



NEW CLASS-A OFFICE IN THE HEART OF DOWNTOWN CHAMBLEE

5520 PEACHTREE ROAD MIXED-USE DEVELOPMENT

- 100,000 SF of office
- 20,000 SF of new restaurant/retail
- 4/1,000 office parking ratio
- 265 new multi-family apartments
- Direct access to the Chamblee Rail Trail, which will be connected to the area retail, restaurants, residential and MARTA.

Nestled nearby to thriving Brookhaven and Buckhead neighborhoods with easy access to Marta, I-285 and I-85 for access to today's talent.



COMING SUMMER 2021

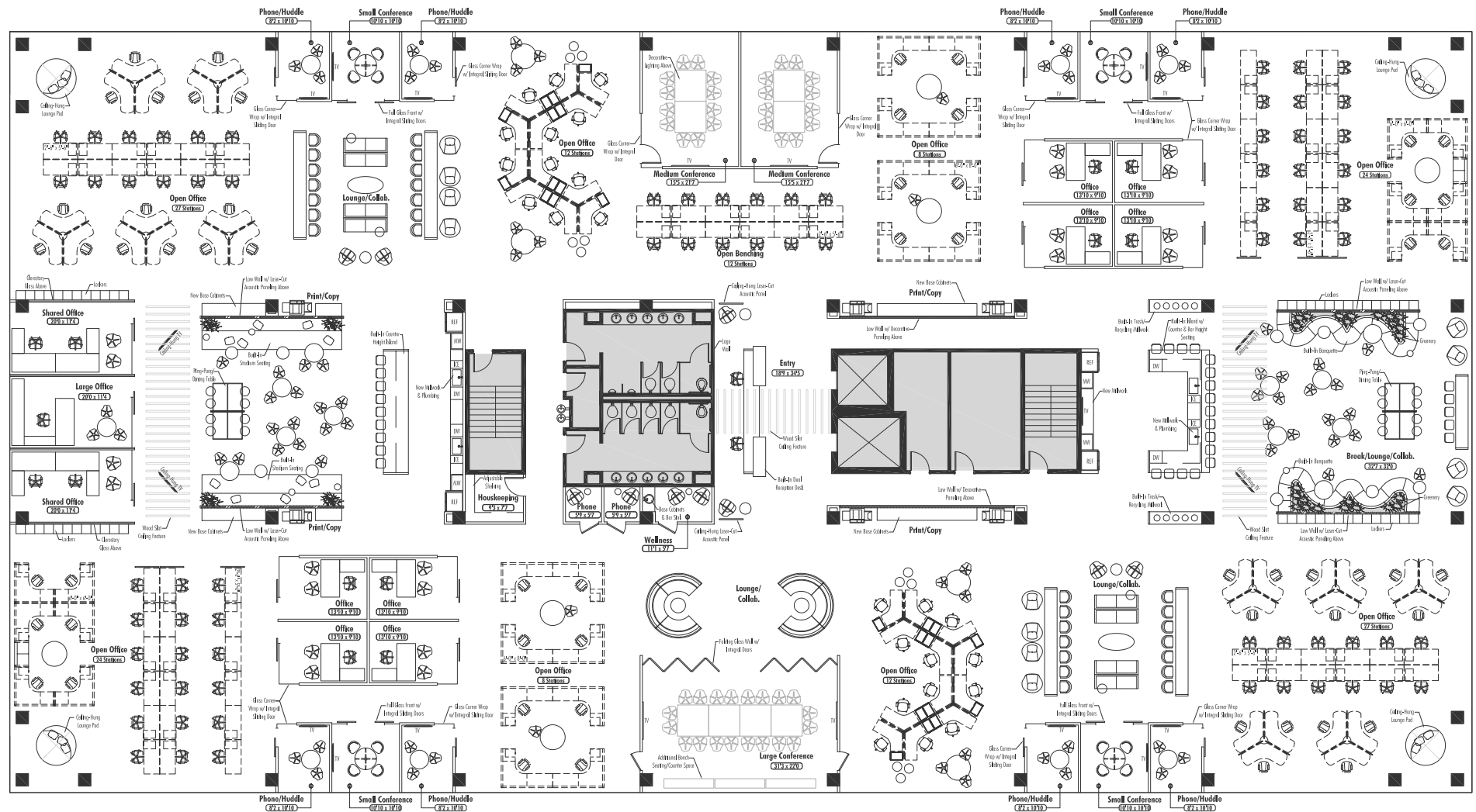




A CATALYST FOR CHAMBLEE TOWN CENTER

The recently adopted master plan, alongside planned and funded street, trail and civic improvements are making the revitalization of Downtown Chamblee into a thriving transit-oriented community. City improvements are underway and scheduled for completion in 2021.





TEST FIT OFFICE FLOOR PLAN 28,000 SQUARE FEET



"Within the built environment, you are already seeing a lot of changes that are taking shape based on plans that have been in the works for over 20 years. The Seven Oaks team, working with our City Council and DDA, is implementing a comprehensive strategy to bring about catalytic change to our newly established downtown district."

MAYOR ERIC CLARKSON, 16-YEAR MAYOR AND 25-YEAR CHAMBLEE RESIDENT



DEVELOPED BY



OFFICE LEASING BY



**CUSHMAN &
WAKEFIELD**

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