

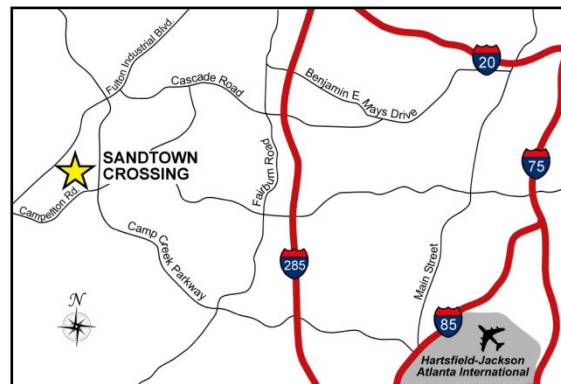
SANDTOWN CROSSING PROFESSIONAL OFFICE PARK

Atlanta, GA



LOCATED AT CAMP CREEK PARKWAY AND CAMPBELLTON ROAD

- For Sale or Lease
- Single units start at 1,176sf and can be combined to exact specification
- Custom Designed Medical and Professional finishes
- Convenient to Hartsfield-Jackson International Airport
- 78,000 sf total office area in multiple buildings
- Single story beautiful quality brick construction
- Generous Parking Ratio
- Current Tenant Mix includes Internal Medicine, OB/GYN, Pediatric Dentistry, Chiropractic and Psychotherapy
- Phase 3 Building Available Now.



For leasing or sale information please contact

Sam Perlman

404-255-7535x5

C: 404-725-2020

sperlman@adamsre.net



SANDTOWN CROSSING MIXED-USE DEVELOPMENT

Property Aerial



SANDTOWN CROSSING MIXED-USE DEVELOPMENT

Site Plan

Sandtown Crossing Professional Office Park is part of Sandtown Crossing mixed-used development with a planned 68,000 square feet of retail, 78,000 square feet of office and 81 proposed townhomes. Already open: CVS Pharmacy, Angels Academy Day Care and 15,000 square feet of retail space.

