA

Buckhead Atlanta has been a tremendous success. At the Paces Ferry entry point is the Capital Building, which has leased all of its 'office' floors (3-7) and now has floors 1 and 2 available.

A corridor and garden promenade area has been incorporated into the Buckhead Atlanta street plan. This feature aligns with a similar promenade between Buckhead Plazas One and Two. In addition to contributing to the urban village feel the corridor provides a distinguishing view of the Capital Building.



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HIGH VISIBILITY

With its location facing Paces Ferry Road and proximity to the main parking valet station, The Capital Building with these first and second floors have great visibility to arriving shoppers, many of whom will be coming from affluent neighborhoods served by Paces Ferry Rd.



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BARGAIN RETAIL SPACE

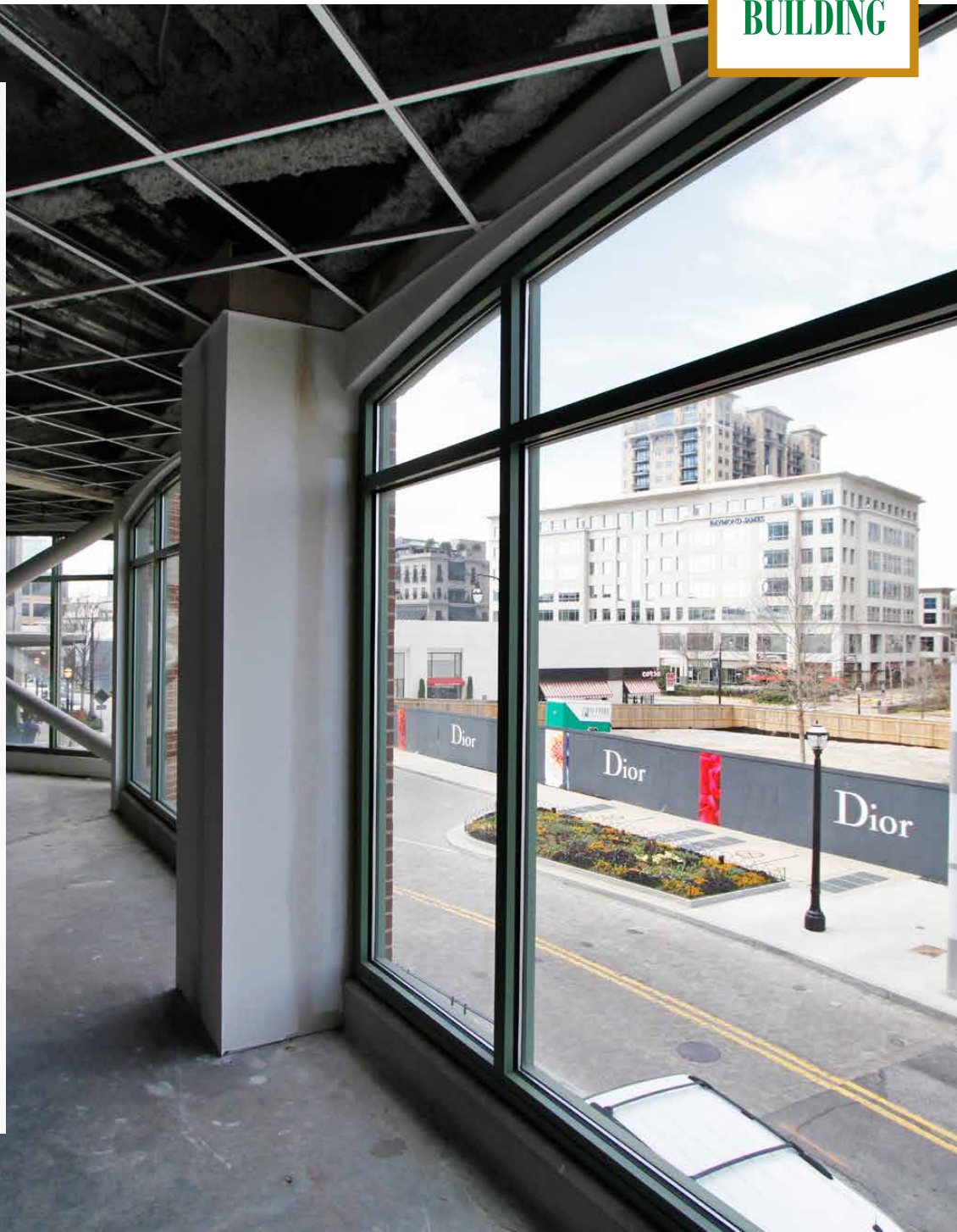
The Capital Building has leased all of its 'office' floors (3-7) and now has floors 1 and 2 available.

