



2 SUN

 **JLL**
METRO ATLANTA

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THE OFFERING

Jones Lang LaSalle Americas, Inc. ("JLL") is pleased to present the opportunity to acquire 2 Sun ("Property"), a 98,563 square foot Class A suburban office building located in the Peachtree Corners submarket of Atlanta. Currently 85% leased, the Property has experienced significant leasing activity over recent months solidifying tenant demand during the COVID-19 pandemic. Built in 1999 and renovated in 2018, 2 Sun sits on 9.7 acres providing an above market parking ratio of 6.2 / 1,000 RSF. In addition to excellent parking, the large site creates an opportunity to add further value to the Property through the development of excess land.

2 Sun is situated in the heart of the Tech Park Peachtree Corners submarket with proximity to the area's main thoroughfare, Peachtree Pkwy, providing excellent access to the submarket's two main amenity hubs – The Forum and Peachtree Corners Town Center, as well as the greater Atlanta metro region. The immediate area is undergoing a transformation into a vibrant and rapidly redeveloped close-in suburban community with the completion of Peachtree Corners Town Center and additional multi family and retail development within the submarket. In addition to the Property's excellent location, the in-place tenancy offers diversification across numerous industries including technology, business services, law and engineering mitigating risk to any one industry and creating a secure cash flow. Additionally, the recent renovation and capital expenditures by Ownership lowers capital cost risk over the projected hold period.

Property OVERVIEW



2 Sun Court
NORCROSS, GA 30092



98,563
RENTABLE BUILDING AREA



4
FLOORS



9.7
ACRES



1999 2018
YEAR BUILT RENOVATION

6.2 / 1,000 SF
Parking Ratio

85%
Occupancy

Investment HIGHLIGHTS

COVID-19 LEASING VELOCITY WITH 100% RENT COLLECTIONS

CONSIDERABLE RECENT CAPITAL IMPROVEMENTS

EXCESS LAND DEVELOPMENT POTENTIAL

DYNAMIC LOCATION & ACCESSIBILITY

GROWING AMENITY BASE & CORRIDOR

PEACHTREE CORNERS & SUBURBAN RESURGENCE

FAVORABLE DEMOGRAPHICS

Leasing VELOCITY

LEASING DURING COVID-19 PANDEMIC

2 Sun has experienced significant leasing activity in recent months signing Atlanta Light Bulb, Thompson O'Brien, and Thompson Ehle. Totaling 25,934 square feet, this leasing activity has increased occupancy from 59% to 85% in the middle of the COVID-19 pandemic solidifying tenant demand for the Property. Additionally, 2 Sun has experienced 100% collections during the COVID pandemic.

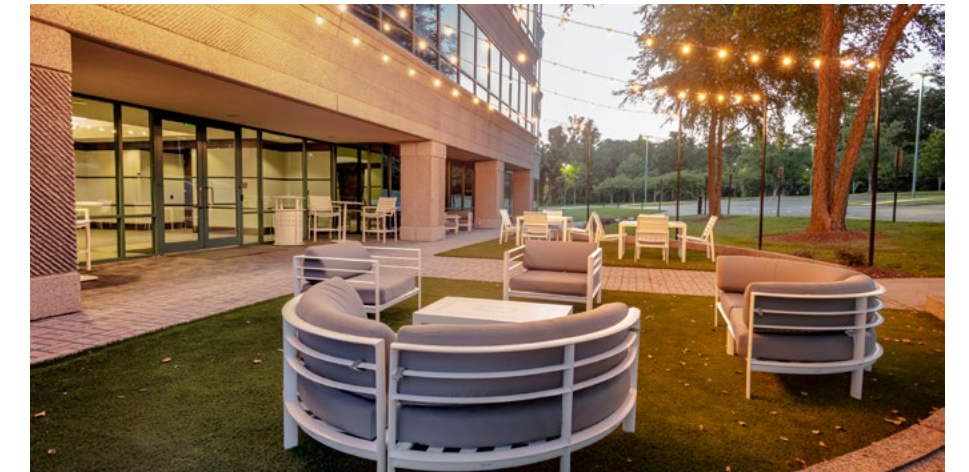
TOKN | THOMPSON
O'BRIEN
9,872 SF
SEP-2027

