

## Greetings!

Atlanta is experiencing unique urban growth that is helping shape the way Atlanta will look for decades. Urban Designers have incorporated the demand of a technology world to plan several exciting projects that have and will incorporate significant investments and skyline changes. In a recent presentation at the Leadership Atlanta Economic Development Event at Ponce City Market a unique and creative video of these projects was shown the highlights the changing skyline: [https://youtu.be/LSEDAI\\_oSyk](https://youtu.be/LSEDAI_oSyk)



**Atlanta Braves Complex**

**What are the take-a-ways by TriStar:**

- 1. Urbanization is real but not isolated to downtown/midtown (See Sewanee Township)**
- 2. Atlanta has a growing Technology Hub around Georgia Tech. that continues to flourish**

3. Warehouse conversion dominates the urban redevelopment themes - even new product is being built to mimic the warehouse feel with older appointments and high ceilings. See the new developments at Avalon in Alpharetta.

#### **Investment Profile of the Month:**

### **LAKEVIEW 400 OFFICE COMPLEX ALPHARETTA, GA**



#### **WHAT**

**single story office produce that we underwrote for our investors**

#### **WHY**

**we like single story office (not to be confused with flex space) in growing/urbanizing markets. As land is scarce, new development is limited to mid to high rise developments which do not compete directly with the efficient and lower cost single story office. We see room for rent growth**

#### **WHY WE PASSED ON THE INVESTMENT**

**the majority of the tenancy is with one tenant who has a lease coming up in a few years which would make financing difficult.**

**We are in pursuit of several investments. If you are an accredited investor and want to be considered for one of these offerings, please reach out to us. Call us today to learn more 404-698-3535 or [dgibbs@tristarinvest.com](mailto:dgibbs@tristarinvest.com)**

**Sincerely,**

**TriStar Real Estate Investments**

TriStar Real Estate Investment  
1175 Peachtree Road, Suite 760 | Atlanta, GA 30361 | (404) 698-3535

Visit us on the web! | [www.tristarinvest.com](http://www.tristarinvest.com)

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