

PARK CENTER PAD 4 SITE

A rare 5.56-acre mixed-use development opportunity at the center of Atlanta's premier transit-oriented district



AGENDA

1. ABOUT KDC
2. DEVELOPMENT SITE
3. CASE STUDIES



01

ABOUT KDC

ABOUT KDC



Having developed successful projects in 40+ markets has given KDC the experience and know-how to deliver projects in challenging locations and business-friendly municipalities alike.

THAT’S THE KDC WAY

IN THE PAST 35 YEARS

150

commercial projects

41M

square feet

REPRESENTATIVE KDC PROJECTS & LAND DEVELOPMENT SITES

OFFICE BUILD-TO-SUIT

3D Systems – South Carolina
AAA – Oklahoma
Bank of America – Texas
Baxter Healthcare – Indiana
Baylor Scott & White Health – Texas
Blue Cross Blue Shield – Texas
BNSF – Texas
Chevron – Louisiana
Citi – Idaho
Citi – Kentucky
Citi – North Carolina
Citi – Texas
Columbus Healthcare – Ohio
Comcast – South Carolina
Countrywide – Texas
Credit Suisse – North Carolina
CUNA Mutual – Texas
Daimler Truck (Intellcenter) – South Carolina
Denbury Resources – Texas
Encana – Texas
EPA – Kansas
Epic Deep Ellum – Texas
Epsilon – Texas
FBI – Utah
Federal Aviation Administration – Texas
FedEx – Colorado
FedEx Office – Texas
FedEx Regent Center – Texas
First Horizon – Texas
Fluor – Texas
Ford Motor Company – California
Fossil – Texas
Frost Tower – Texas
Healthcare Associates – Texas
Independent Financial – Texas
Intellcenter – California
Intellcenter – Georgia
Intellcenter – Florida
Intellcenter – Texas
Intuit – Texas
JPMorgan Chase – Texas
KPRC – Texas
Lennar – Texas
Liberty Mutual – Texas
NBC Universal – Texas
Nokia – Texas
Nortel – Texas

Omnicom – Texas
Pepsico – Texas
Perot Systems – Nebraska
Petsmart – Arizona
Pioneer Natural Resources – Texas
Rapp Collins – Texas
Raytheon at CityLine – Texas
Rent-A-Center – Texas
Sammons Financial – Iowa
Small Business Administration – Texas
SRS Distribution – Texas
State Farm – Georgia
State Farm – Texas
Texas Health Resources – Texas
Toyota North America HQ – Texas
Travelers (Intellcenter) – Texas
TRW – Texas
Tyler Technologies – Texas
Uber – Texas
US Postal Inspection Service – Texas
Wells Fargo – North Carolina
Wells Fargo – Texas

INDUSTRIAL / MANUFACTURING

3D Systems – South Carolina
Abbott Labs (form St. Jude) – Texas
Blue Cross Blue Shield – Illinois
Carlsbad Research Center – California
Del Monte – Washington
Del Monte – Wisconsin
Del Monte – Illinois
EDS – California
EDS – Iowa
EDS – Texas
Ellington – Texas
FedEx Ground – Ohio
Haggar – Texas
JPMC Operations Center – Louisiana
McKesson (MED3000) – South Carolina
Merit Medical – Utah
National Envelope – Texas
Oncor – Texas
Phillips Driscopipe – Maryland
Port Freeport – Texas
Raytheon McKinney – Texas
Sally Beauty – Texas
Sterling Electronics – Texas
Toyota Quality Center – Texas

