



NC NORTHRIDGE
CENTER

OWNED BY
KOELBEL

LEASED BY
 **NORMANDY**
PARTNERS

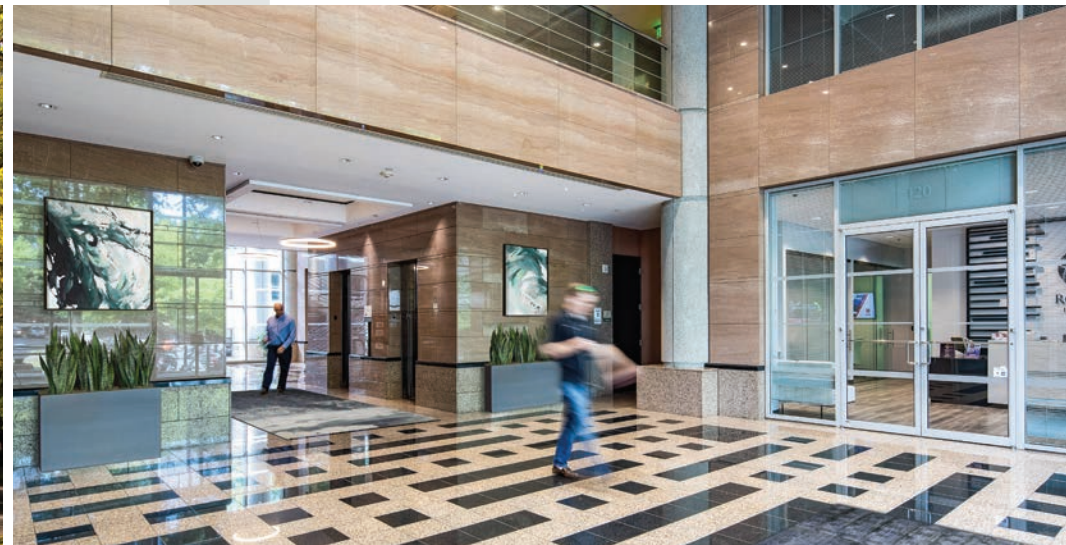
OVERVIEW

Located right off GA-400's Northridge exit, Northridge Center is a two-building, Class A campus featuring an exceptional office environment for businesses seeking high-quality, convenient space in the heart of Central Perimeter.

Northridge Center offers flexible floorplans and on-site amenities that include a fitness center and cafe, along with direct access to dozens of surrounding dining, shopping and entertainment opportunities.

In addition to the amenities mentioned above, new ownership is underway with additional amenities, including: brand-new tenant lounge, large conference facility, outdoor seating, and move in ready spec suites.

NC NORTHRIDGE
CENTER



BUILDING HIGHLIGHTS

LOCATION HIGHLIGHTS

- Located immediately off GA-400's Northridge exit with direct access to Roswell Road
- Situated at the crossroads of Dunwoody, North Fulton and Sandy Springs
- Surrounded by dozens of restaurants, retailers, entertainment venues and service providers

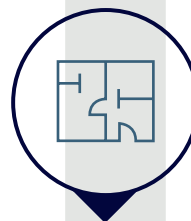
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PROPERTY HIGHLIGHTS

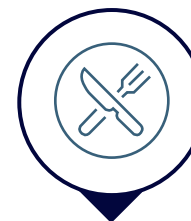
EXISTING AMENITIES



Two buildings
offering flexible
floorplans



1,973 SF fitness
center with locker
rooms and
showers



Cafe serving
breakfast
and lunch



Covered
and surface
parking



On-site
management
and security



NEW AMENITIES: COMING SOON



Open,
collaborative
tenant lounge



Large 40-50
person
conference
facility



Move in ready
spec suites ranging
from
2,000-4,000 SF



Outdoor
seating



New,
well-capitalized
ownership



NEARBY AMENITIES

Marta Access

- 1 Marta Bus Stop
- 2 2.6 miles from North Springs Marta Station
- 3 4.5 miles from Sandy Springs Marta Station
- 4 5.5 miles Dunwoody Marta Station

