

EXTRAORDINARY DELIVERED

GWINNETT COMMERCE CENTER

Duluth, Georgia
Investment Sales

OPPORTUNITY

Gwinnett Commerce Center, 84% occupied at the time of sale, is a quality asset located in one of Atlanta's most challenging submarkets due to vacancy rates and foreclosed regional mall.

SOLUTION

- Strong selling points included impressive tenant roster with long-term occupancies
- Emphasized on dynamic northeast office submarket with 39.3 million SF
- Substantial recent investment activity along I-85 Corridor and strategic development opportunity
- Located a buyer outside of Atlanta to overcome market perceptions

RESULTS

Transwestern exceeded seller's expectation for pricing and sold it for \$26,750,000 to a private real estate investment firm.

