



STERLING POINTE

301 - 303 PERIMETER CENTER NORTH • ATLANTA, GEORGIA 30346



ACCOMPLISH
more.



DISCOVER
more.



COLLABORATE
more.

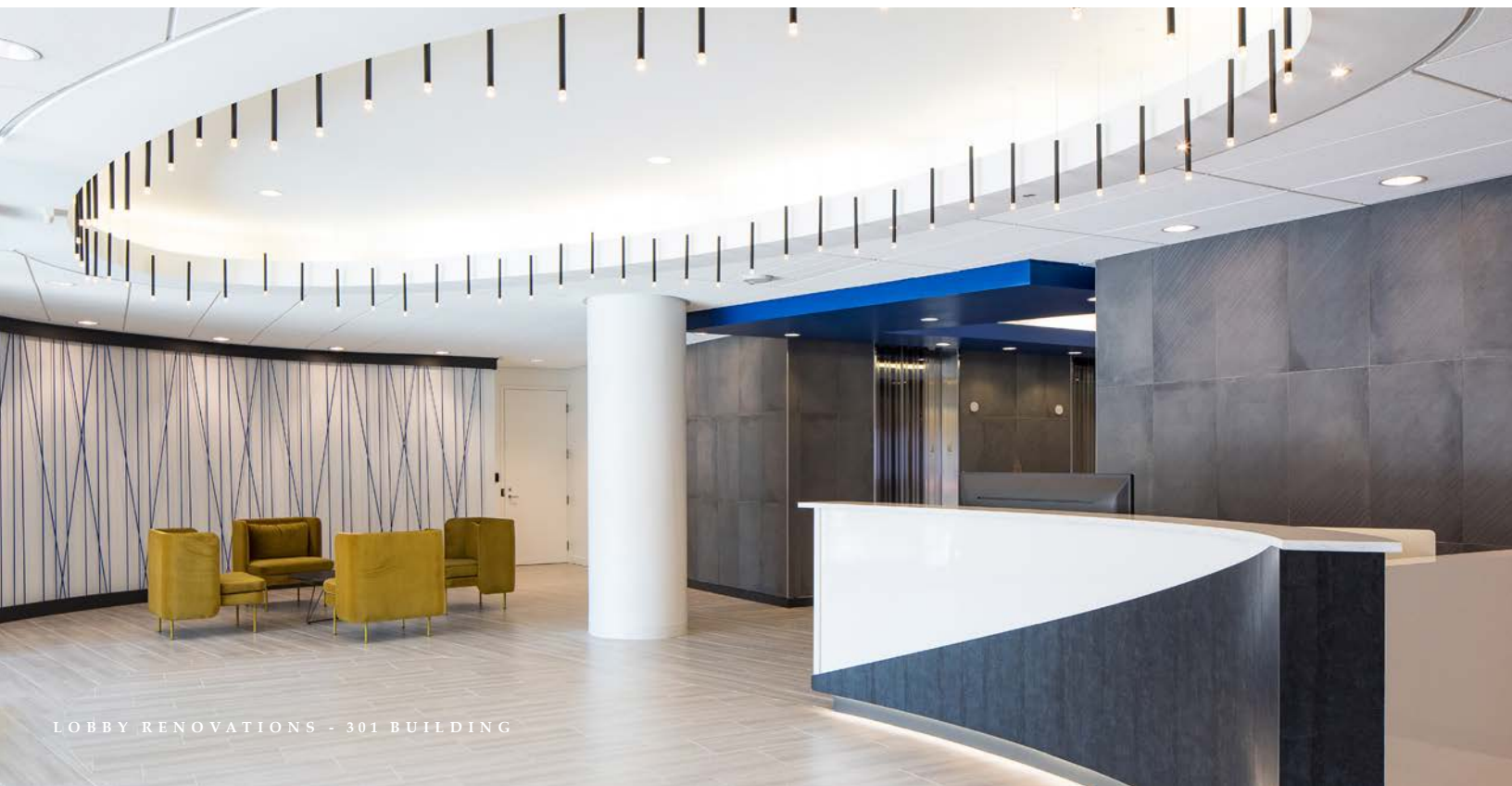


MODERN WORKSPACES



LOBBY RENOVATIONS - 303 BUILDING

Sterling Pointe is a two building Class A Office complex totaling 364,000 Square Feet located in the heart of Perimeter Center. With its beautifully landscaped grounds, on-site amenity base, and convenient access to residential communities, Sterling Pointe offers tenants and visitors a place to accomplish, discover and collaborate more.