DATA CENTERS

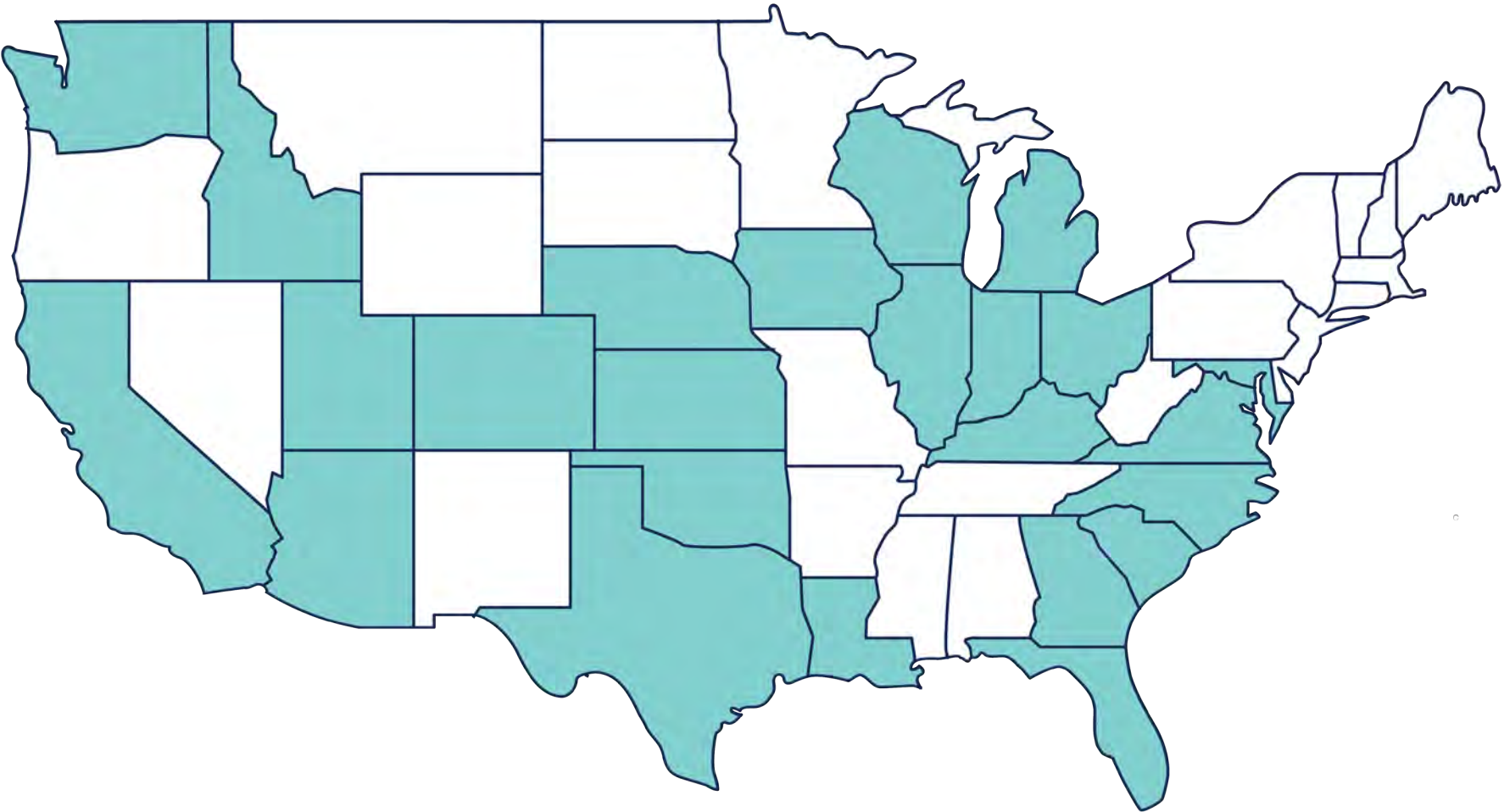
Digital Realty, 1215 Integrity – Texas
Digital Realty, 12235 & 12231 N Freeway – Texas
Digital Realty, 850 & 950 Collins – Texas
Digital Realty Ashburn – Virginia
Digital Realty Houston – Texas
Exodus – Texas
Richardson Data Center – Texas

LAND DEVELOPMENT SITES

CityLine – Texas
Clearfork – Texas
Hub RTP – North Carolina
Legacy West – Texas
McKinney Corporate Center – Texas
North Shore Las Colinas – Texas
Park Center Pad Four – Georgia
Parkside III – Texas
Pena Station – Colorado
Santa Fe Yards – Colorado
Taylor HQ – Texas
Winward Park – Georgia