Thompson Ehle Company
consulting engineers
8,377 SF
JUN-2028

ALB
Your Resource in Lighting
7,685 SF
JUL-2028



Limited FUTURE CAPEX



RECENT CAPEX IMPROVEMENTS

Current ownership has invested considerable capital into the Property reducing an investor exposure to future capital needs outside of future leasing costs.

ROOF REPLACEMENT

LANDSCAPING &
SIGNAGE UPGRADES

COMMON AREA
RENOVATIONS
(FLOORS 1, 2, & 4)

NEW EXTERIOR PATIO
AND SEATING AREA

MAIN LOBBY &
RESTROOM RENOVATIONS

SYSTEMS REPLACEMENTS
*Systems Replacements and Upgrades
including new EMS and elevator
components*



\$850K+
IN RECENT
RENOVATIONS &
CAPITAL IMPROVEMENTS

Excess Land POTENTIAL

2 Sun currently has excess land that would be an excellent site for either a townhome or office development. Under current zoning, the 2+ acre site could accommodate approximately 17 townhome units or nearly 41,000 SF of office with the potential to expand. It is important to note that with the development of either option, 2 Sun will still maintain a parking advantage over the majority of the competitive set with a ratio of 5 / 1,000 RSF.



Growing Amenity Base & CORRIDOR

With access to Peachtree Pkwy, tenants and visitors are able to easily access the main amenity hubs of the area - The Forum and Peachtree Corners Town Center. Development continues to transform Peachtree Corners with planned construction of 916 residential units and the 75-acre proposed mixed-use development coming to Peachtree Corners along Governors Lake Parkway.

1 THE FORUM On Peachtree Parkway

The Forum Peachtree Parkway is a 500K SF lifestyle center that offers an elite collection of merchants, gathered in a unique outdoor setting. The Forum's Main Street offers some of Atlanta's best selection of shopping and dining.

TRADER JOE'S
ANCHOR TENANT

500k
SQUARE FEET

55+
FIRST-IN-CLASS RETAILERS

19
DINING OPTIONS

2 PEACHTREE CORNERS TOWN CENTER

Peachtree Corners Town Center is a 21-acre premier mixed-use development incorporating nearly 70KSF of retail space including a theatre, shops, restaurants, and the city's central Town Green as well as 74 planned luxury townhomes.

CINÉBISTRO
ANCHOR TENANT

2+ Acre
LAWN

74
LUXURY TOWNHOMES

15
DINING OPTIONS



Curiosity Lab
at Peachtree Corners

Publically funded lab designed to provide real world test environment to advance next generation intelligent mobility and smart city technology. Assets include:

- 1.5 mile autonomous vehicle test track located within office park
- Fully operational 5G
- 1G dedicated Fiber
- 25k SF tech incubator

