



PATTERSON

REAL ESTATE ADVISORY GROUP

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GREENSTONE ACQUIRES OFFICE IN CUMBERLAND SUBMARKET OF ATLANTA PATTERSON ARRANGES FINANCING WITH SUNTRUST

ATLANTA: March 7, 2017 – In December 2016, Greenstone Properties (“Greenstone”), with the assistance of its capital advisor Patterson Real Estate Advisory Group (“Patterson”), closed on the acquisition of 3301 Windy Ridge Parkway, a six-story, 107,000-square foot office building located on 6.4 acres in the Cumberland submarket of Atlanta, Georgia (the “Property”). The multi-tenanted Property was developed by Cousins Properties as part of the master planned Wildwood complex, and it is currently $\pm 60\%$ leased to DPR Construction. Patterson arranged financing with SunTrust Bank (“SunTrust”) for the office acquisition.

As a tenant in the building, Greenstone Properties is excited about the opportunity – “As soon as 3301 came on the market, we knew immediately it was the right investment for our company,” said De Little, Managing Principal of Greenstone Properties. “With the opening of SunTrust Park, The Battery, and the momentum of the Cumberland submarket, we felt confident in our basis and believe there is unlocked potential in the building.” Adjacent to the Cochran Shoals and the Chattahoochee River National Recreation Area, Chris Scott of Greenstone believes tenants are attracted to the views and surrounding area of the office building – “In addition to the walkable amenities, one of the big attractions for tenants of 3301 is the untouched forest behind the building. It’s difficult to find many office buildings with these kind of views.”



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“Cumberland is Atlanta’s most active office submarket with four new development projects underway with build-to-suits for HD Supply and Comcast, in addition to 1100 Overton and Two Riverwood” said Lance Patterson of Patterson. “As a tenant in building, we appreciate the convenience of the 3301’s location, the surrounding amenities, and the views of the adjacent nature preserve. With the opening of SunTrust Park just a mile away, I am highly confident that Greenstone will continue to capture market demand at the Property. We were delighted to bring in SunTrust into the deal, especially with their involvement at the new stadium.”

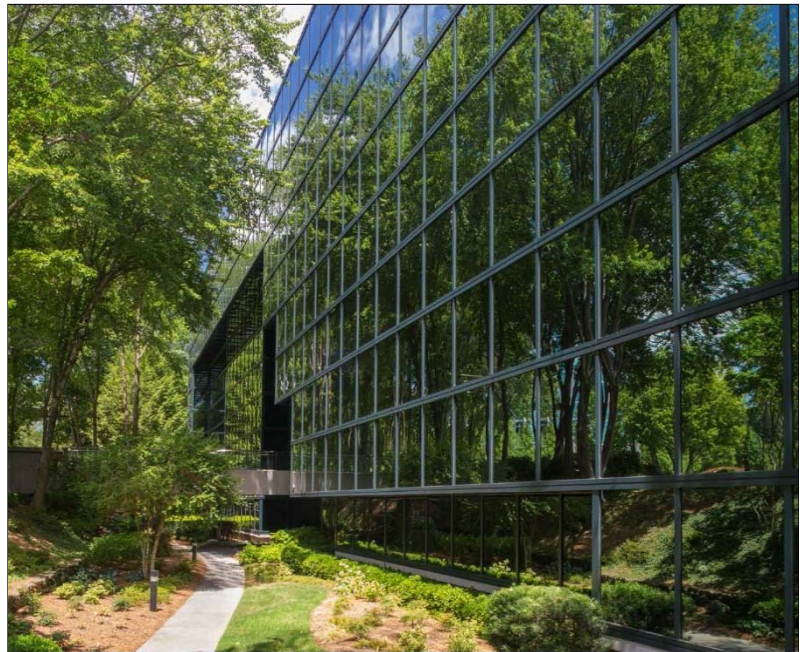
The Property is located at 3301 Windy Ridge Parkway in the Cumberland submarket of Atlanta – just one mile from the SunTrust Park, which starting in 2017 will be the new home of the Atlanta Braves.

ABOUT GREENSTONE PROPERTIES

Greenstone is a privately owned, boutique real estate firm based in Atlanta. Greenstone is boutique by design, as their principals desire to practice real estate rather than management and endeavor to be project driven rather than overhead driven. They enjoy the opportunity to provide high quality service to their clients and customers and the opportunity to create value for their investors. While Greenstone principals are responsible for specific functional disciplines, they are generalists and entrepreneurs by nature, which allows them to embrace a full range of real estate opportunities. In short, they are a full service real estate company with broad experience in office development, retail development and land management.

ABOUT PATTERSON

Patterson Real Estate Advisory Group is a capital placement and real estate finance advisory firm that represents owners, developers and investors seeking capital to leverage commercial real estate opportunities. Patterson arranges construction, bridge, mezzanine and permanent financing while also coordinating equity and joint venture formations along with general finance advisory work. The primary focus is helping clients across different property types access investors at a variety of different levels of the capital stack, matching the specific need with the appropriate capital provider.



For more information, please contact Ken Grimes at 404-504-6685 / kgrimes@pattersonreag.com or go to www.pattersonreag.com.

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