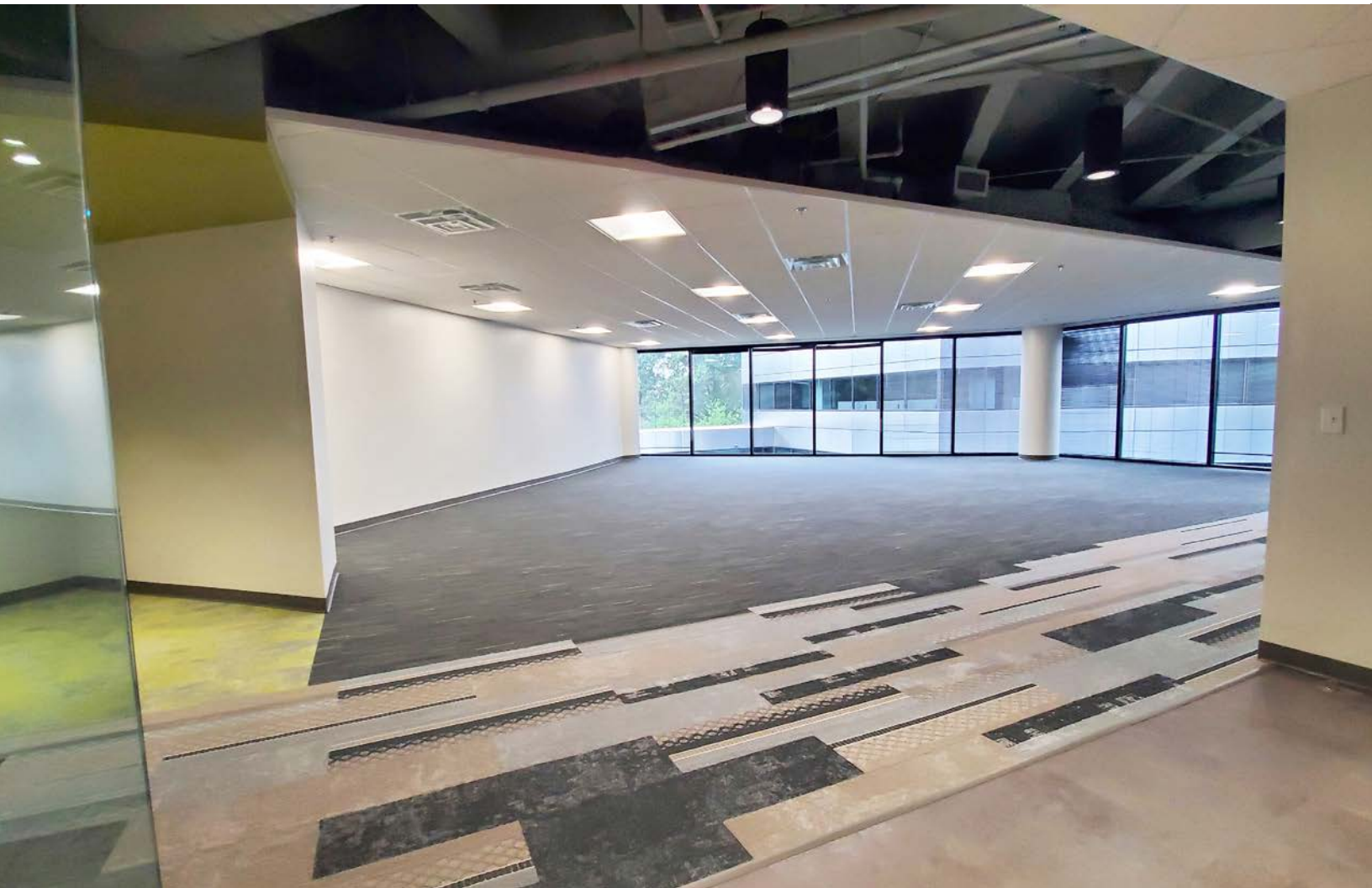


LOBBY RENOVATIONS - 301 BUILDING



MODERN suite design

Sterling Pointe's spec suites are designed with tenant's needs in mind. The open floor plan with ample lighting ensures that the space will become a collaborative club for any company. The large conference rooms provide an impressive experience for client meetings, while also available for intimate in-office brainstorm sessions. Modern finishes take the suites to a new level with warm laminate flooring, marble counter tops, glass doors, and an expressive splash wall.