Restaurants

- 1 \$\$ Amalfi Risorane Italiano
- 2 \$\$\$ Aqua Blue
- 3 \$ Buffalo Wild Wings Grill & Bar
- 4 \$ Café Northridge
- 5 \$ Chaplins
- 6 \$ Chick-fil-A
- 7 \$ Chin Chin Express
- 8 \$\$ Circle Sushi
- 9 \$\$ Enzo
- 10 \$\$ Erawan Organic Thai Restaurant
- 11 \$ Herfy's Burgers
- 12 \$ Johnny's New York Style Pizza
- 13 \$ JoJo's Wings & Fish Grill
- 14 \$\$ Locos Grill & Pub
- 15 \$\$ Marquito's Mexican Restaurant
- 16 \$ Moe's Southwest Grill
- 17 \$ Morgan Falls Café
- 18 \$ North Peking Restaurant
- 19 \$ North River Tavern
- 20 \$ Old Hickory House
- 21 \$ Papa John's Pizza
- 22 \$\$\$ Peter's
- 23 \$ Quiznos Sub
- 24 \$ Rusty Nail Pub
- 25 \$\$ Sandy Springs Diner
- 26 \$ San Francisco Wraps
- 27 \$ TacoMac
- 28 \$\$ Three Dollar Café Dunwoody
- 29 \$\$ Tijuana Joe's Cantina
- 30 \$ Tony's Sports Bar & Grill
- 31 \$ Wendy's

Shopping

- 1 Historic Roswell Square
- 2 Huntridge Shopping Center
- 3 Northridge Shopping Center
- 4 Perimeter Mall
- 5 The Shops at Dunwoody Shopping Center

Hotels

- 1 Courtyard Atlanta
- 2 Doubletree Hotel
- 3 Embassy Suites Hotel
- 4 Holiday Inn Hotel
- 5 Hyatt Place Atlanta
- 6 Staybridge Suites
- 7 Perimeter Atlanta Hotel & Suites

Financial

- 1 American Trust Bank
- 2 Bank of America
- 3 Chase Bank
- 4 Fidelity Bank
- 5 Iron Stone Bank
- 6 RBC Bank
- 7 Regions
- 8 Signature Bank
- 9 Suntrust Bank
- 10 US Bank
- 11 Wells Fargo

Business Convenience

- 1 FedEx Office Print & Ship Center
- 2 Office Max
- 3 Staples
- 4 The UPS Store
- 5 US Post Office

Fitness/Recreation

- 1 Advanced Fitness Training
- 2 Body Plex Fitness
- 3 Chattahoochee River Park
- 4 Cherokee Country Club
- 5 Cosmos Fitness
- 6 Dunwoody Country Club
- 7 Formwell Personal Fitness
- 8 Horseshoe Bend Golf Club
- 9 LA Fitness
- 10 Old Roswell Mill
- 11 Huntcliff Stables
- 12 Steel Canyon Golf Club