Building 1

Suite 101-103 – Psychotherapy

Suite 104-105 – OB/GYN

Building 2

Suite 201-203 – Internal Medicine

Suite 204-205 – Chiropractic

Building 3

Suite 301-302 – Pediatric Dentistry

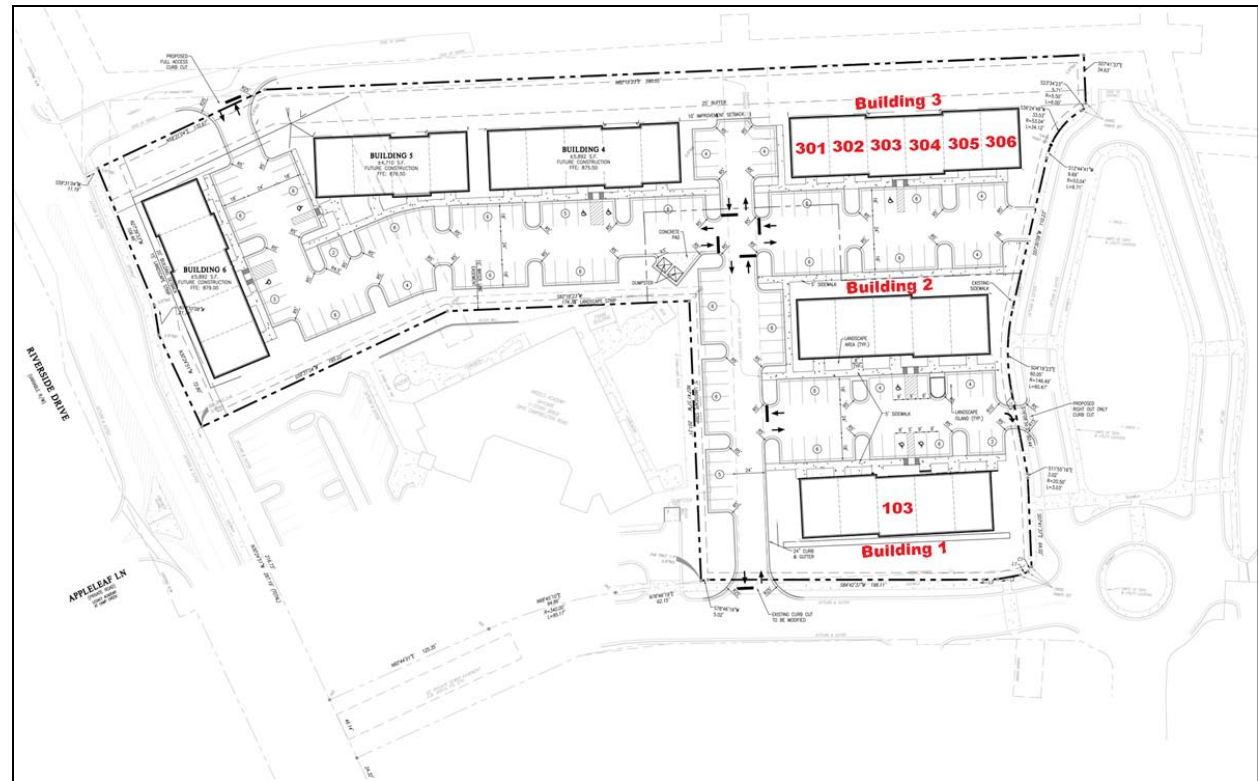
Suite 303- built/vacant

Suite 304 - Hydrotherapy

Suite 305-306 – Shell Available

Buildings 4, 5 & 6

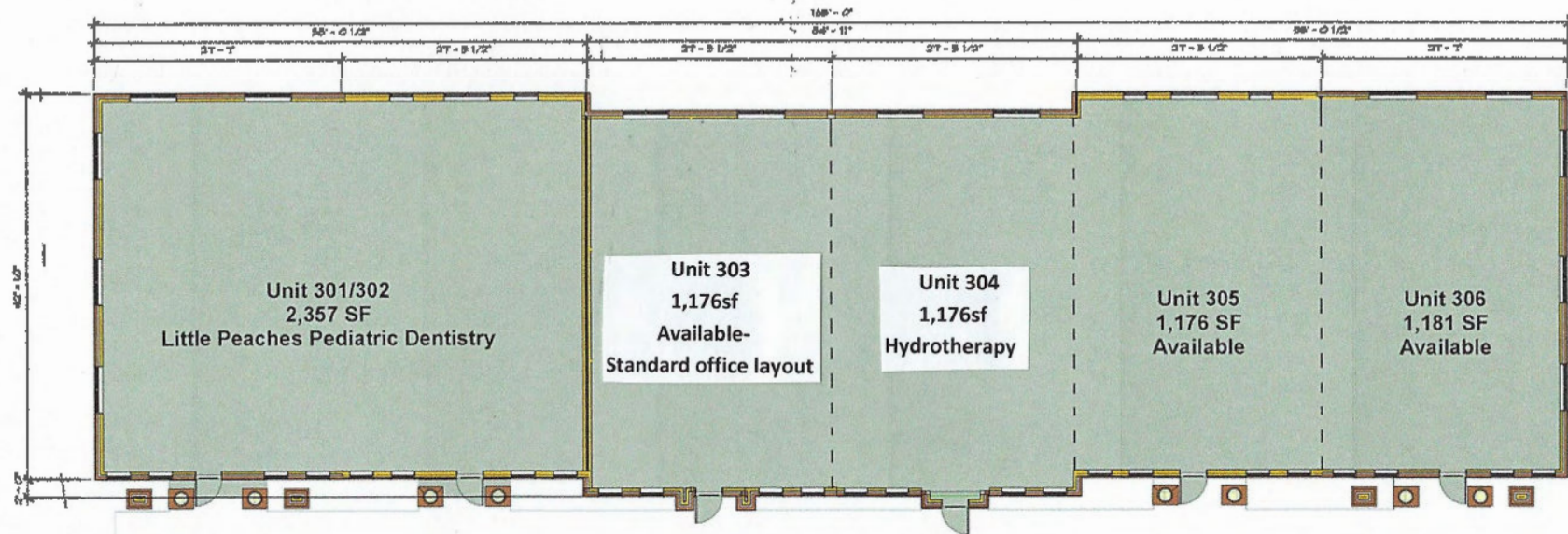
Proposed future construction



SANDTOWN CROSSING PROFESSIONAL OFFICE PARK

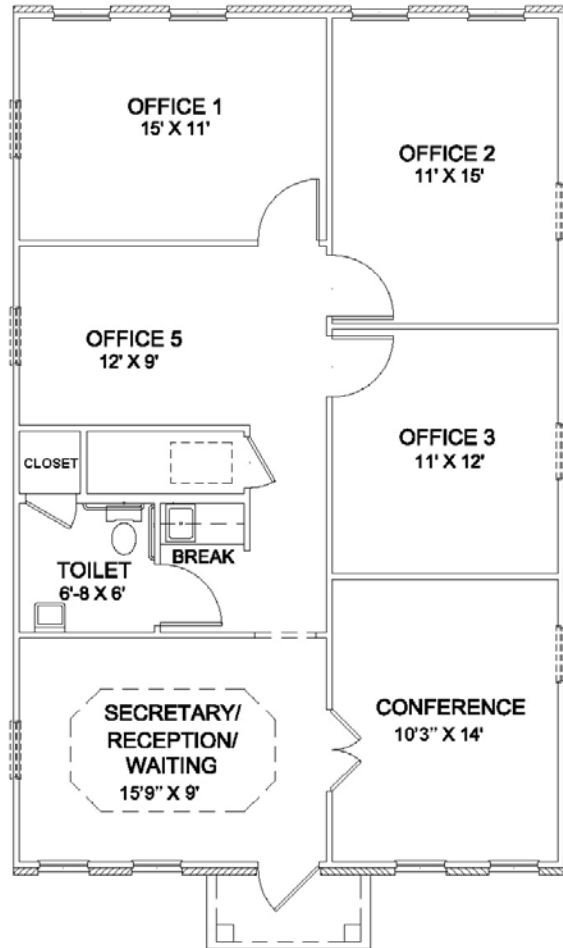
Building #3

(Can custom design and/or combine units)



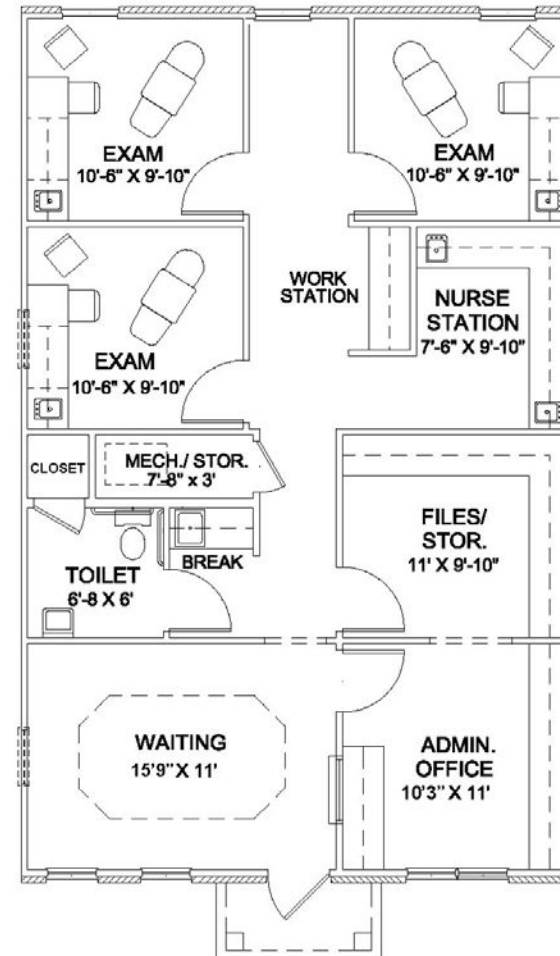
SANDTOWN CROSSING PROFESSIONAL OFFICE PARK

Standard Office Suite



1,176 SF Interior Unit / 1,181 SF End Unit
Based on standard office finish specifications

Conceptual Medical Office Layout



1,176 SF Interior Unit / 1,181 SF End Unit
Pricing based on individual buildout needs

SANDTOWN CROSSING PROFESSIONAL OFFICE PARK

Standard Finish Specifications

Please note that the following specifications are based on the developer's Standard Typical Office Suite layout. Changes to finish specifications, increased quantities of walls and doors, and different requirements for mechanical, electrical, and plumbing may result in an increase to the suite pricing for the Tenant or Purchaser.