ON-SITE amenities

Gourmet Café

Serving a variety of breakfast and lunch options daily.

Monday - Friday | 7:00 AM - 2:30 PM

On-Site Security

The building currently offers on-site security personnel between 7 a.m. and 11 p.m. with overnight drive through security. Tenant's employees have access to the Building and Premises twenty-four (24) hours per day, seven (7) days per week.

Secured Covered Parking

3.3 : 1,000 Parking Ratio

Complimentary Shuttle to MARTA

Commuters can travel to and from the Sterling Pointe Campus to Dunwoody MARTA station with shuttles during the morning and evening hours. All shuttles feature a remote tracking app allowing tenants to see when the shuttle has arrived at the property for a seamless commute and minimal wait times.

Morning | 6:30 AM - 10:30 AM

Evening | 3:00 PM - 7:00 PM

Shuttle runs daily Monday - Friday





EXPANSIVE TWOSTORY ATRIUM

ON-SITE amenities

Fitness Center

Large facility with complimentary top-of-the-line cardio, Peloton bikes, free weights, and strength training equipment. Facility is equipped with locker rooms and showers.

Outdoor Patio Area

The building has more than 7,000 square feet of activated outdoor space for common use by all tenants of the building. The areas are equipped with outdoor yard games as well as multiple furniture arrangements which vary from quiet and secluded to busy and collaborative.

Conference Facilities

Conference Room #1

Seats up to 90
Access to garden courtyard

Conference Room #2

Seats up to 80
Ability to separate into two smaller meeting rooms for breakout sessions.

