



PIEDMONT
REAL ESTATE GROUP

Commercial Real Estate Since 1983

FOR LEASE ~ THE "W" BUILDING
New Class A Commercial Space
Ground Floor - Up to 2,841 SF - \$22.00 PSF
Downtown Woodstock



Piedmont Real Estate Group is pleased to offer for lease up to 2,841 rentable square feet of class "A" commercial space on historic Main Street in downtown Woodstock, GA. Located three blocks north of the restaurant district, the "W" Building is Woodstock's most exciting new commercial project.

THE "W" BUILDING

Linton & Main

8258 North Main Street
Woodstock, GA 30188

FOR MORE INFORMATION

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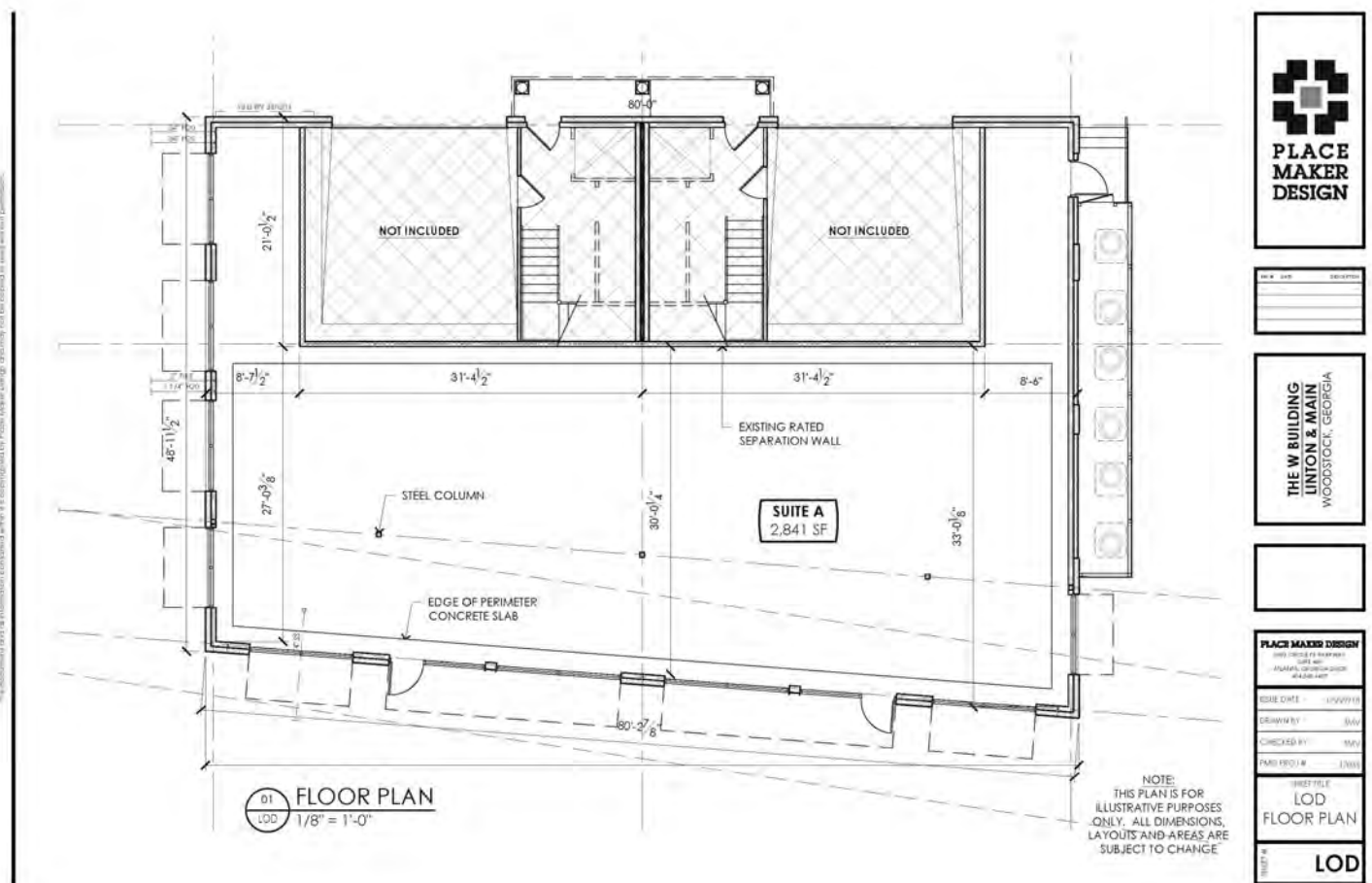
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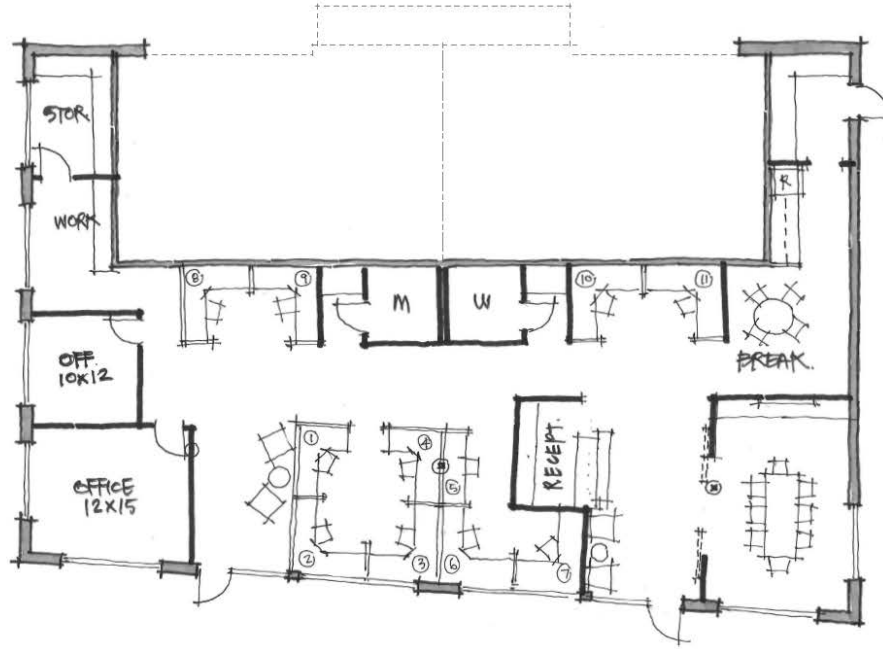
Pre-Leasing Now for June 2019 Delivery



