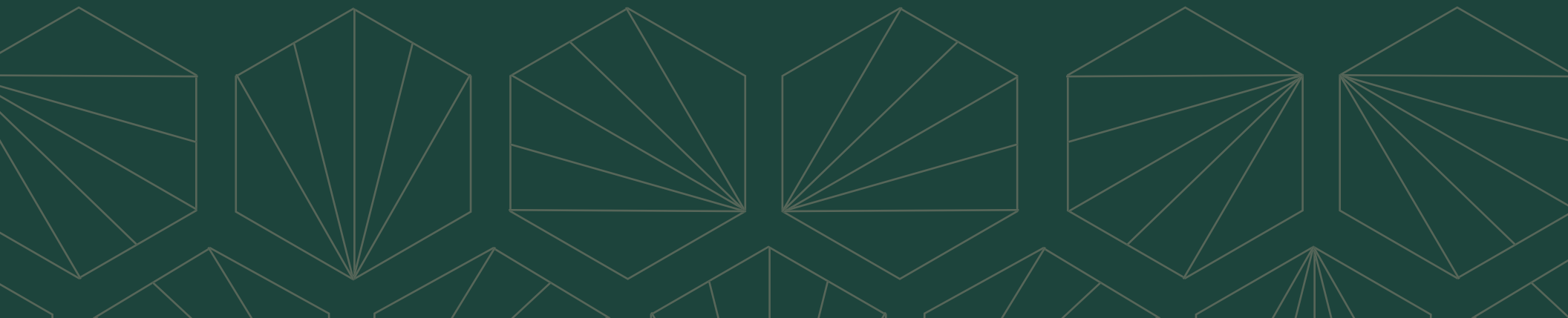


LUMENI

CHAMBLEE

2175 AMERICAN WAY
CHAMBLEE, GEORGIA 30341



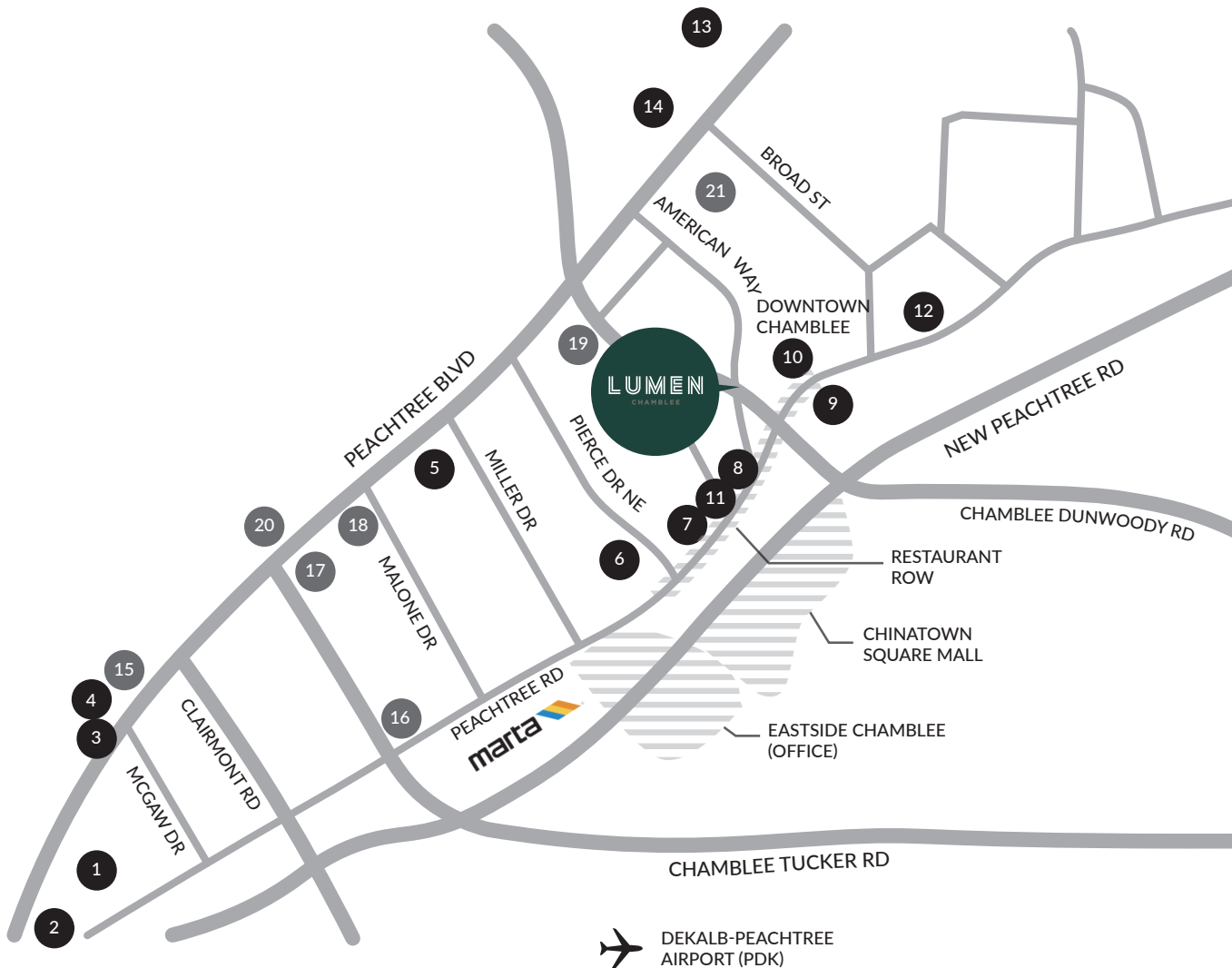
PROPERTY HIGHLIGHTS

Retail and Restaurant Space for Lease in New Mixed-Use Development

- 1 Suite A1 - 2,027 Sq Ft | Suite A2 - 1,276 Sq Ft
- 2 LUMEN Chamblee is the newest mixed-used development in Downtown Chamblee and features 318 luxury apartment units, street level retail and restaurant space, and access to Chamblee's RailTrail multi-use trail system.
- 3 Ample parking - 22.6 spaces per 1,000 sq ft - (88 Deck, 19 on-street) all dedicated to retail and paid public use.
- 4 Immediate access via Peachtree/141, I-285, I-85, Marta, and PDK Airport.
- 5 Bustling Downtown District - Adjacent to new Chamblee Town Center Redevelopment Project, NBC Universal Development (Former GM Assembly).
- 6 Prime location in dynamic and growing Chamblee market with excellent demographic