1st floor: 8,975 RSF
2nd floor: 9,716 RSF

These two floors are connected by an exterior stair which has a balcony landing on the second floor.

These floors are prime retail opportunities which face store fronts across from the building and have the ability to accommodate complementary store front glass on this respective side of the building.

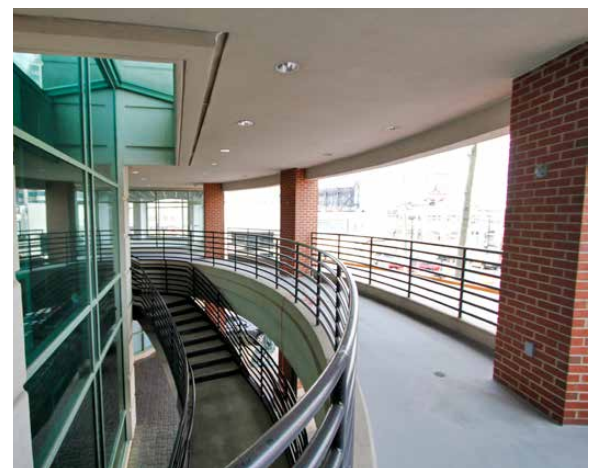
The first and second floors are being offered at a rental rate of \$65.00/RSF on a triple net basis. This rent structure is far below the rates of surrounding buildings and is free of advertising and operating restrictions.



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BUILDING HIGHLIGHTS

The owner of the property maintains an office in the building and the lead tenant is ShareCare, a healthcare information internet company.

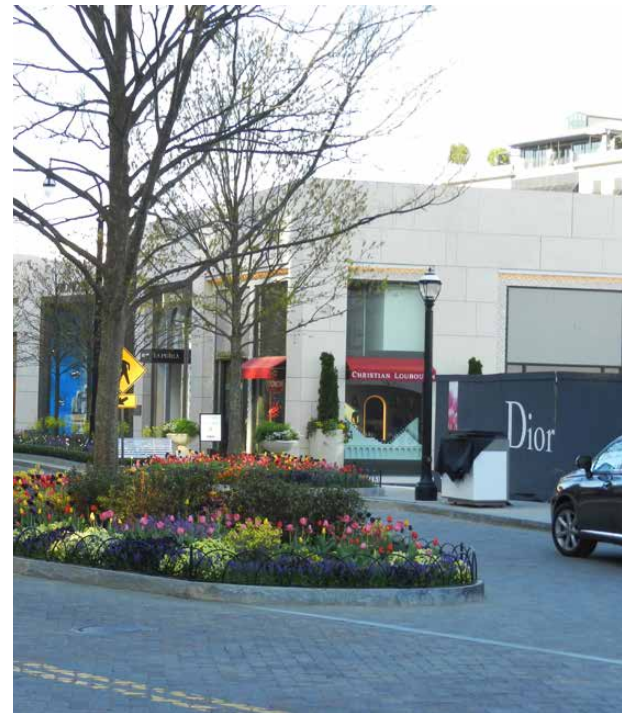
Dedicated parking is available in a ratio of 2.8 spaces per 1000 ft leased. There is a dedicated covered bridge from the 3rd floor to the structured parking area which is exclusively allocated to The Capital Building.