Peachtree Corners RESURGENCE

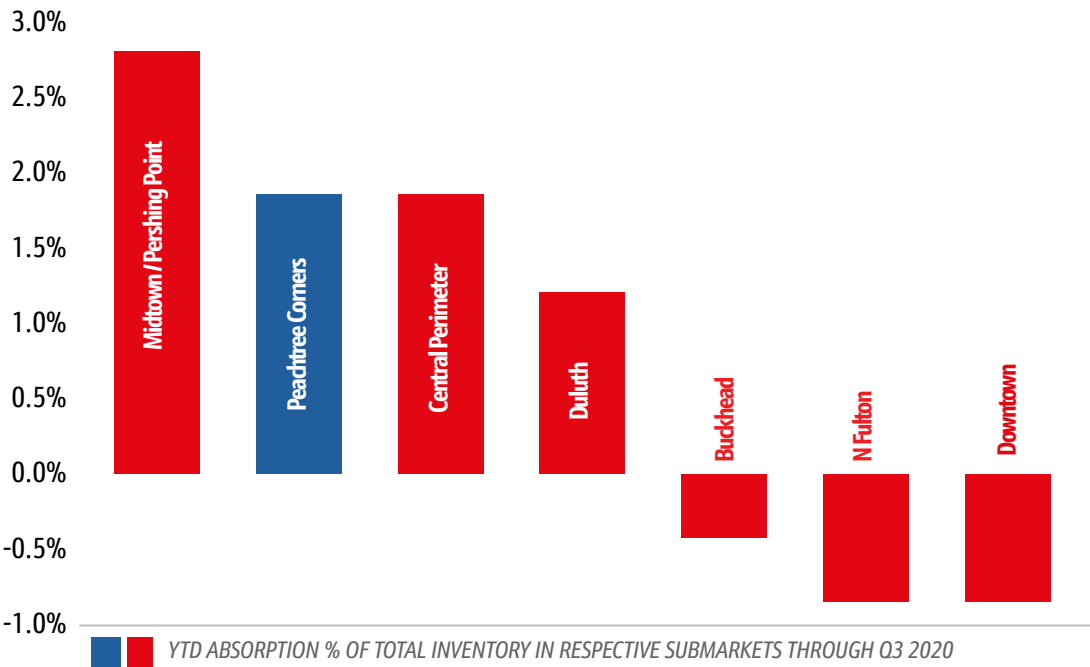
The City of Peachtree Corners is quickly becoming a preferred suburban enclave approximately 25-minutes from Atlanta's urban core. Developments such as the new Town Center and Atlanta's Technology Park's revival are accelerating growth and leasing velocity in the submarket.

LEASING VELOCITY



"Hapag-Lloyd America to invest \$5.5M, create 360 jobs in Gwinnett County expansion"
- Atlanta Business Chronicle (Dec-18)

Renewed Interest in SUBURBAN ASSETS



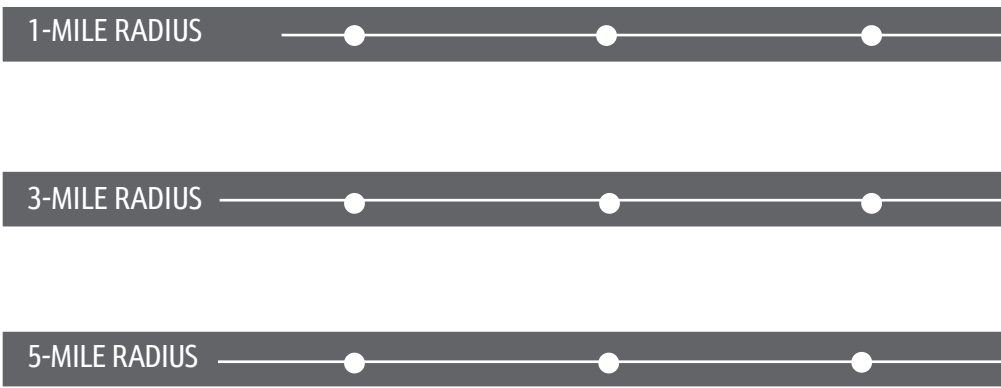
Peachtree Corners Submarket
Through Q3 2020

195K SF
Net Absorption
1.8%
Submarkets
Total Inventory

Suburban vs Urban
Through Q3 2020

693K SF
Net Absorption
Suburban
309K SF
Net Absorption
Urban

Favorable DEMOGRAPHICS & SCHOOLS



SCHOOL		RANK IN GA
	Northview High School	#10
	Chattahoochee High School	#11
	Johns Creek High School	#15
	Centennial High School	#54
	Norcross High School	#73

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