AREA AMENITIES



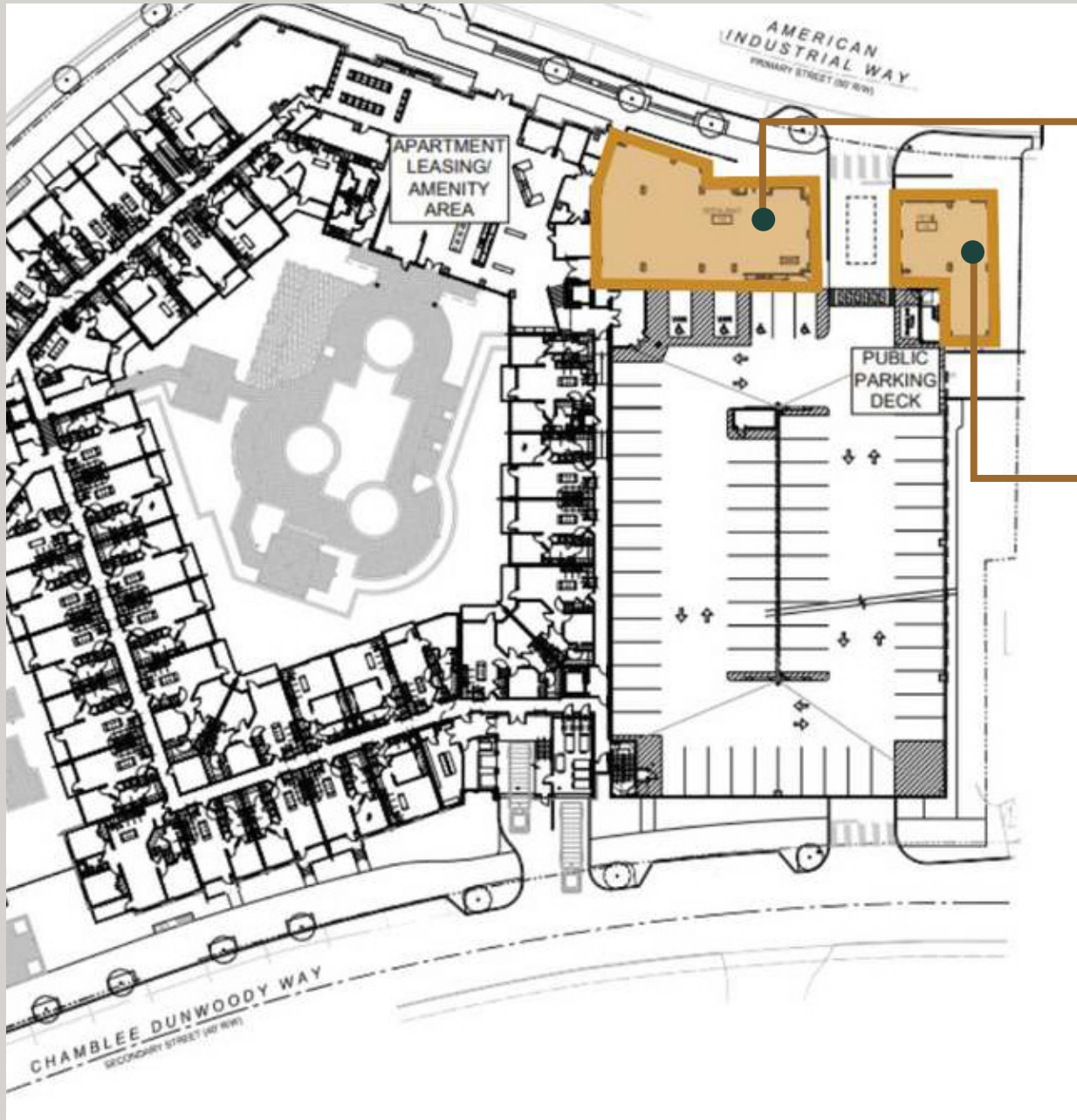
EATERIES

- 1 WHOLE FOODS
- 2 TAQUERIA DEL SOL
- 3 FUDO
- 4 THE ALDEN
- 5 OAXACA
- 6 HOPSTIX
- 7 BLUETOP
- 8 SOUTHBOUND
- 9 FROSTY CABOOSE
- 10 VINTAGE PIZZERIA
- 11 ANTIGUO LOBO
- 12 BRONX BAGEL BUGGY
- 13 PUBLIX
- 14 CHICK-FIL-A

MIXED USE DEVELOPMENTS

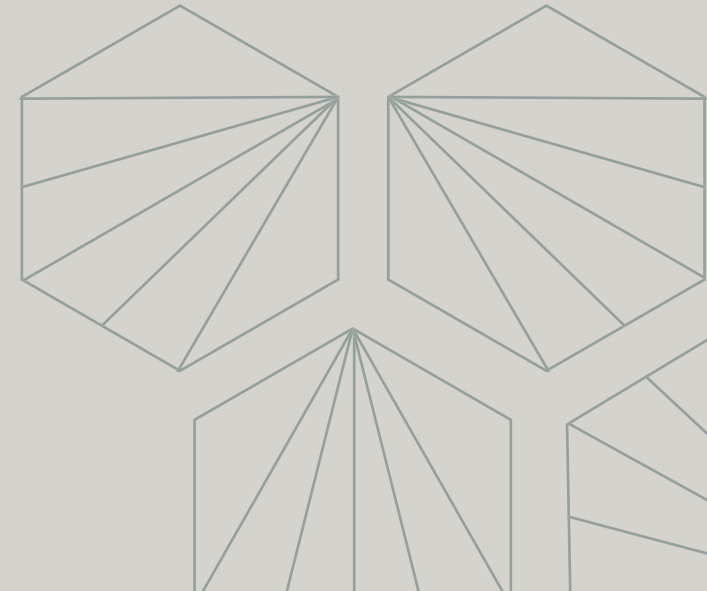
- 15 PARKVIEW ON PEACHTREE
(503 RESIDENTIAL UNITS)
- 16 TRACKSIDE CHAMBLEE
(90,000 SF CLASS A OFFICE)
- 17 THE OLMSTED
(272 RESIDENTIAL UNITS)
- 18 SLX
(311 RESIDENTIAL UNITS, 23,000 SF
RETAIL/RESTAURANT/OFFICE)
- 19 3550 TOWNSEND TOWNHOMES
(39 TOWNHOMES)
- 20 THE MANOR
(385 RESIDENTIAL UNITS
RETAIL/RESTAURANT/OFFICE)
- 21 CHAMBLEE CITY HEIGHTS
(243 RESIDENTIAL UNITS)