Floor to Ceiling Windows

Offering Exceptional Views



FITNESS CENTER



PELOTON BIKES



OUTDOOR GAME AREA

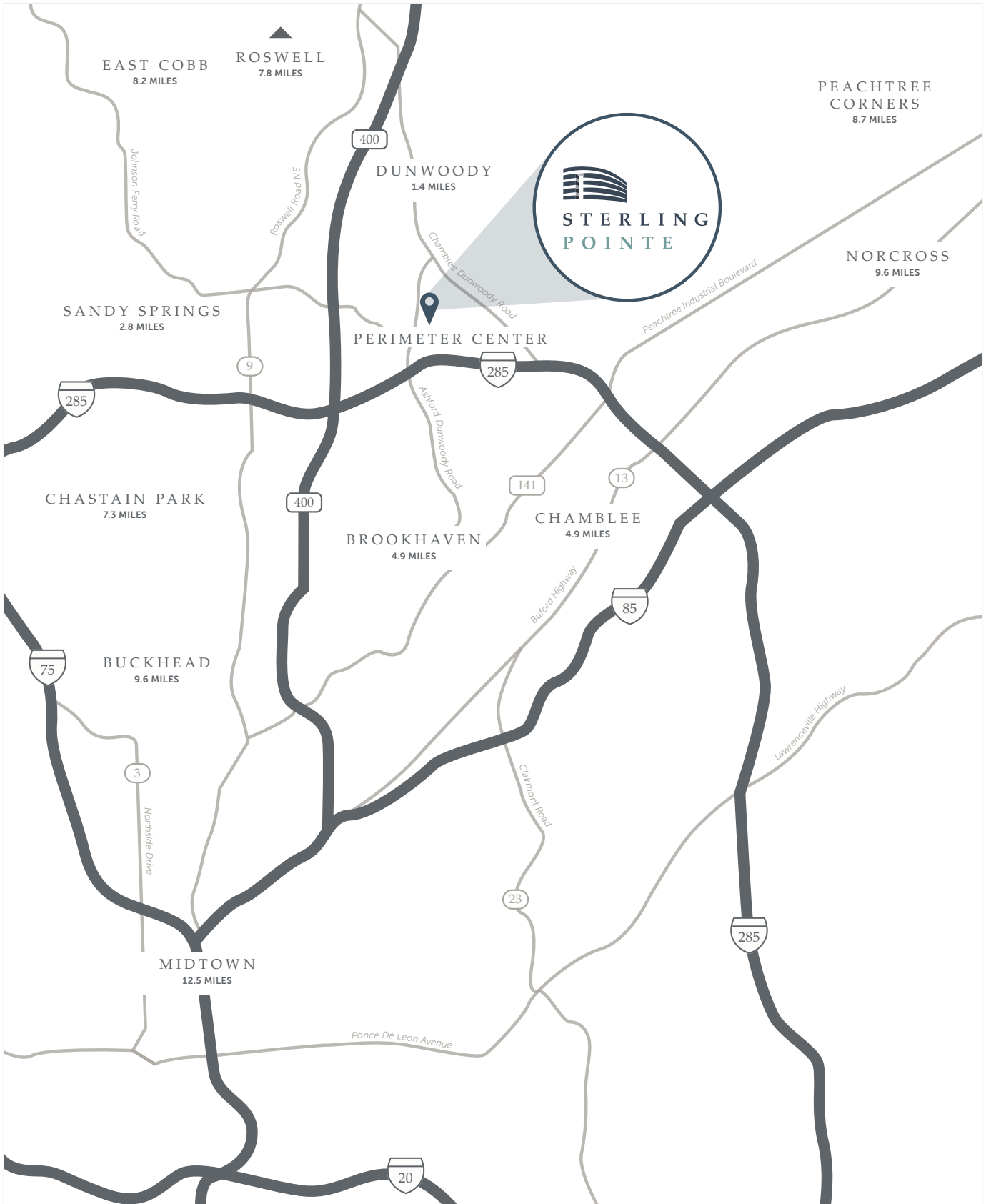


CONFERENCE FACILITIES



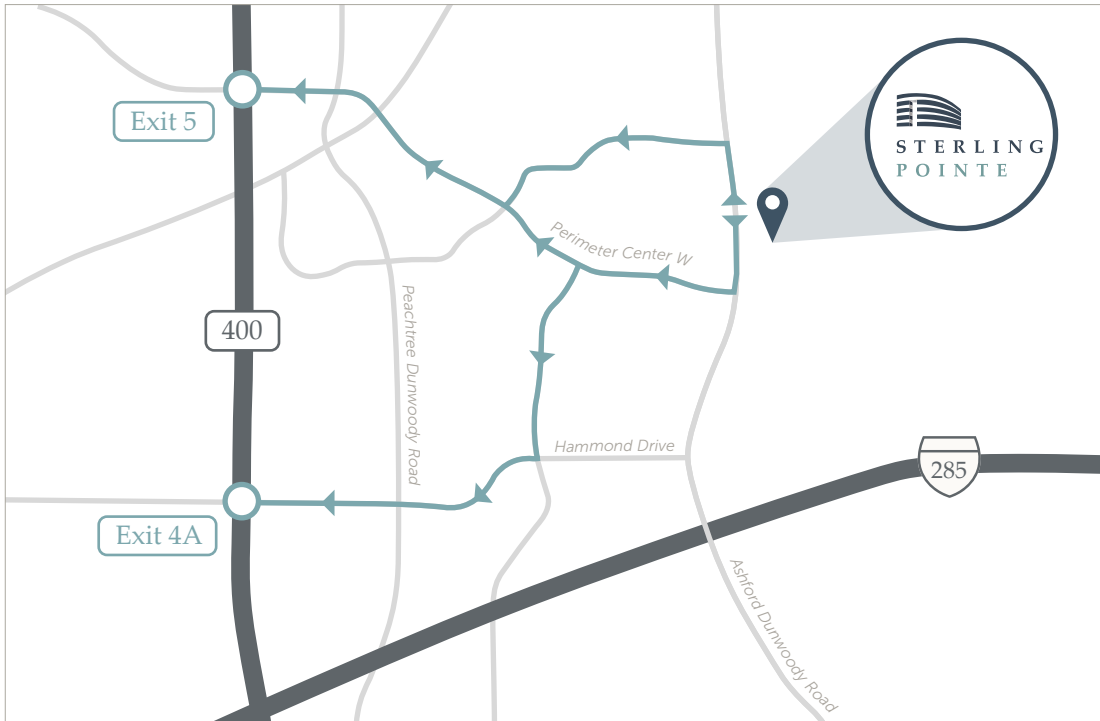
OUTDOOR PATIO AREA

EASY commute



ALTERNATE routes

Offering various alternate routes to I-285 and GA-400, Sterling Pointe provides an unmatched location to avoid unnecessary traffic and shorten your daily commute.