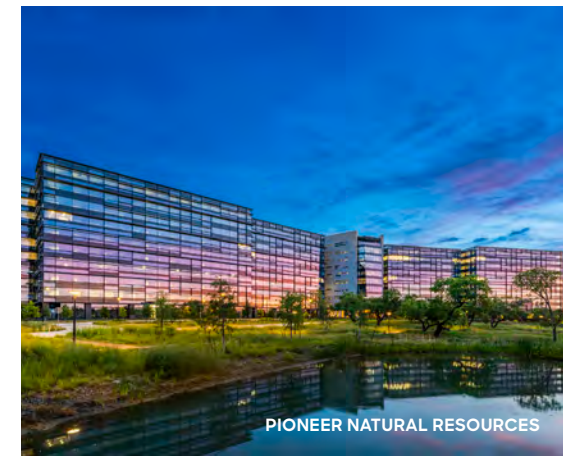
PHILANTHROPIC

Cedar Crest Community Center – Texas
Children's Advocacy Center of Collin County – Texas
Dallas 24 Hour Club – Texas
Envision Dallas – Texas
Hugs Training Facility – Texas
Jubilee Park Community Clinic – Texas
McKinney Family Health Center – Texas
Our Calling – Texas
The Magdalen House – Texas



KDC DIFFERENTIATORS

- » **Local + national experience** delivering Build-to-Suits for Corporate America.
- » Tenant focused **build-to-suit developer** based in Dallas.
- » **No risk** exposure / guarantee.
- » Leverage with the **local contracting + design** community.
- » We are a **custom corporate home builder**.
- » **Speed to market** and ability to execute.
- » Strength of **combined team experience**.
- » We are completely **open book**.
- » Dedicated **safety expert**.