Retail Space



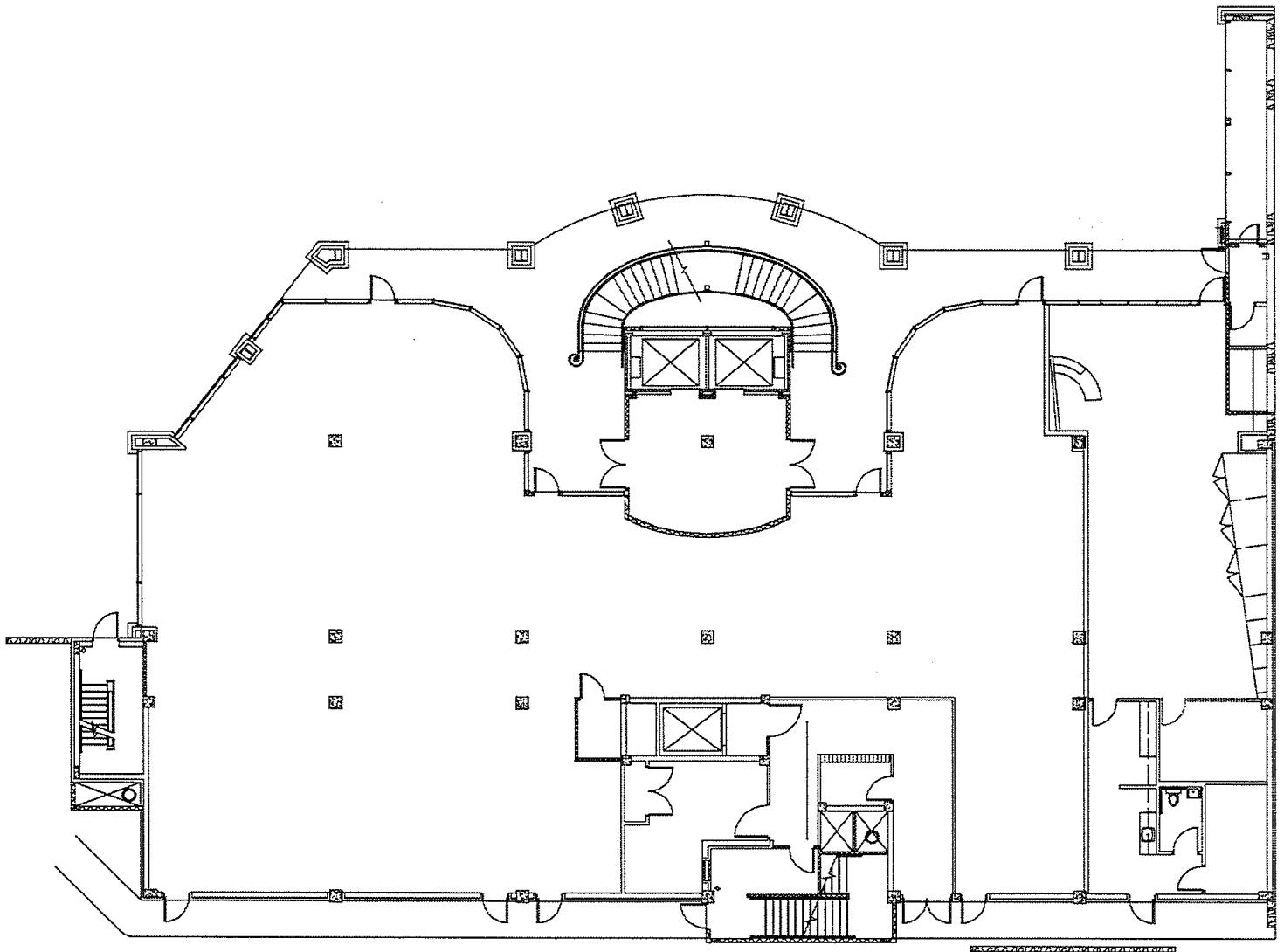
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Retail Space



