

ATLANTA MSA
CENTRAL PERIMETER SUBMARKET
SANDY SPRINGS, GA

NORTHPLACE

HIGH-DENSITY SITE
DUAL ZONED, PAD-READY
75,000 – 285,000 RSF

GA 400 | MOUNT VERNON HIGHWAY | BARFIELD ROAD

MIDCITY
Real Estate Partners

CK Childress
Klein

WWW.NORTH.PLACE



UNMATCHED LOCATION AND VISIBILITY

Located at the intersection of Mount Vernon Highway and Barfield Road, One NorthPlace offers the unique dual surrounding amenity base and thoroughfare accessibility of both Sandy Springs and Dunwoody. Its location offers direct ingress/egress and signage visibility to Georgia 400.

NOTABLE INFRASTRUCTURE CHANGES

- \$800 Million completed infrastructure changes to GA-400/I-285, Abernathy/GA-400 Diverging Diamond Interchange and Mount Vernon Highway Bridge
- Mount Vernon Highway Multimodal Path planned to deliver in 2027 adjacent to One NorthPlace, connecting City Springs to MARTA Sandy Springs Station
- Located in the [PCID](#)



DRIVE DISTANCES

MARTA - Sandy Springs Station	< .5 MILE
GA 400, via Abernathy Road Exit	< .25 MILE
Roswell Road (Sandy Springs)	< 1 MILE
I-285, via Hammond Drive	< 1 MILES

PROJECT SUMMARY

- Dual Zoning
 - Vested Prior Zoning allowing medical office or corporate office with ground floor retail and parking ratios in excess of new zoning regulations. 10 Stories maximum height
 - Underlying New Zoning, Perimeter Mixed Use/High Rise (PX-10/12) allowing Multi-Family (Market & Senior) and Hotel with ground floor retail. 10 – 12 stories maximum height. Variance/Administrative approvals may be necessary
 - Controlling jurisdiction: City of Sandy Springs
- Pad-ready with off-site detention
- Visibility and signage opportunities from GA 400, Mount Vernon Highway and Barfield
- Flexible building size, from 75,000-285,000 RSF
- On-site 141-room Aloft Hotel by Marriott
- Prime Central Perimeter location
- Walk to MARTA Rail Station (Sandy Springs station < 0.5 miles from project)
- Ground floor retail, rooftop community space, custom, high-end interior build
- Convenient surface parking, covered parking, and below building parking with direct access
- Proximity to Pill Hill, Sandy Springs and Dunwoody



HIGH-VISIBILITY SIGNAGE OPPORTUNITIES

DEFINED OPPORTUNITIES

	ONE NORTHPLACE
Building Site	+/- 3 acres
Building RSF	75,000 (3-story) - 285,000 (10-story)
Planned Stories	3 - 10
Planned Floorplate	25,000 - 30,000 RSF
Parking Ratio	3.5 to 5 : 1,000 RSF <i>(additional parking available)</i>

USE/DENSITY FLEXIBILITY AT NORTHPLACE



HIGH-DENSITY OPTION (10 STORIES)

Situated at the intersection of Barfield Road and Mount Vernon Highway, with best-in-class access to and visibility from GA 400, One NorthPlace offers ultimate flexibility in size and uses.

Dual zoned and pad-ready, this project offers either **low-density** or **high-density** options with the building available for lease or purchase.

- Medical Office
- Corporate Headquarters
- Multi-Family
- Hotel
- Retail/F&B
- Senior Housing



LOW-DENSITY OPTION (3 STORIES)

ON-SITE ALOFT HOTEL

DELIVERED 2022

The on-site 141-room Aloft Hotel is complete with meeting spaces, pool, fitness, and lively restaurant bar. One NorthPlace offers a campus fueled by 24-hour energy and direct connectivity to this signature Marriott property.



It is no coincidence that in the past 20 years, major corporations and medical tenants have made the conscious decision to call Barfield Road home. Central location, direct accessibility, a diverse amenity base, and unparalleled visibility – each of these are compelling factors unique to Barfield Road and available now via One NorthPlace.