KDC CORPORATE CAMPUS DEVELOPMENT EXPERIENCE

STATE FARM PARK CENTER ATLANTA



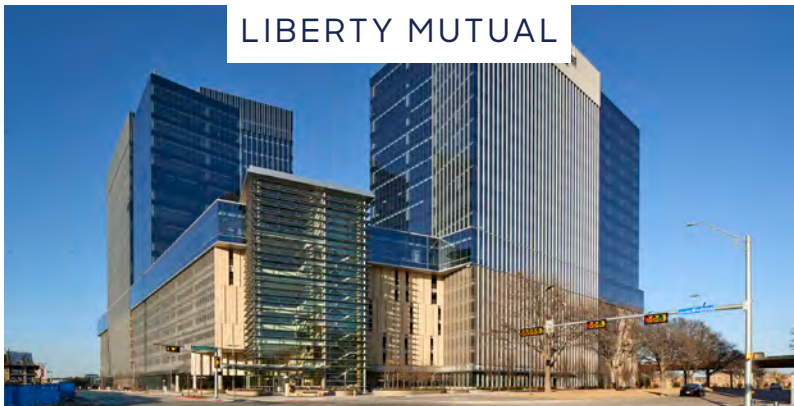
JPMORGAN CHASE



WELLS FARGO



LIBERTY MUTUAL



CREDIT SUISSE



SAMMONS DES MOINES



FEDEX



INDEPENDENT FINANCIAL



SRS/ HOME DEPOT



BAYLOR SCOTT & WHITE



TOYOTA QUALITY CENTER



RAYTHEON



STATE FARM CITYLINE



TOYOTA NORTH AMERICA HQ



PIONEER NATURAL RESOURCES



EPIC PHASE I & II



DEVELOPMENT SITE

WHY PARK CENTER

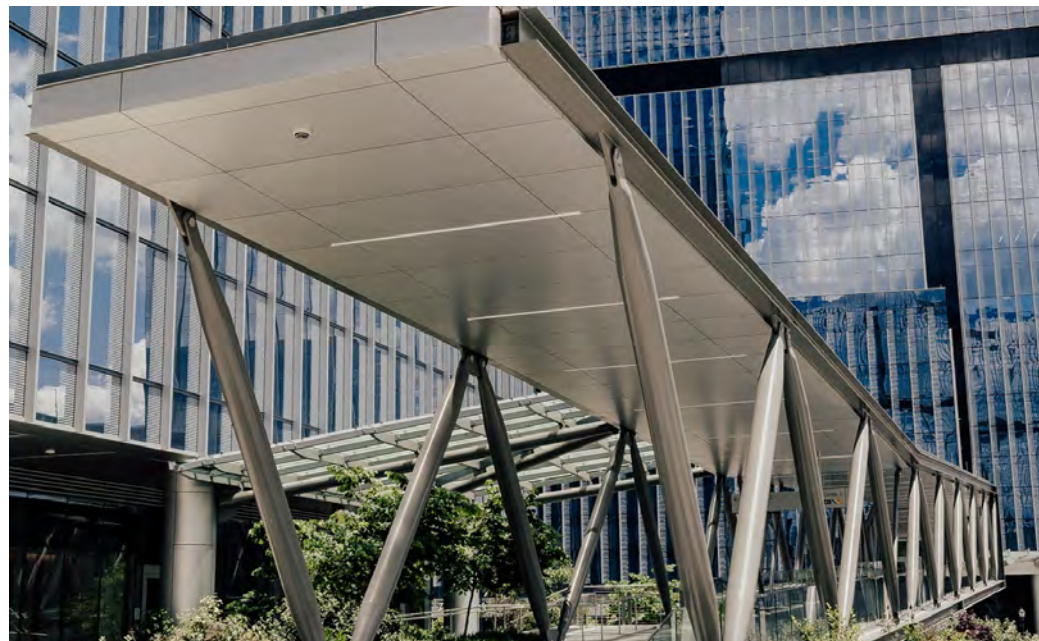
- » Park Center is a premier mixed-use destination in the heart of Central Perimeter, where office, residential, retail, dining, and entertainment come together in a highly connected, walkable environment.
- » The community surrounding Park Center continues to thrive, with a growing concentration of employees, residents, and visitors supporting an active live-work-play atmosphere. Retail, restaurants, housing, hotels, and office developments are all within walking distance, creating a vibrant destination throughout the day and into the evening.
- » More than \$50 million has been invested in infrastructure improvements that enhance accessibility and connectivity throughout the area. A pedestrian bridge links the campus directly to MARTA, while bike lanes, multi-use trails, public gathering spaces, and improved roadway connections create seamless access throughout the development and surrounding community.



PARK CENTER MASTER PLAN



BUILT FOR CONNECTIVITY



Pad 4 represents a rare opportunity to join an established mixed-use environment with built-in density, exceptional transit connectivity. Positioned within one of Atlanta's most successful transit-oriented developments, the site offers unmatched potential for retail, dining, hospitality, or complementary mixed-use uses that will further enhance the Park Center experience.

AMENITIES

- » Retail and Restaurant Space
- » Multi-Use Trail
- » Large Landscaped Plaza
- » Springwood Connector
- » Pocket Park
- » Pedestrian Bridge
- » Direct MARTA Access

THE MARTA CONNECTOR



THE SITE FACING NORTH



THE SITE FACING EAST



DEVELOPMENT OPPORTUNITY OVERVIEW



PARKING

- » Level B1 (VIP Parking) – 66 Spaces
- » Level 1 Plaza (Retail Parking) – 70 Spaces
- » Level 2 Parking (Retail) – 102 Spaces
- » Levels 3–7 Parking (173 Spaces × 5 Levels) – 865 Spaces