SITE PLAN

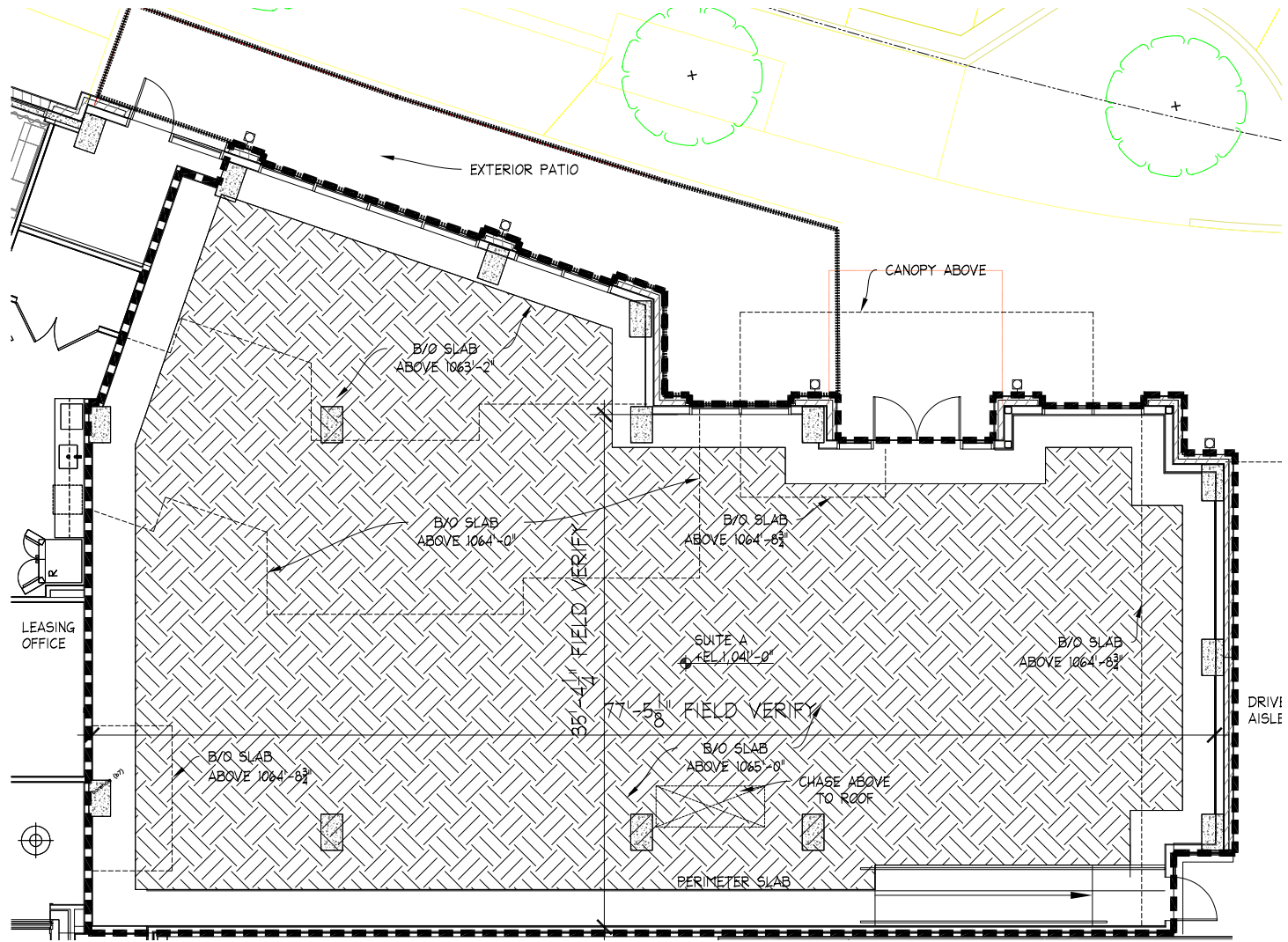


SUITE A
3303 SF
DEMISING

SUITE B
1425 SF
LEASED



FLOOR PLAN





John Robinson | 678.712.4541 | john@terminuscre.com