DUNWOODY

BUCKHEAD

SANDY SPRINGS

Thomas Eye Group
Kavali Plastic Surgery
Northside Pediatrics
Northside Laureate Medical Group

400



Children's Healthcare of Atlanta
Children's Healthcare Pulmonology



Internet Security Systems
Headquarters



Expanded Mount Vernon Highway Bridge

marta
Sandy Springs Station
.5 miles

MOUNT VERNON HIGHWAY

BARFIELD ROAD

NORTHPLACE

LEGEND
Medical
Regional or Corporate HQ



THE BARFIELD STORY



ROSWELL

ALPHARETTA



Mercedes-Benz
Headquarters



globalpayments



KAISER PERMANENTE
Glenlake Medical Center



World Headquarters

INSPIRE
Brands

ABERNATHY ROAD

400

DUNWOODY

5B

SANDY SPRINGS

BARFIELD ROAD

NORTHPLACE

Improved Multimodal
Infrastructure

marta
Sandy Springs Station
.5 miles

MOUNT VERNON HIGHWAY

LEGEND



Medical



Regional or Corporate HQ





OFFICE



MULTI-FAMILY

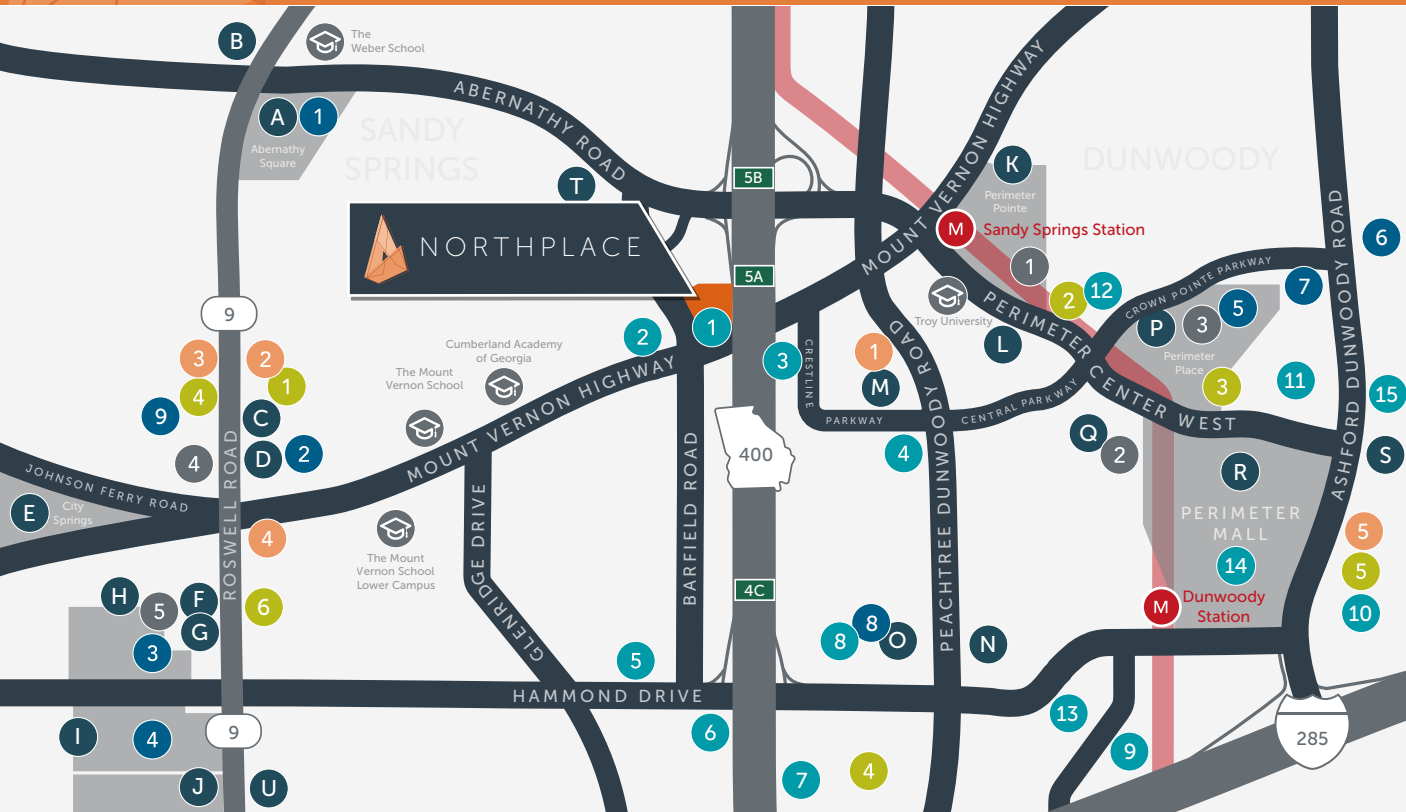
STRATEGIC LOCATION IN ATLANTA'S SUBSTANTIAL HEALTHCARE MARKET

NorthPlace is strategically located within 2 miles of the densely developed medical area of "Pill Hill". Known as Atlanta's most substantial and dynamic healthcare market, Pill Hill, is recognized for being an advanced and exceptional center for innovation of medicine and world renowned patient care. Pill Hill is home to three nationally acclaimed hospitals, Northside Hospital of Atlanta, Emory at Saint Joseph's, and Children's Healthcare of Atlanta at Scottish Rite. These three premier hospitals provide a diverse range of services that serve families in and around Atlanta's metropolitan area.



SURROUNDING AMENITIES

WITHIN A 2.5 MILE DRIVE RADIUS



RESTAURANTS

- A Poke Bar, Hardee's, City Barbecue, Starbucks, Subway, Abuelos Mexican Kitchen and Cantina
- B Aldo's Italian Restaurant, Nori Nori
- C Hudson Grille
- D Smoothie King, Willy's Mexicana Grill, Henri's Bakery, Five Guys Burgers and Fries, Roasters
- E Cafe Vendome, Flower Child, The Select, NAM Kitchen, The General Muir