Total Parking: 1,097 Spaces

RETAIL SF

- » Level B1 – 5,247 SF
- » Level 1 Plaza – 20,994 SF

Total Retail SF: 26,241 SF

BACK OF HOUSE SF

- » Level B1 (Offices) – 11,167 SF
- » Level B1 (Retail) – 3,247 SF

Total BOH SF: 14,414 SF

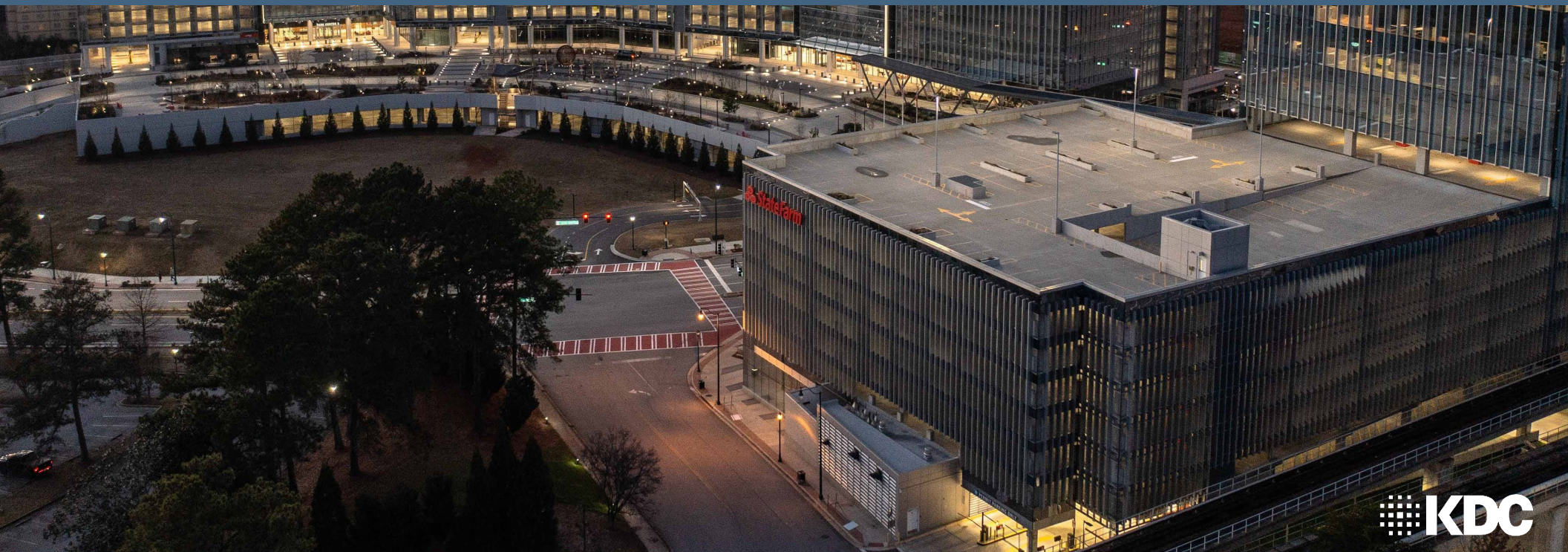
OFFICE SF

- » Level B1 (Lobby) – 6,424 SF
- » Levels 9–14 (Low-Rise Office Floors 1–6)
 - » 27,145 SF × 6 Floors = 162,870 SF
- » Level 15 (Office Floor 7)
 - » 26,929 SF
- » Level 15 Balcony
 - » 2 @ 808 SF = 1,616 SF (N/A)
- » Levels 16–20 (High-Rise Office Floors 8–11)
 - » 27,145 SF × 4 Floors = 108,582 SF

