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# TRACKSIDE

CHAMBLEE

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YOUR NEXT STOP FOR SUCCESS



## THE CROSSING OF CREATIVITY & COMMERCE.

### OVERVIEW

Trackside is Chamblee's first Class A Office Transit Oriented Development geared towards today's professionals. Located in the burgeoning Mid-City District of Chamblee, this loft office complex offers dynamic workspaces adjacent to the MARTA station, alongside exciting new restaurants, shopping and entertainment. It's everything you need to help your business and your people thrive.



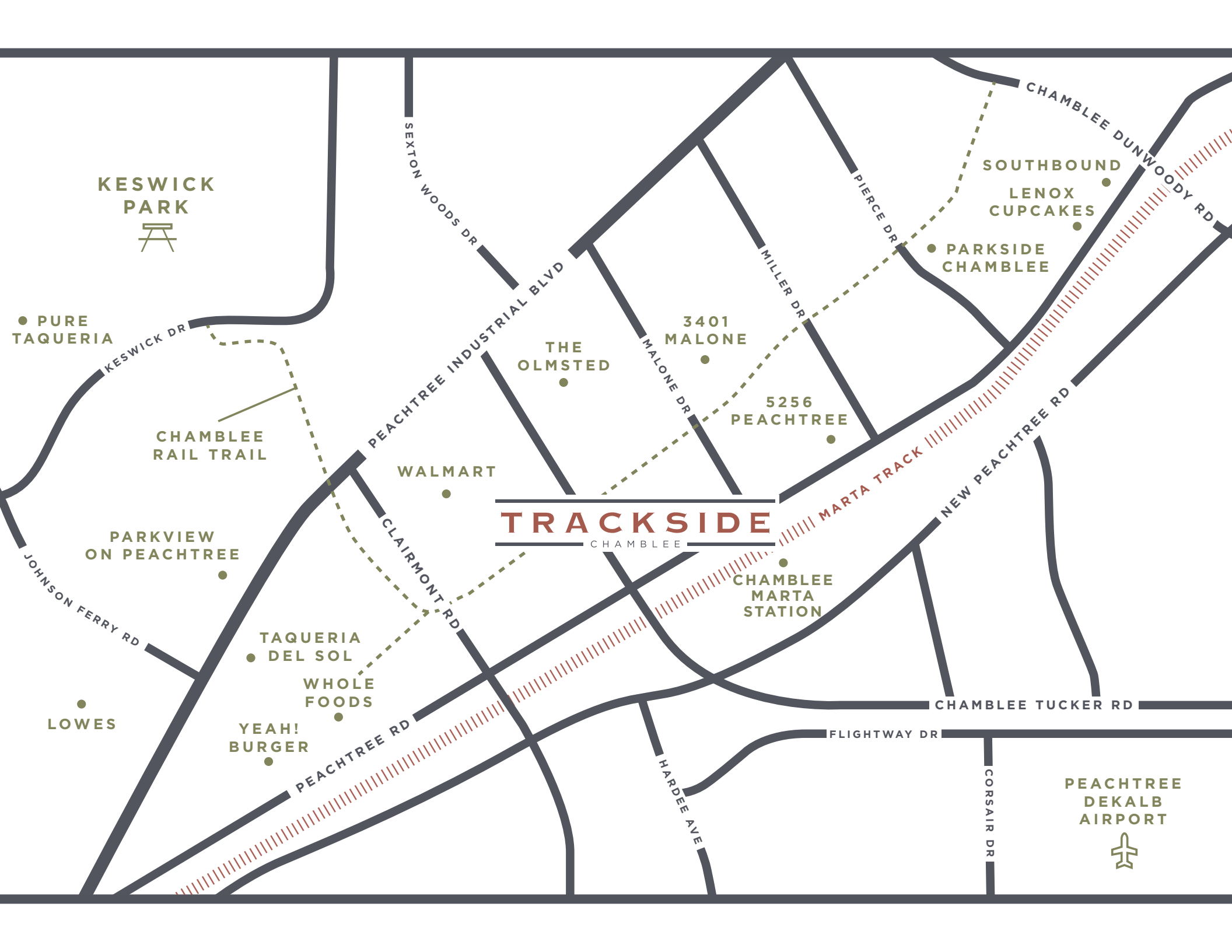


# YOUR NEXT CORPORATE CONNECTION.

## LOCATION

Where you work matters. Traskside is transforming Chamblee into a coveted location that invites Atlanta's hottest talent to join your business and make a difference. But it's not just your modern workspace that attracts them. It's the convenient location and unparalleled access to transit that's appealing. It's the walkability to nearby restaurants and dining that inspires them. And it's the ability to do business in a much smarter way that always counts.





