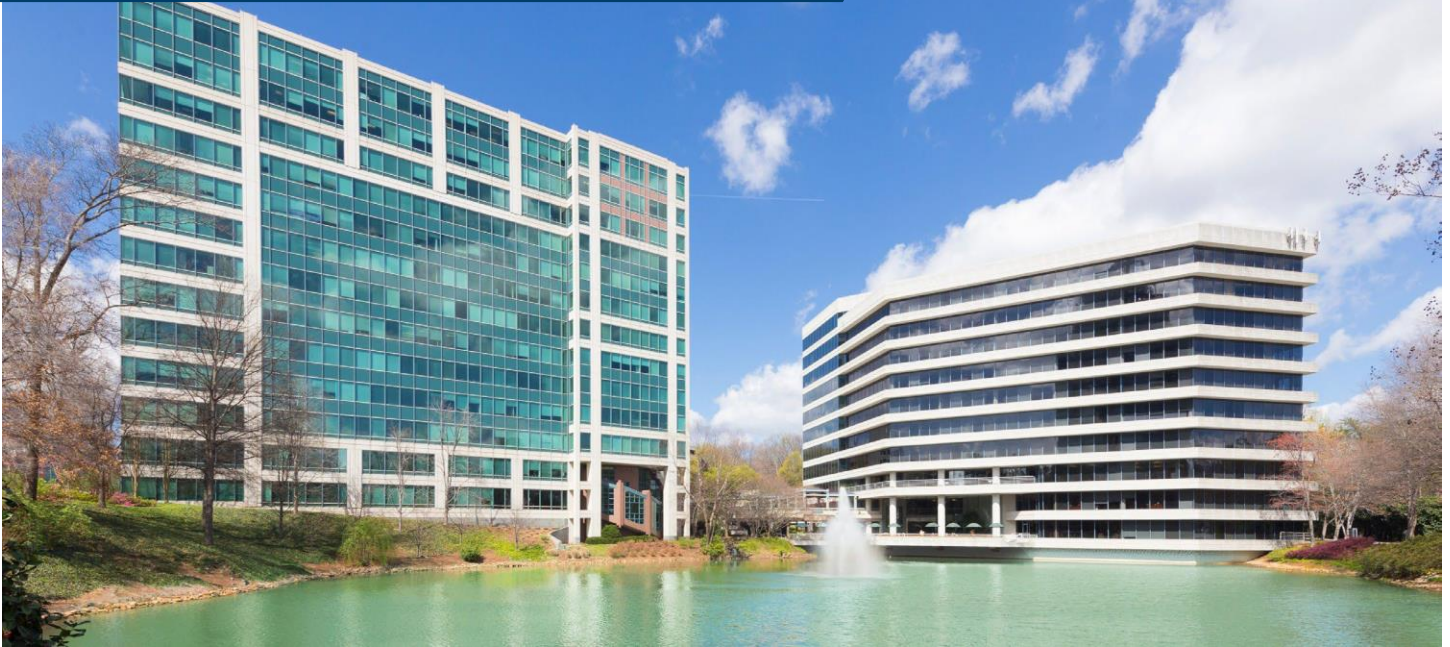


ONE & TWO LAKESIDE COMMONS

990 & 980 Hammond Drive
Atlanta, Georgia 30328



TWO-BUILDING CAMPUS AMENITIES

- Easy Accessibility to I-285 & GA-400
- Less Than Half A Mile to Perimeter Mall & Surrounding Amenities
- Scenic Lake & Fountain with Greenspace
- 2-Story Atrium Lobbies in Both Buildings
- On-Site Management
- Lobby Security Station and Roving Patrols 24 hours/7 days a week
- Card-Key Controlled Access Security System
- On-Site Conferencing Facility, Café, Fitness Center, Car Detailing and Sundry Shop

LOCATED IN THE HEART OF CENTRAL PERIMETER

One Lakeside Commons
226,100 RSF | 11 Floors

Two Lakeside Commons
304,200 RSF | 14 Floors



NEWMARK

INTERCONTINENTAL
REAL ESTATE CORPORATION

Tom Miller | 770-552-2411 | tom.miller@nrmk.com

ATLANTA | 770-552-2400 | NMRK.COM
3455 Peachtree Road NE, Suite 1800
Atlanta, GA 30326 | lakesidecommons.com

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Atlanta, Georgia 30328

FACT SHEET

OWNER	Intercontinental Real Estate Corporation
YEAR COMPLETED	One Lakeside Commons - 1986 Two Lakeside Commons - 1997
CLASS	Class A Office
SUBMARKET	Central Perimeter
TOTAL BUILDING RSF	One Lakeside Commons - 226,100 RSF (approx) Two Lakeside Commons - 304,200 RSF (approx)

BUILDING DESIGN FEATURES

NUMBER OF STORIES	One Lakeside Commons - 11 Two Lakeside Commons - 14
TYPE OF CONSTRUCTION	Re-enforced Concrete
TYPICAL FLOOR PLATE RSF	One Lakeside Commons - 23,000 RSF (approx) Two Lakeside Commons - 25,000 RSF (approx)
CEILING HEIGHT	9-10 foot
LOSS FACTORS	Single Tenant 12% Multi-Tenant 18%
ELEVATORS	Dover Elevators (positive traction) One LC 4 & Two LC 5 passenger/ 1 freight per
PARKING	2 Multi-level covered parking decks
ACCESS & SECURITY	After hours key-card access 24-hour on-site security guard Closed Circuit monitoring Roving patrols
HVAC SYSTEMS	Building/HVAC operating hours are 8:00 a.m. to 6:00 p.m. Monday through Friday, and 8:00 a.m. to 1:00 p.m. on Saturday (except holidays)
INGRESS/EGRESS	Excellent access to I-285, GA-400 and all major surface roads

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