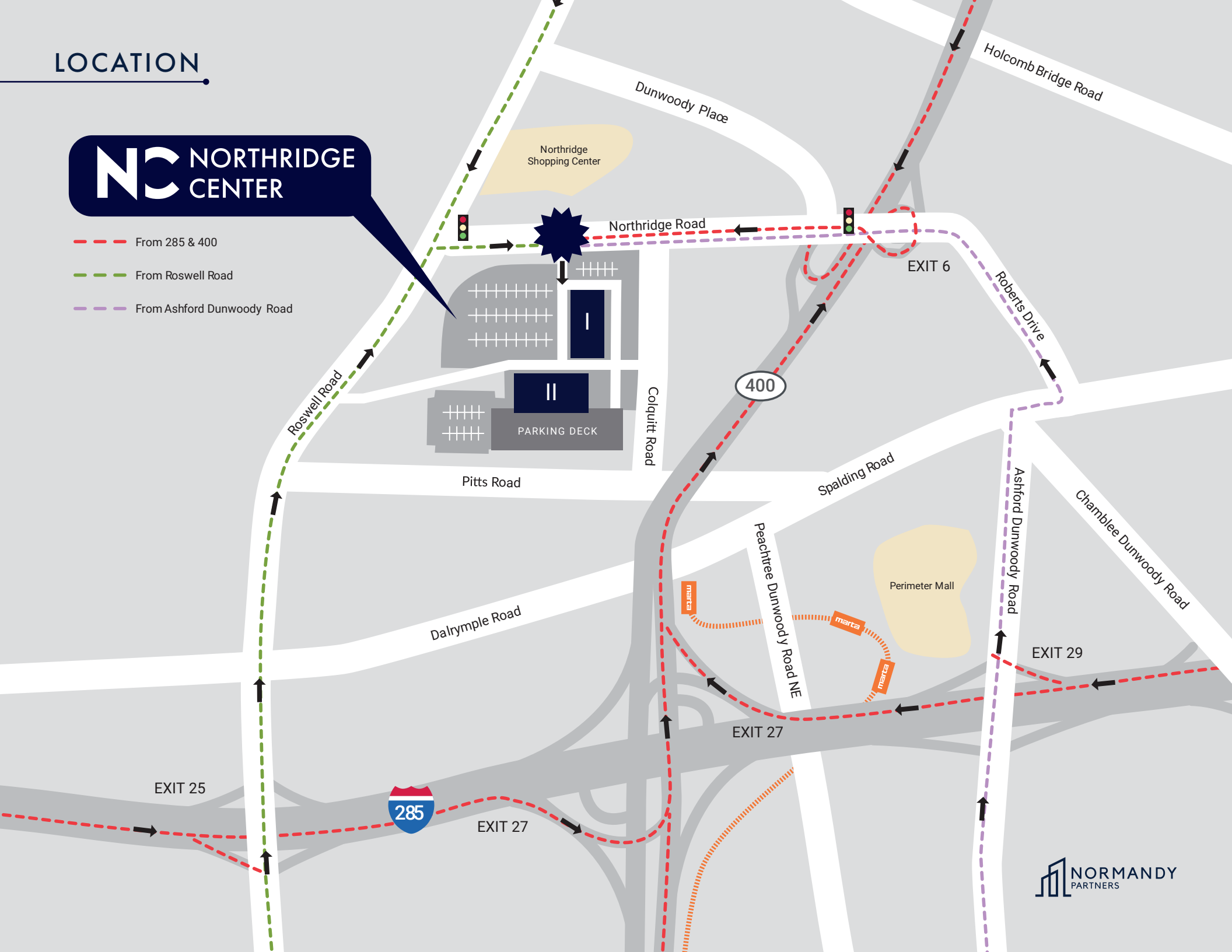
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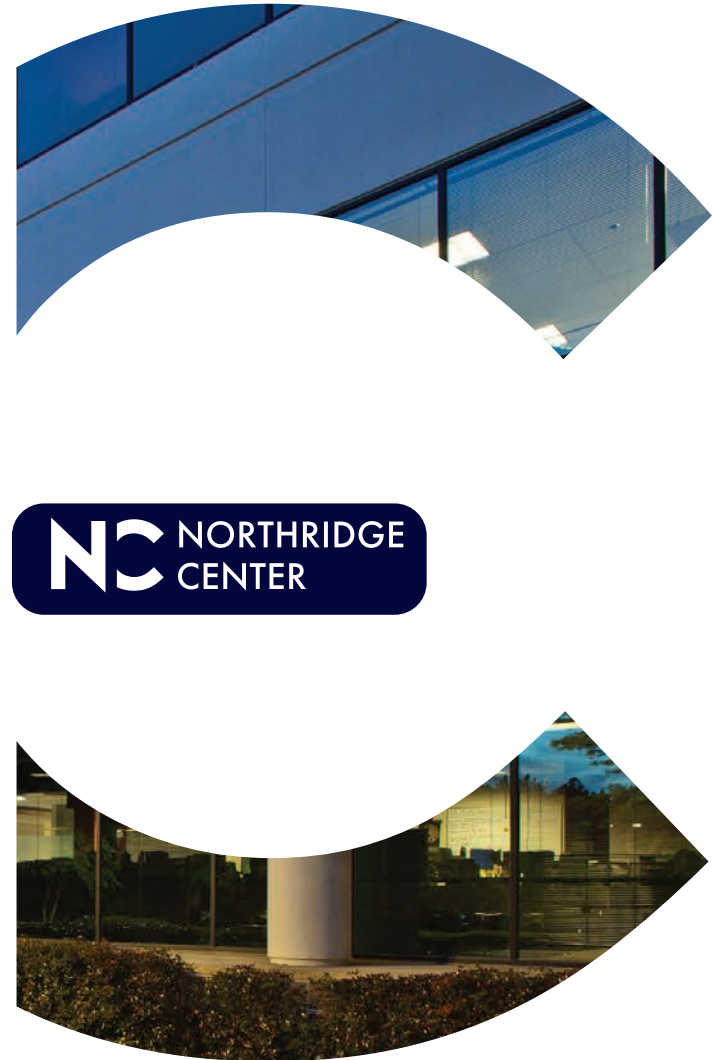


LOCATION



- - - From 285 & 400
- - - From Roswell Road
- - - From Ashford Dunwoody Road





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 **NORMANDY**
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