Custom design your office or commercial space to suit your needs.
14' ceilings and storefront glass system provides light and atmosphere.
Ideal for professional offices, technology and other commercial uses.

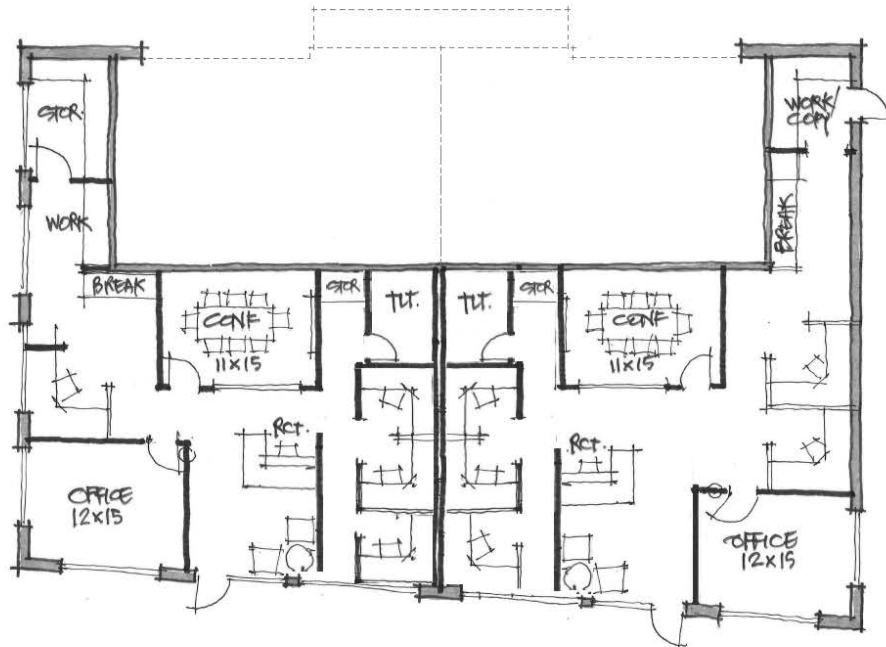


Potential Office Layouts



The W Building
PIEDMONT REAL ESTATE GROUP, Inc.

July 9, 2018
 TEST FIT - SINGLE TENANT



The W Building
PIEDMONT REAL ESTATE GROUP, Inc.

July 9, 2018
 TEST FIT - TWO TENANTS



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Location Map



Great proximity to downtown restaurant and retail district
An easy walk on level ground to the downtown crossroads



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Downtown Woodstock

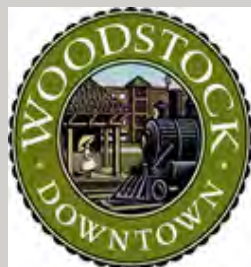
Downtown Woodstock is one of the most compelling success stories of small town rebirth and re-development in the Atlanta metropolitan area. Approximately 13 years ago, under the leadership of visionary city council and planning staff, the city began its journey from sleepy, small suburban town to the dynamic, leading edge community that it is today. The first major step was the assemblage and rezoning of approximately 32 acres in the southwest quadrant of the intersections of Main Street and Arnold Mill Road into a mixed use project of residential and commercial uses. Within three years, the city instituted the Downtown Master Plan, a comprehensive rezoning of the entire city core and all the surrounding property within roughly a one mile radius of the downtown crossroads.

The nationally known land planning firm, Tunnell Spangler and Walsh were instrumental in their contributions to this process, providing expert guidance and experience to the city, developers and builders. Distinctive single family residences with compelling and unique elevations were constructed on an integrated system of streets and alleys that hearkened back to early 20th century America. The overall redevelopment plan also provided for a multi-family and commercial component with the five story and four story condominium and rental apartment buildings. Commercial and restaurant space was planned with gathering spaces that invited customers and residents to linger.

Unfortunately, the project was stalled with the economic downturn of 2007. Activity slowed in all phases of the project for several years. In early 2011, the retail and restaurant components of the re-development found new momentum with the opening of several new restaurants and shops. Over the next two years, the commercial component was completely filled with new businesses. The condominium building saw new life and sales accelerated rapidly. All the first phase condominium units have been sold.

At the same time, new single family housing began anew with rapid absorption and steadily increasing prices. John Weiland, Atlanta's most established builder, acquired rights to build out the remaining single family residential lots. These lots have now been completely built out and sold. Re-sale of the existing single family homes in the downtown area enjoy robust activity with some of the shortest marketing timeframes in Cherokee County and the Atlanta metro.

It is clear that the original vision of Woodstock was and is being validated.



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