

COMPETITIVE ANALYSIS - BUCKHEAD VS PERIMETER SUMMIT

BUCKHEAD

PERIMETER SUMMIT

MARKET RENT



CLASS A MARKET RENTS/SF WITH PARKING



\$48.94 AVG

*ASSUMES \$3.76 FOR PARKING (5 STAR CLASS A EXISTING OFFICE - COSTAR)



\$34-\$36/RSF

(1001 AND 2002 SUMMIT)

BUILDING SIGNAGE



VEHICLES PER DAY, I-285 VS GA 400 (2021 EST)



142,000

(EXIT 2, GA 400)



257,000

(EXIT 29, I-285)

MINIMUM OCCUPANCY (CITY OF ATL VS BROOKHAVEN)



25%

OF THE BUILDING OR 100,000 RSF



NONE

MAXIMUM NUMBER OF SIGNS



1



3

ACCESS



MAJOR HIGHWAY/ ACCESS



1



2



MARTA STATIONS



2



4

PARKING RATIO (AVG FOR BUCKHEAD)



2.77

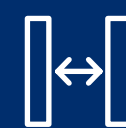


4.25+

UNRESERVED PARKING COST (AVG MONTHLY PER SPACE)

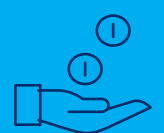


\$113



FREE

INCENTIVES



INCENTIVE POTENTIAL FOR 100 NEW JOBS PAYING MIN 90K FOR EACH JOB



\$0



\$1,500,000



QUALITY JOB TAX CREDIT THRESHOLD TO QUALIFY (EACH JOB MEETS/EXCEEDS 110% OF COUNTY AVERAGE WAGE)



\$93,865

FULTON



\$69,612

DEKALB



COST OF LIVING



AVERAGE HOUSING PRICE (3 MILE RADIUS)



\$792,972



\$565,917

*ESRI DATA, 2021

CRIME - MAJOR SHOPPING MALL



PERSONAL CRIME INDEX SCORE AT MAJOR SHOPPING MALL (NATIONAL AVERAGE - 100)



147



59

*ESRI DATA, 2021



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