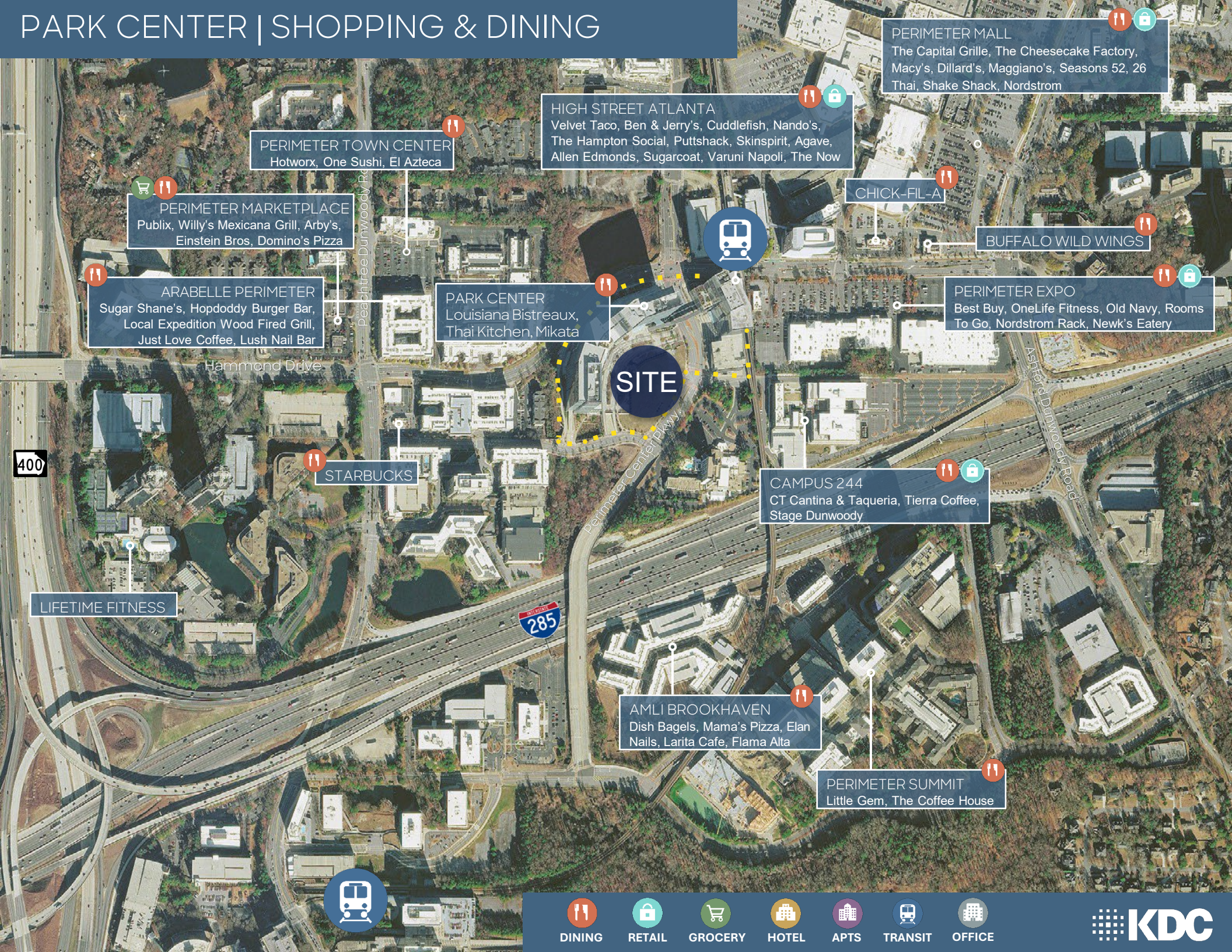
Total Office SF: 300,000 SF



PARK CENTER AREA AMENITIES



PARK CENTER | SHOPPING & DINING



PERIMETER MALL
The Capital Grille, The Cheesecake Factory,
Macy's, Dillard's, Maggiano's, Seasons 52, 26
Thai, Shake Shack, Nordstrom

HIGH STREET ATLANTA
Velvet Taco, Ben & Jerry's, Cuddfish, Nando's,
The Hampton Social, Puttshack, Skinspirit, Agave,
Allen Edmonds, Sugarcoat, Varuni Napoli, The Now

PERIMETER TOWN CENTER
Hotworx, One Sushi, El Azteca

PERIMETER MARKETPLACE
Publix, Willy's Mexicana Grill, Arby's,
Einstein Bros, Domino's Pizza

ARABELLE PERIMETER
Sugar Shane's, Hopdoddy Burger Bar,
Local Expedition Wood Fired Grill,
Just Love Coffee, Lush Nail Bar

PARK CENTER
Louisiana Bistreaux,
Thai Kitchen, Mikata

CHICK-FIL-A

BUFFALO WILD WINGS

PERIMETER EXPO
Best Buy, OneLife Fitness, Old Navy, Rooms
To Go, Nordstrom Rack, Newk's Eatery