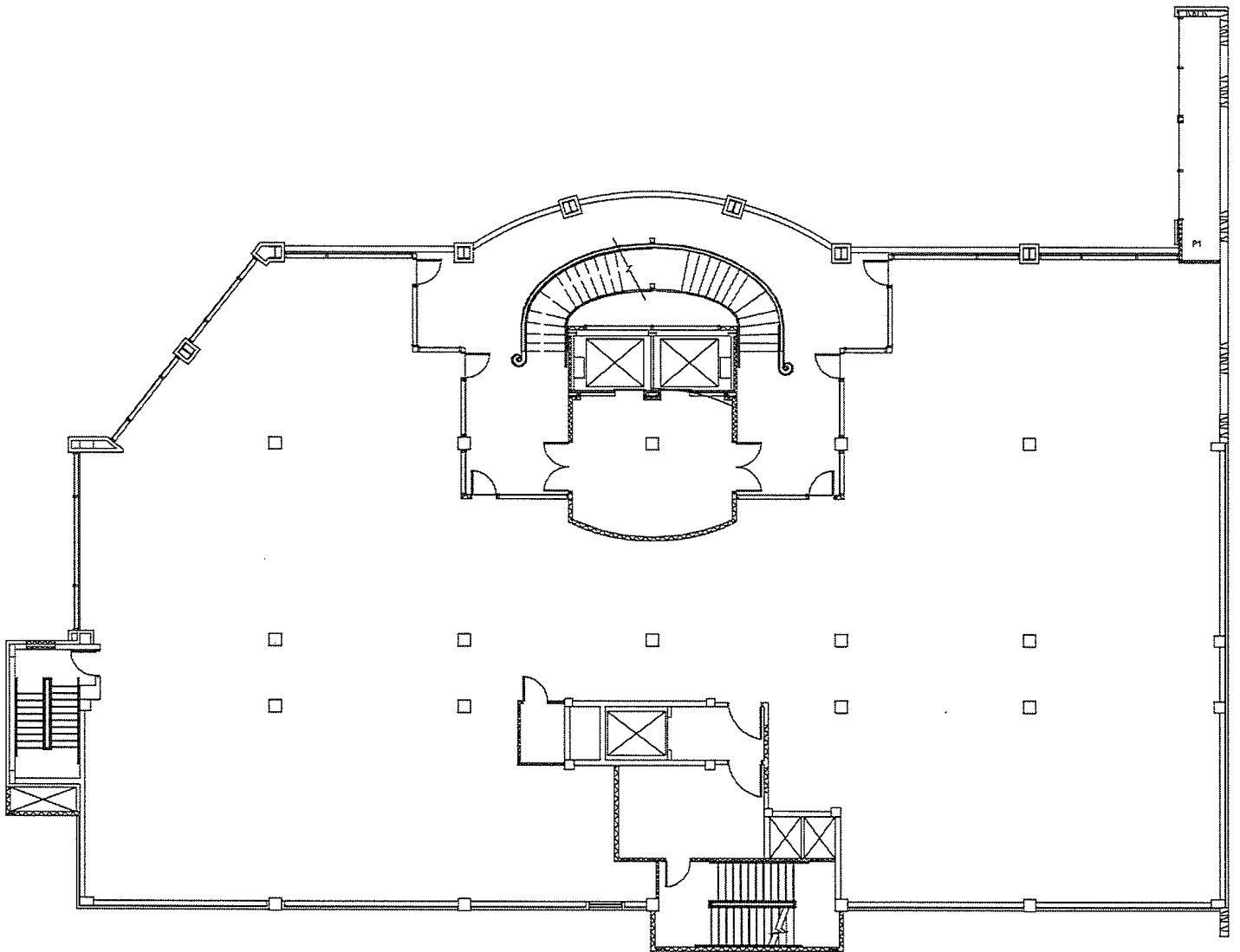
First Floor – 8,975 SF



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Second Floor – 9,716 SF



The Capital Grille



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Buckhead Atlanta



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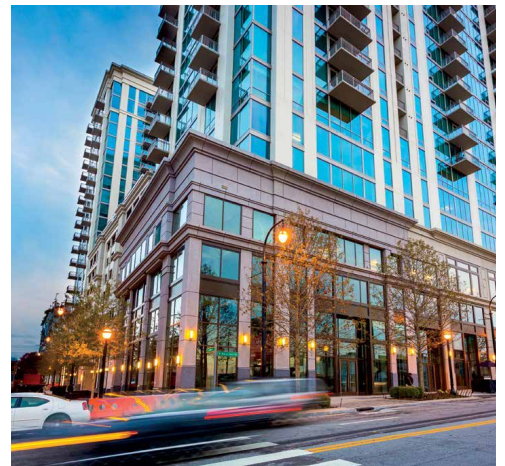
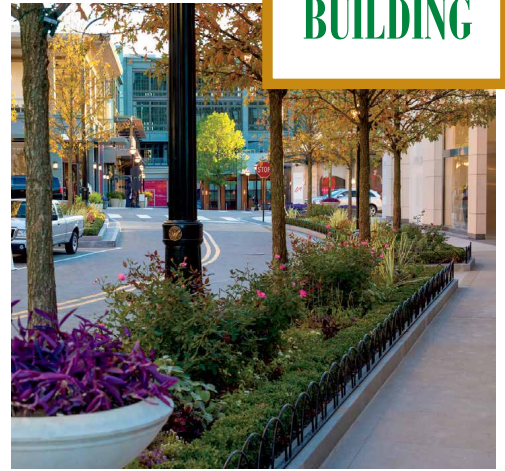


PRIME RETAIL LOCATION

Buckhead Atlanta provides the most exclusive shopping environment in Atlanta as well as a significant part of the East Coast.

It is a destination for those looking for the best in style and quality. Atlanta's convention and event industry will make Buckhead Atlanta a "must do" for visitors to the city. The Capital Building offers the opportunity, in terms of size and rental rate, to add a unique experience to the Buckhead Atlanta mix.

Buckhead Atlanta



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DINING

AMERICAN CUT
AMERICAN FOOD AND BEVERAGE
CORSO COFFEE
DOLCE ITALIAN
DORAKU SUSHI
FADÓ IRISH PUB
GEORGETOWN CUPCAKE
GYPSY KITCHEN
LE BILBOQUET
LUGO CUCINA ITALIANA
QING MU
SHAKE SHACK
THE SOUTHERN GENTLEMAN
THIRTEEN PIES



SHOPS

AKRIS
ALICE + OLIVIA
BELLA BAG
BONOBOS
BRUNELLO CUCINELLI
CANALI
CHRISTIAN LOUBOUTIN
COURAGE. B
DAVIDOFF OF GENEVA
DIOR
DIPTYQUE
ETRO
FERGUSON
HELMUT LANG
HERMÈS
INTERMIX
JIMMY CHOO
JONATHAN ADLER
LES COPAINS
L'OCCITANE
LA PERLA
MONCLER
SCOOP NYC
SPANX
THEORY
TOD'S
VILEBREQUIN
WARBY PARKER



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