SURROUNDING amenities





RED PEPPER TAQUERIA
4555 Ashford Dunwoody Road
ON-SITE

Red Pepper Taqueria is a casual, family-friendly and fun environment to experience a unique spin on Mexican dishes. Using only the freshest top-quality ingredients, most of which are local and organic, the food is always their top priority.



ALON'S BAKERY & MARKET
4505 Ashford Dunwoody Road
7 MINUTE WALK

Alon's Bakery & Market is an award-winning restaurant, providing high-quality artisan baked goods and cuisine ranging from baked breads, European-style cakes, handmade pastries, and gourmet sandwiches. Alon's offers customers a unique atmosphere that emulates the authentic feel of a European market.

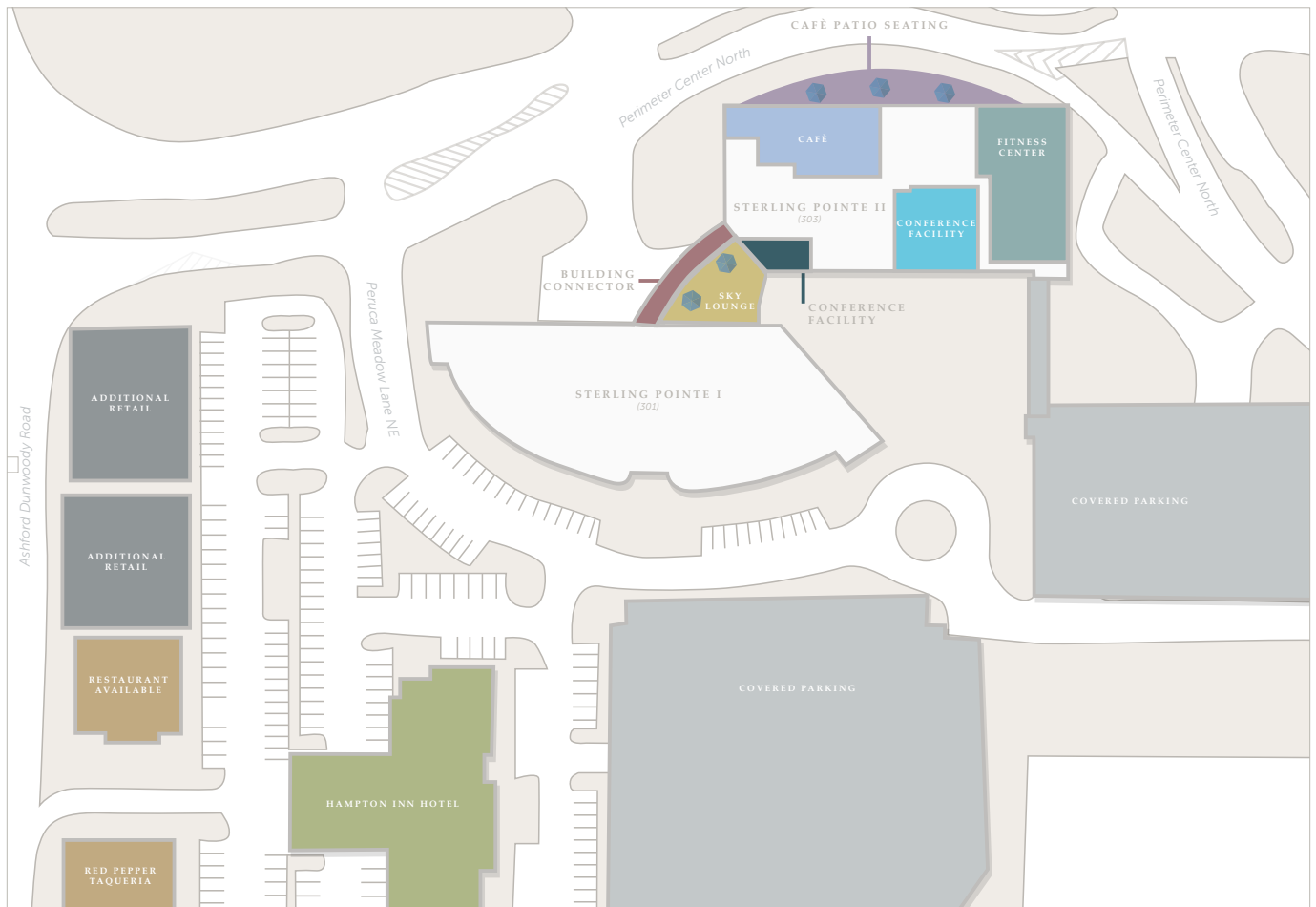


THE CAPITAL GRILLE
94 Perimeter Center West
10 MINUTE WALK

The Capital Grille, is best known for their nationally renowned dry-aged steaks, fresh seafood, and acclaimed world-class wines provided in a warm, stately setting.