SITE

STARBUCKS

CAMPUS 244
CT Cantina & Taqueria, Tierra Coffee,
Stage Dunwoody

LIFETIME FITNESS

AMLI BROOKHAVEN
Dish Bagels, Mama's Pizza, Elan
Nails, Larita Cafe, Flama Alta

PERIMETER SUMMIT
Little Gem, The Coffee House



DINING



RETAIL



GROCERY



HOTEL



APTS



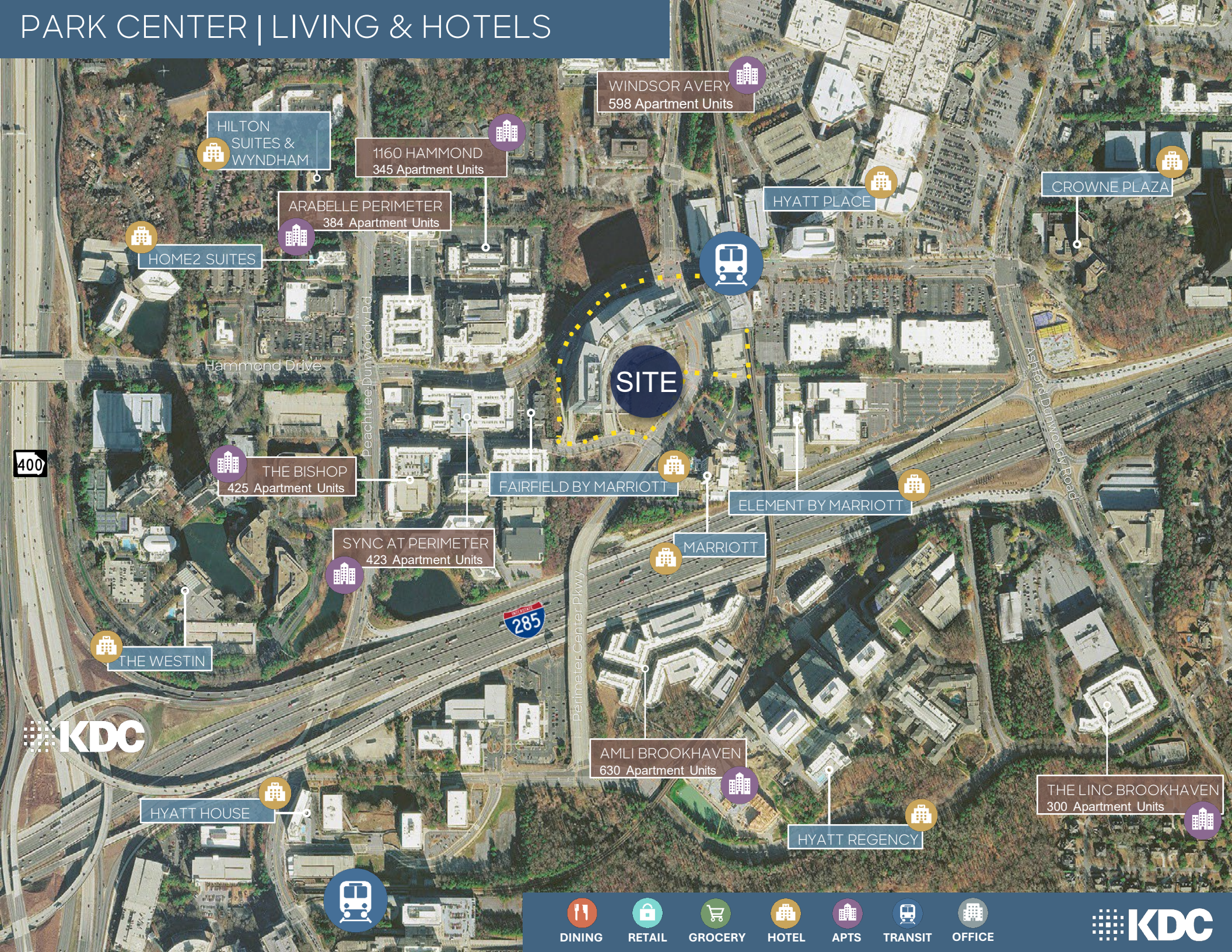
TRANSIT



OFFICE



PARK CENTER | LIVING & HOTELS



WINDSOR AVERY
598 Apartment Units

HILTON
SUITES &
WYNDHAM

1160 HAMMOND
345 Apartment Units

ARABELLE PERIMETER
384 Apartment Units

HOME2 SUITES

Hammond Drive

THE BISHOP
425 Apartment Units

SYNC AT PERIMETER
423 Apartment Units

FAIRFIELD BY MARRIOTT

ELEMENT BY MARRIOTT

MARRIOTT

AMLI BROOKHAVEN
630 Apartment Units

HYATT HOUSE

HYATT REGENCY

THE LINC BROOKHAVEN
300 Apartment Units

CROWNE PLAZA

SITE

KDC



DINING



RETAIL



GROCERY



HOTEL



APTS



TRANSIT



OFFICE

KDC

PARK CENTER | WORK & OFFICE

Map labels and features:

- High Street Atlanta**
- Ravinia**
- Lakeside Commons**
- Concourse Office Park**
- Commons at Lake Hearn**
- Campus 244**
- Perimeter Summit**
- Park Center**
- Site** (highlighted in a dark blue circle)
- Hammond Drive**
- Peachtree Dunwoody Rd.**
- Perimeter Center Pkwy.**
- I-400**
- I-285**
- Ashted Dunwoody Road**

Legend:

- Dining
- Retail
- Grocery
- Hotel
- Apts
- Transit
- Office

KDC

RAVINIA

PARK CENTER

SITE

CAMPUS 244

CONCOURSE OFFICE PARK

PERIMETER SUMMIT

COMMONS AT LAKE HEARN



OFFICE



CASE STUDIES



STATE FARM AT PARK CENTER

ATLANTA, GA

SIZE

1,750,000 sf

SCHEDULE

36 months (Ph I) / 36 months (Ph II) / 48 months (Ph III)

FEATURES

Building I: LEED Silver / Buildings II & III: LEED Gold

Three towers: 21, 22, and 18 stories

Direct connection to the Dunwoody MARTA station

Ground-floor retail

Consolidates up to 8,000 State Farm employees





CREDIT SUISSE PH II

RESEARCH TRIANGLE PARK, NC

SIZE

205,000 sf

SCHEDULE

15 months

FEATURES

- Dining facility
- 100% work station UPS/generator backup
- Stand alone cooling system for critical areas
- 62-acre site
- 1,703 surface parking spaces
- Conference center and auditorium





TOYOTA NORTH AMERICA HQ

PLANO, TX

SIZE

2,100,000 sf

SCHEDULE

30 months

FEATURES

LEED Platinum

100-acre site, seven buildings

Large central campus plaza

Dining, cafe and fitness areas

Toyota Quality and Technology center

Solar panels on garages





LIBERTY MUTUAL INSURANCE

PLANO, TX

SIZE

1,100,000 sf

SCHEDULE

26 months

FEATURES

LEED Gold

Conference spaces

Rooftop cafe

Recreation area

Employee health services





HUB RTP

RESEARCH TRIANGLE PARK, NC

SIZE

Up to 1,000,000 sf

ACRES

44 acres

FEATURES

Up to 1,000,000 sf Class A office by KDC

1,200 multifamily units by MAA

Hotel with up to 425 keys

75,000 sf retail, dining, and entertainment

13+ acres of green space

Buildings up to 300 feet – first high-rise buildings in the Park





JPMORGAN CHASE

PLANO, TX

SIZE

1,500,000 sf (2 phases)

SCHEDULE

23 months (phase I) / 25 months (phase II)

FEATURES

LEED Gold

Seven-acre park and event space

Wellness center and on-site dining

Main street with retail

Amenities building

Expansion houses additional 4,000 employees

Structured parking

Childcare





WELLS FARGO

IRVING, TX

SIZE

854,000 sf

SCHEDULE

27 months

FEATURES

LEED Platinum

Net Zero Energy Usage on annual basis

Dynamic glass for entire façade

Dining hall

Training facility





PIONEER NATURAL RESOURCES

IRVING, TX

SIZE

1,125,000 sf

SCHEDULE

25 months

FEATURES

- Glass curtain wall and stone façade
- Fitness center
- Employee cafeteria
- Town hall
- On-site daycare
- Seven-story parking garage





BANK OF AMERICA TOWER AT PARKSIDE

DALLAS, TX

SIZE

500,000 sf

SCHEDULE

37 months

FEATURES

Bank of America - Lead tenant

On the doorstep of the five-acre
Klyde Warren Park

12th-floor Sky Lobby and Lounge

8,000 sf of ground-floor retail

Private outdoor terraces

Advanced air circulation and filtration
methods

Podium parking structure

Conference center and fitness studio





THE EPIC I & II (UBER HQ)

DALLAS, TX

SIZE

275,000 sf (phase I) / 475,000 sf (phase II)

SCHEDULE

24 months (phase I) / 32 months (phase I)

FEATURES

Uber regional hub

750,000 sf office

55,000 sf retail

26-story multifamily tower

164 Key hotel





DALLAS | ATLANTA | CHARLOTTE | 214.696.1700 | KDC.COM

DEVELOPMENT THAT EXCITES & INSPIRES