

premier **CLASS A OFFICE** space **FOR LEASE**

in the heart of **SOUTH ATLANTA**



# GATEWAY

**P L A Z A**

GATEWAY

**Bill Lynch**

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**PL** **PaceLynch**  
REALTY

**NOW  
AVAILABLE  
FOR LEASE**

# GATEWAY P L A Z A

**101 WORLD DRIVE  
PEACHTREE CITY, GA 30269**



**NEW OWNER & MANAGEMENT  
FIRST TIME MULTI-TENANCY OPPORTUNITY**

- Building & Monument Signage Available at desirable Peachtree City's premier location, closest to Atlanta International Airport (20 min.) and Downtown Atlanta (30 min.)
- 59,988 SF Class "A" Office building with efficient 15,000 SF floor plates, high ceilings and floor-to-ceiling glass overlooking beautiful grounds
- 1,500 - 15,000 SF suites available with outdoor patio access on each floor
- Unparalleled walkability to Starbucks, dining, and shopping - 15 restaurants within 2 to 5 minute walk
- Outdoor meeting & collaborative lounge with Wifi
- High parking ratio (4 spaces per 1,000 SF)
- Direct access to 100+ miles of multi-use paths with connectedness to all Peachtree City neighborhoods (*via golf cart, bike, pedestrian, etc.*)
- Wheels up at Atlanta Regional Airport ([www.atlantaregionalairport.com](http://www.atlantaregionalairport.com)) in 10 minutes with corporate aircraft
- Conveniently located to Pinewood Atlanta Studios ([www.pinewoodgroup.com](http://www.pinewoodgroup.com)) - 7 miles
- Generator ready
- Security cameras monitored 24 hours a day

THE 101

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# GATEWAY PLAZA

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**THE AMENITIES**



**RESTAURANTS**

1. Starbucks
2. Chick-Fil-A
3. Palmer's
4. Stix Sushi
5. Subway
6. Charm Thai Cuisine
7. The Beirut Mediterranean
8. Outback Steakhouse
9. Borgo Italian
10. Mt. Fuji Sushi & Japanese
11. Panera Bread
12. Shane's Rib Shack
13. Wendy's
14. Planet Smoothie
15. Jet's Pizza
16. Chicken Salad Chick

**SERVICE RETAIL**

1. Anytime Fitness
2. Massage Envy
3. Dry Cleaners (drive-thru)
4. UPS Store
5. Pak Mail
6. Wells Fargo Bank & ATM
7. Chase Bank ATM
8. Kroger - Pharmacy & Supplies
9. Target - Pharmacy & Supplies
10. Salone di Capelli
11. D&V Nail Salon
12. Kedron Nail Salon
13. Shear Talent Hair Salon
14. Kedron Tire and Goodyear
15. Valvoline

**HOTEL**

1. Holiday Inn & Suites
2. Marriott Residence Inn (opening 2017)

**GATEWAY PLAZA**

**MULTI-USE PATH**

**PLUS**

20+ Retail Boutiques & Stores

This information has been obtained from sources believed reliable. While we believe its accurate we have not verified it and make no guarantee, warranty or representation about it.

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**BUILDING:** Gateway Plaza is a four-story, 59,988 SF Class A office building located at the northern edge of prestigious Peachtree City, GA, closest in proximity to Atlanta International Airport and Downtown Atlanta. Formerly a corporate HQ for a global aviation company, new ownership is repositioning Peachtree City's finest office asset as a multi-tenant office building for the very first time ever available.

**AVAILABILITY:** 1,500 - 15,000 SF contiguous

**LEASE TERM:** 5 -15 years

**GROSS RENT:** \$20.75 per SF

**TIA:** Generous TIA depending on creditworthiness and lease term

**ESCALATION:** 3.0% per year

**ADDTL RENT:** In addition to Gross Rent, Tenant shall pay its pro-rata share of operating expenses above a \$6.00 expense stop based upon the building having 95% occupancy.

**LOCATION:** Peachtree City is an award-winning master-planned community just south of Atlanta. Founded in 1959, the city is home to an affluent and diverse population, and provides the best in residential neighborhoods, commercial areas and community services to its citizens. With some of the top public schools systems in Georgia, abundant shopping, low crime rates, and incomparable recreational opportunities, Peachtree City is naturally popular with families, and its world-renowned quality of life is the primary driver for businesses considering a relocation or startup. A hallmark of this quality of life is 100+ miles of multi-use paths for pedestrians, cyclists, and golf carts, uniquely connecting residents from neighborhood to shopping centers, schools, lakes, golf courses (4), and parks through the wooded path system that makes Peachtree City special. Peachtree City's corporate citizens include Eaton Industries, NCR, TDK, Hoshizaki, Sany, and Panasonic. For more info on Peachtree City, please visit [www.peachtree-city.org](http://www.peachtree-city.org).

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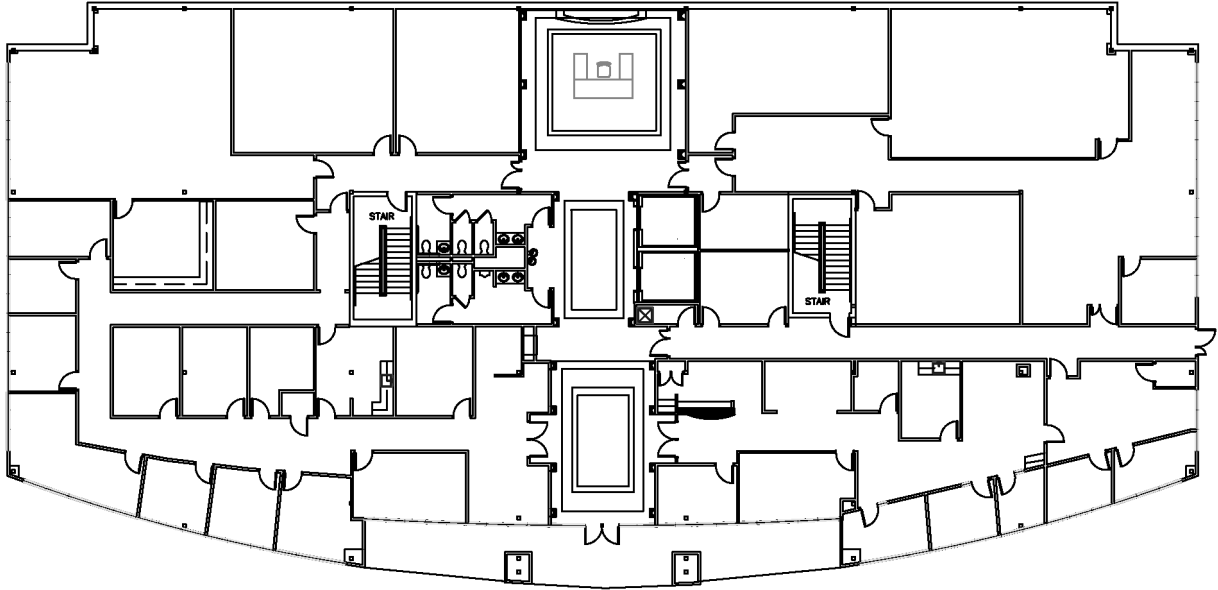
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# GATEWAY PLAZA

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THE FLOOR PLANS



**FIRST FLOOR :: 14,049 RSF**



**SECOND FLOOR :: 15,005 RSF**

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THE FLOOR PLANS



**THIRD FLOOR :: 15,487 RSF**



**FOURTH FLOOR :: 15,448 RSF**

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