Interior

1. 9'-0" high sheetrock ceiling with tray ceiling in Reception and Offices
2. 4'-0" wide paint grade wall cabinet in Break Area with shelf for microwave installation by occupant
3. Laminate counter top in Break Area with a handicap accessible bar sink and with room under the counter for a small refrigerator

Floor Coverings

(selected from building standard materials)

1. Prefinished hardwood in Reception, Hall, and Break Area
2. Carpet in Conference Room and Offices
3. 12"x12" Ceramic tile in Toilet Room

Paint/Trim

1. Reception, Offices, and Conference Room: Paint and two-piece crown molding and judges paneling to chair rail height. One color for all interior walls and one color for all judges paneling throughout suite.
2. Hall, Break Area, Workroom, and Mech. / Stor.: Paint and no crown molding
3. 5-1/4" wood base in all rooms and halls
4. RB3 (Howe) casing at windows and doors
5. Transom windows above interior doors

Doors

1. Fiberglass insulation in French entry door with divided lites
2. Pair of French doors with divided lites at Conference Room
3. Two panel hollow core masonite (excluding Conference Room doors) at interior doors
4. Brushed chrome or oil rubbed bronze finish hardware
5. Lever handle latch and lock sets as required
6. Wall stops where possible

Windows

1. Double hung windows with insulated glass to meet Georgia Energy Code
2. Divided lites in windows
3. Single windows: +/- 2'-8" W x 5'-2" H
4. Twin windows: +/- 2'-8" W x 5'-2" H each window
5. Mini-blinds on windows

Exterior

1. Brick over wall sheathing combining field brick and accent brick in queen size
2. Cementitious siding and/or E.I.F.S. cornice, facial eaves, and frieze board
3. Architectural articulation, canopies, and stoops at each entrance
4. All materials painted, prefinished, or otherwise finished to meet industry standards to weatherproof the building exterior. Material and finishes will be in accordance with the building elevations and exterior finish schedule on the permitted shell construction documents.

Wood Framing

1. Professionally engineered wood trusses
2. 2" x 4" wood stud walls – with shaft wall at demising partition
3. 5/8" Oriented Strand Board (OSB) roof decking and sheathing on exterior side of OSB
4. Vapor barrier on exterior side of OSB sheathing

Thermal and Moisture Protection

1. Vapor barrier at slab
2. Joints caulked to prevent moisture penetration
3. R30 insulation at attic
4. R13 insulation in exterior walls

Sound Attenuation

1. R11 insulation at all office, restroom, and conference room interior walls
2. R11 insulation at all demising walls

VER. 2.18.13

Roofing

1. 30-year Architectural Dimensional shingles with 15# felt and continuous roof vent. Entry canopy materials vary.
2. Gutters and downspouts

Equipment

1. Under counter refrigerator at Break Area
2. Suite occupant to furnish microwave over at Break Area

HVAC

1. Fan coil unit in attic with heat pump unit outside building – 3 tons
2. Programmable thermostat
3. Restroom exhaust fan

Plumbing

1. Handicap accessible bar sink at Break Area
2. Handicap accessible, wall hung sink at Toilet Room
3. Handicap accessible, floor mounted toilet
4. Handicap accessible drinking fountain
5. Instant hot water heaters for sink
6. Water meter inside unit to measure domestic water usage.

Lighting

1. Conference, Offices, Break Area, Workroom, & Hall: 2' x 4' building standard, surface mount four lamp fixture
2. Reception area: chandelier or pendant light selected by occupant with \$275.00 material allowance including sales tax.
3. Building standard light in Toilet Room
4. Emergency lights and exit devices
5. Keyless light in the attic
6. Exterior building standard surface mounted decorative light fixture at front entry door
7. Exterior building standard wall packs on rear of building
8. Exterior building light fixtures and wall packs circuited to a house panel for centralized control

Electric

1. 3 phase service throughout

Phone / Cable / Data / Security

1. Conduit and pull string for telephone from exterior building telephone cabinet to telephone backboard in Mech. / Stor. Closet inside unit
2. Conduit and pull string for cable / internet from exterior building cable cabinet to stub up in attic
3. Conduit and pull string for data and phone cable pulls by occupant's contractor, at Reception, Conference Room, Workroom, and Offices

Note: The Standard Finish Specification will be subject to reasonable change by Developer as long as the original intent is maintained.

VER. 2.18.13

SANDTOWN CROSSING PROFESSIONAL OFFICE PARK

Demographic Map