CAMPUS map



*Café, Fitness Center, & Conference Facility located on first level of Sterling Pointe Two.
Building connector is accessible via the first floor of Sterling Pointe One & the third floor of Sterling Pointe Two.*



RESIDENTIAL radius

3,700 MULTIFAMILY UNITS WITHIN AN 8 MINUTE WALK.

In addition to Sterling Pointe's close proximity to a wide amenity base of walkable shopping, entertainment and public transit; it is also an ideal location for multiple luxury apartment complexes. This strong residential area with over 3,300 units provides a neighborhood setting for Sterling Pointe tenants and guests to explore and commute to the property.



THE BRICKS PERIMETER CENTER



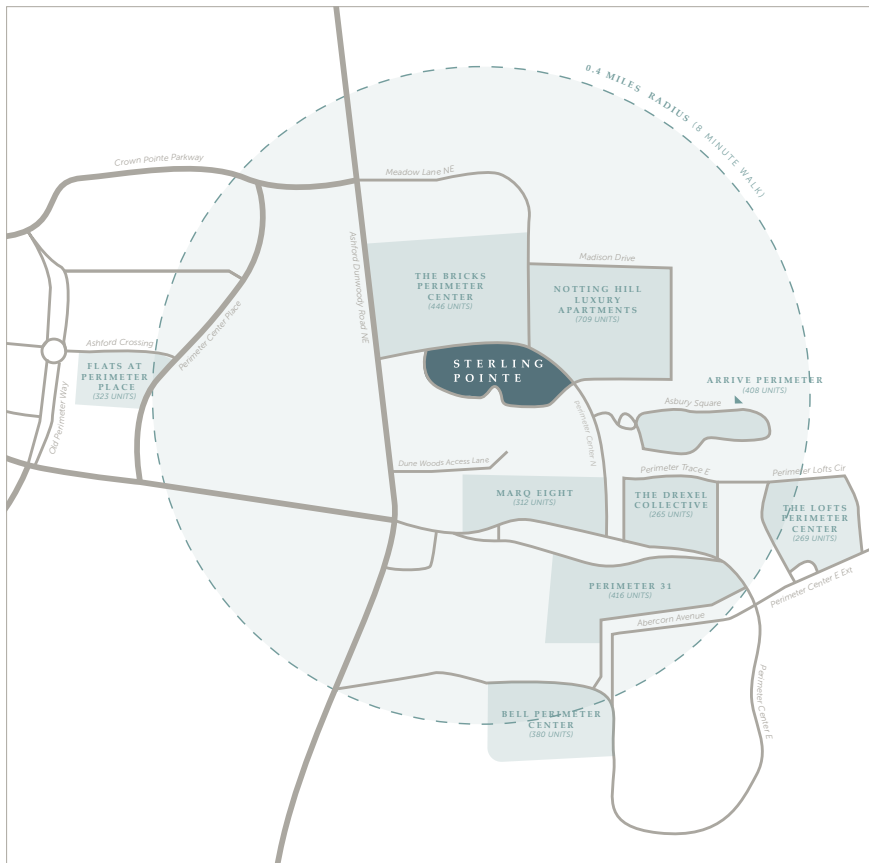
THE DREXEL COLLECTIVE



NOTTING HILL LUXURY APARTMENTS



THE LOFTS AT PERIMETER CENTER



for more information,

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