KESWICK PARK



PURE TAQUERIA

CHAMBLEE RAIL TRAIL

PARKVIEW ON PEACHTREE

JOHNSON FERRY RD

LOWES

TAQUERIA DEL SOL

WHOLE FOODS

YEAH! BURGER

PEACHTREE RD

WALMART

TRACKSIDE  
CHAMBLEE

THE OLMSTED

3401 MALONE

5256 PEACHTREE

CHAMBLEE MARTA STATION

MARTA TRACK

FLIGHTWAY DR

HARDEE AVE

SOUTHBOUND  
LENOX CUPCAKES

PARKSIDE  
CHAMBLEE

CHAMBLEE TUCKER RD

PEACHTREE DEKALB AIRPORT



CHAMBLEE DUNWOODY RD

SEXTON WOODS DR

PEACHTREE INDUSTRIAL BLVD

MILLER DR

PIERCE DR

NEW PEACHTREE RD

CORSAIR DR

# BUCKHEAD

# BROOKHAVEN

TOWN  
BROOKHAVEN

**PEACHTREE CROSSING**  
Whole Foods, Taqueria del Sol, Yeah! Burger  
Under Construction - 2017 Opening  
Developed by S.J. Collins

**PARKVIEW ON PEACHTREE**  
500 Residential Units, 40,000 SF retail  
Under Construction - 2017 Opening  
Developed by Connolly/Terwilliger Pappas

**TOWNSEND AT ASHFORD PARK**  
98 Luxury Townhomes  
Proposed by Acadia Homes



MARTA

**MERCY CARE**  
60,000 SF Medical  
Under Construction  
Developed by Parkside Partners



PEACHTREE DEKALB  
AIRPORT

PEACHTREE INDUSTRIAL BLVD

TRACKSIDE  
CHAMBLEE

**THE OLMSTED**  
280 Residential Units, 11,000 SF retail  
Under Construction - 2017 Opening  
Developed by Cocke Finkelstein

**5256 PEACHTREE**  
42,000 SF Loft Office  
Completed 2009 - 100% Leased  
Developed by Parkside Partners

PEACHTREE RD

**PARKSIDE CHAMBLEE**  
55,000 SF Loft Office  
Under Construction  
Developed by Parkside Partners

**THE MALONE**  
190 Residential Units  
Proposed by Easlan Capital

# YOUR DESTINATION FOR SUCCESS.

## OFFICE FEATURES

You know what it takes to impress clients and attract top talent. Smart, savvy and creative workspaces that exemplify the kind of business you are. Modern technology and a solid infrastructure that demonstrate the way your business can adapt to your growing needs. You'll be able to share all this and more. From on-site conference centers, outdoor community spaces and even the fully-furnished roof top deck with dramatic views, you'll know you've arrived.

## BUILDING HIGHLIGHTS

### BUILDING ONE:

- 4 Floors - 59,000 SF
- 1,000 - 16,000 SF Available
- First Floor Restaurant/Retail Space Available
- Corporate Headquarters of Pattillo Industrial Real Estate

### BUILDING TWO:

- 2 Floors - 20,000 SF
- 1,000 - 20,000 SF Available
- Building Signage Opportunities for Large User

### COMMON AREAS:

- Pocket Park
- Free Deck Parking
- Roof Top Deck Will Offer Dramatic Views of Peachtree Dekalb Airport and the Buckhead Skyline
- Conference Center



# PHASE 1 SITE PLAN



# BE A PART OF THE TRANSFORMATION.

## ABOUT US

### ABOUT PARKSIDE PARTNERS

An early leader in boutique transit-oriented development, Parkside continues their tradition of creative and distinctive office projects in outstanding locations with Trackside. As a pioneer in delivering loft office space in the city of Chamblee, this will be Parkside's 6th development in the Chamblee submarket.

### ABOUT PATTILLO

Pattillo Industrial Real Estate, a third generation developer and the largest privately held industrial development operation based in the Southeastern United States, specializes in the development, acquisition, and management of industrial buildings and land that provide superior locations and operating efficiency.

### FOR LEASING INFORMATION, PLEASE CONTACT

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