- F Mellow Mushroom, Kid Cashew, Rumi's Kitchen
- G Jimmy John's, Dunkin' Donuts
- H J. Christopher's, Thos. O'Reilly's Public House, Tre Vele
- I Hearth Pizza Tavern, Canton Cooks, Crumbl Cookies
- J Egg Harbor Cafe, Chipotle
- K Piece of Cake, Chick-fil-A, Tropical Smoothie Cafe, Starbucks, Wendy's

- L CAVA, la Madeleine, Honey Baked Ham, Tiff's Treats
- M Top Korean BBQ & Hot Pot
- N El Azteca, Hopdoddy Burger Bar, Local Expedition Wood Fire Grill
- O Chin Chin 5, Einstein Bros. Bagels, Subway, Willy's Mexicana Grill
- P Joey D's Oak Room, Chipotle, sweetgreen, Fleming's Steakhouse, Taco Mac, HOBNOB, Superica, Tin Drum, Brown Bag Seafood Co
- Q Chuy's
- R The Capital Grille, Seasons 52, Lazy Dog, The Cheesecake Factory, Shake Shack, Maggiano's Little Italy, Ruscello, Cinco Mexican, Perimeter Mall Food Court, Buffalo Wild Wings, Chick-Fil-A, Iron Hill Brewery & Restaurant
- S Eclipse di Luna, Cafe Intermezzo, Sage Woodfire Tavern, McKendrick's Steak House
- T Food Terminal, Kale Me Crazy, La Parilla, Yalda
- U The Flying Biscuit Cafe, Chick-Fil-A, El Azteca

LODGING

- 1 ALoft by Marriott
- 2 Sonesta ES Suites
- 3 SpringHill Suites, Homewood Suites
- 4 Extended Stay America, La Quinta Inn & Suites, Courtyard by Marriott
- 5 Sheraton, WaterWalk
- 6 Holiday Inn Express, Hampton Inn
- 7 The Westin
- 8 Hilton, Home2 Suites
- 9 Atlanta Marriott
- 10 Crowne Plaza
- 11 Le Meridien
- 12 Embassy Suites, Sonesta
- 13 Fairfield Inn & Suites
- 14 Hyatt Place
- 15 Hampton Inn

GROCERY

- 1 Publix
- 2 Trader Joe's
- 3 Kroger
- 4 Whole Foods Market
- 5 Target
- 6 WalMart
- 7 Publix
- 8 Publix
- 9 ALDI

SERVICES


- 1 Office Depot
- 2 The Container Store, FedEx
- 3 CVS
- 4 FedEx
- 5 US Post Office

BANKS

- 1 Regions
- 2 Ameris Bank
- 3 Truist
- 4 Wells Fargo, Truist
- 5 Chase Bank
- 6 Bank of America

GAS

- 1 Costco Gasoline
- 2 Shell
- 3 BP
- 4 Chevron
- 5 Exxon



FOR FURTHER INFORMATION, CONTACT:

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