



above and beyond

Ashford Green

4170 Ashford Dunwoody Road, Atlanta, Georgia, 30319

Welcome to Ashford Green, where quality and convenience meet. Located in the heart of Central Perimeter, this mid-rise building offers tenants and visitors alike a desirable place to work. With easy Interstate access and a top-notch location, everyday conveniences are within reach at Ashford Green.



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Overview

This top quality, six-story office building is located with immediate access from Interstate 285 and one exit from GA-400. Ashford Green is located a short distance from the Dunwoody and Perimeter Mall transit stations and is within a 25-minute drive from Hartsfield International Airport. On-site amenities include a conference center, fitness center and café, as well as a large garden-inspired atrium.

On-site Amenities

- On-site ownership, direct leasing, and property management
- State-of-the-art conference center and fitness center
- Ashford Green Café
- Bicycle parking
- Shuttle bus - complimentary and exclusive use for tenants to and from Ashford Green and Dunwoody MARTA Station, located at Perimeter Mall
- Parking - free parking with 932 spaces, and 2-hour visitor parking as well as car pool spaces
- Parking deck currently under construction; parking ratio will grow to 4:1,000 SF once completed (est. May 2018)

For leasing information, please contact:

Graham P. Little, CCIM Leasing Manager T: 404.817.0083 E: Graham_Little@jhancock.com



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Superior Location

With easy access to Georgia 400 and Interstate 285, and just minutes from Perimeter Mall, Ashford Green is conveniently located in the heart of the Central Perimeter district.

- 3 convenient Marta stations
- Numerous highway and interstate access points
- Minutes from Perimeter Mall and surrounding restaurants and retail



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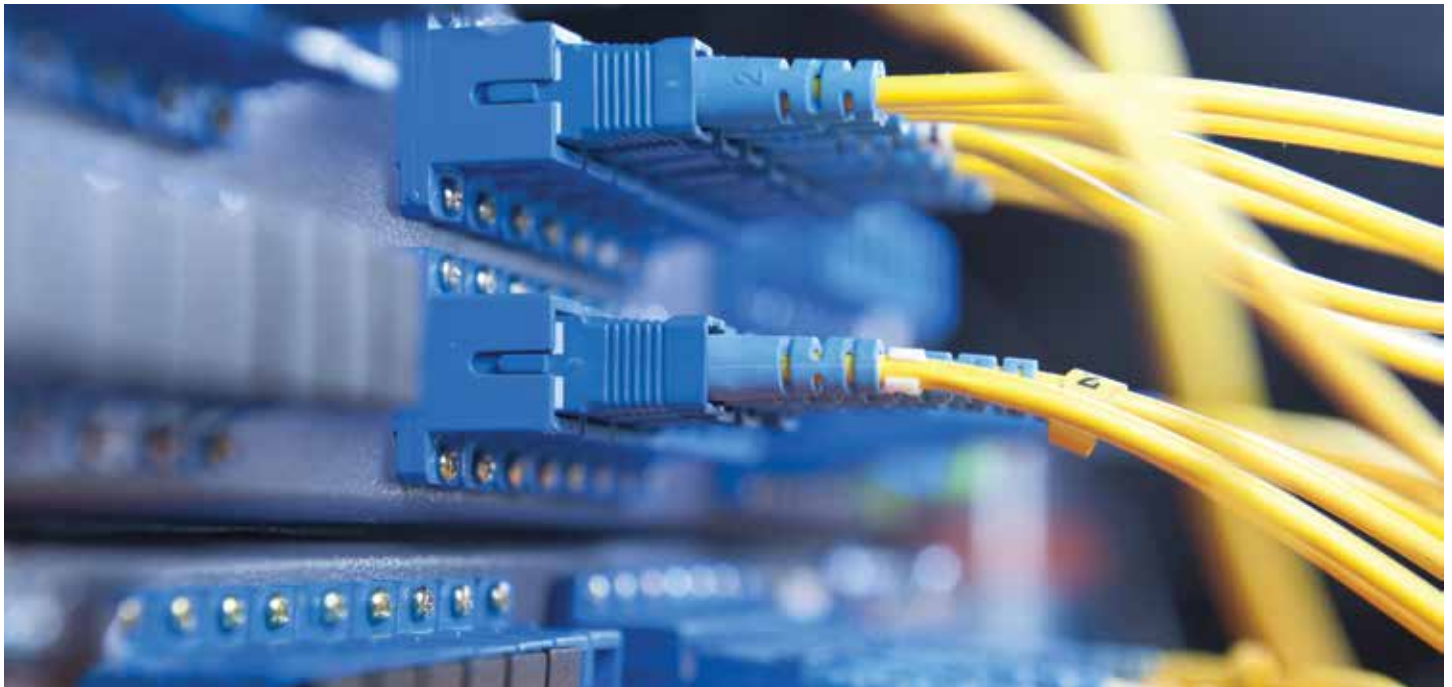
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State-of-the-art Technology

Ashford Green enjoys multiple national service providers offering best of class advanced telecom related services. Additionally the building has space set aside that can be developed into formal colocation space.



Telecom Service Providers

- In-Building Service Providers - AT&T, TW Telecom, Zayo, Cbeyond and Comcast
- Broadband Related Copper Services (i.e. T1, DSL, etc.) - AT&T (ILEC service)
- Fiber Optic Based Services - AT&T, TW Telecom, Zayo and Cbeyond
- Wireless Broadband - Building Compatible

Infrastructure

- Riser System Wiring Infrastructure - Primary distribution risers provide full access to all tenant occupied floors for voice & data services
- Incoming Copper Pairs/Lines for Voice, DSL and T1 Services - From AT&T, more than enough capacity
- Main Telecom Room - The Main Frame Room is located in the basement and has plenty of pathway capacity to support additional services providers

TV Services

- Cable TV – Comcast

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Building Information

Owner: John Hancock Life Insurance Company (U.S.A.)

Architect: TVS Design

Year Completed: 1982

Submarket: Central Perimeter

Building Class: A

Total Building Size: 264,146

Typical Floor Size: 53,000

Tenant Improv. Allowance: Negotiable

2018 Estimated OPEX: \$9.73/RSF

Sustainability: Energy Star Label

Management: On-site ownership and property management, direct leasing and property management



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Gallery



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