



About TPA Realty Services

TPA Realty Services, LLC was founded in 1971 as Technology Park/Atlanta, Inc. by a group of Georgia Tech graduates seeking to create a hub that would attract technological and scientific companies to Atlanta. The company's inaugural park, Technology Park/Atlanta, served as one of metro Atlanta's first live-work-play environments. Today it is still ranked as Atlanta's largest office complex. Undeniably, it is one of Atlanta's most successful corporate campuses to date, rivaled only by its sister park, Technology Park at Johns Creek.

Today, TPA Realty Services is expanding its vision to additional areas around metro Atlanta and the state of Georgia. Its newest developments are:

- ▶ The Bluffs, a 700-acre master planned mixed-use development in Cherokee County. The Bluffs is a joint development project of TPA and the Development Authority of Cherokee County and the City of Canton.
- ▶ Stanton Springs, a 1,620-acre master planned mixed-use development between the scenic small towns of Madison, Covington and Social Circle, Georgia. Stanton Springs is a joint development of TPA and the Joint Development Authority of Jasper, Morgan, Newton, and Walton counties.
- ▶ Interstate Centre, a 1,100-acre master planned industrial park strategically located in Bryan County that offers proximity to the Savannah port. Interstate Centre is a joint development of TPA Realty Services, Resource Real Estate Partners and the Development Authority of Bryan County.
- ▶ Highland 75, a 707-acre master planned corporate/industrial park with access to I-75. Highland75 is a joint development of TPA and the Cartersville-Bartow County Development Authority.



STANTON SPRINGS



TPA REALTY SERVICES
Celebrating 40 years

770.497.1400 • 770.476.9991
www.tparealtyservices.com/johnscreek

TECHNOLOGY PARK at
JOHNS CREEK

a development of
TPA REALTY SERVICES, LLC



Development • Land Sales • Construction Management
Leasing • Property Management • Financial Services



Designed for diversity and sustainability

Technology Park at Johns Creek represents a masterfully-planned approach to mixed-use development focused on Smart Growth principles and an adherence to live-work-play concepts.

The 1,900-acre community spanning North Fulton and South Forsyth counties—and nestled in the City of Johns Creek—encompasses a number of uses including mid-rise office, business, light industrial & distribution, residential, retail, commercial, medical, municipal and recreational.

Renowned for its quality architecture and park-like setting, Technology Park at Johns Creek blends prestige and practicality. Careful planning, quality construction and meticulous landscaping are all cultivated to enhance the well-being of the people who live, work and play in Johns Creek.

Technology Park at Johns Creek offers businesses flexible options, including land sales, build-to-suit, and lease space.

Snapshot: Technology Park at Johns Creek

- 1,900 acres
- 295 companies
- Over 10,000 employees
- 5.5 million square feet developed
- Zoned for mixed use
- Greatly improved access to I-85, I-285 and GA 400, augmented by GRTA's Commuter Xpress line
- Access to Hartsfield-Jackson International Airport
- Extensive amenities located in the heart of the development, with more than 1 million square feet of retail and 27 restaurants
- Home to the state-of-the art Emory Johns Creek Hospital, which is supported by 750,000 square feet of quality medical/office facilities
- More than 300 guest rooms in 3 quality hotels
- Nearly 1,300 of residential units, including executive single family, condo, multi-family, senior living and assisted living
- Draws on Atlanta labor force of more than 2.6 million

City of Johns Creek: Demographics

- Average traffic count approximately 36,320 ADT
- Average median income: \$150,592
- 50% of the population makes more than \$100,000
- 65% of the city's population is between the ages of 18 and 54
- 62% of the population is married
- 70% own their homes
- 27,500 households

Your Neighbors in Technology Park at Johns Creek

<ul style="list-style-type: none"> Arris Interactive AON CIBA Vision City of Johns Creek Emory Johns Creek Hospital Fisher Scientific GE Healthcare GE Hitachi HB Integrated Device Technology 	<ul style="list-style-type: none"> Johnson Controls Kenwood Communications Kraft Lifetime Fitness Movius Piedmont Office Realty Trust Nordson Corp. State Farm Wegener
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Land Availabilities

Available sites in Technology Park at Johns Creek range from 0.7 to 39 acres. For more information, call 770.497.1400 or visit www.tparealtyservices.com/johnscreek.

- SE 2—1.34± acres zoned retail (C-1/CBD)
- NW 7 — 1.88± acres zoned retail (C1/CBD)
- 6650 McGinnis Ferry — 4.77± acres, zoned retail (C-1/CBD)
- NE 12 — 5.52± acres zoned office/industrial (M-1A/M1)
- NE 10 — 13.57± acres zoned office/industrial (M-1A/M1)
- NE 15—9.17± acres zoned office/industrial (M-1A/M1)
- SE 11-A—12.33± acres zoned office/industrial (M-1A/M1); subdividable to 2 acres
- SE 11-B—9.91± acres zoned office/industrial (M-1A/M1)
- SE 11-C—23.80± acres zoned office/industrial (M-1A/M1)
- SE 10 — 0.7 acres zoned office/industrial (M-1A/M1)
- SE 1-B—39.27± acres zoned office/industrial (M-1A/M1)
- SE 14—2.2 acres zoned retail, (C-1/CBD)
- SE 16—1.65± acres zoned retail (C-1/CBD)
- SW-7 7.768 acres (12050 Findley Road zoned office/industrial (O-I)

There is no doubt that the health, strength and earning capacity of the people is increased by a park Frederick Law Olmsted , Landscape Architect, Central Park, New York/Biltmore Estate

Local Governments

TPA Realty Services works in cooperation with the local governments of the City of Johns Creek, Fulton County and Forsyth County. For more information about zoning issues, taxes and other municipal questions, visit:

www.johnscreekgov.com
www.forsythco.com
www.co.fulton.ga.us



Leasing Opportunities

TPA Realty Services, LLC—creator of Technology Park at Johns Creek—currently represents a leasing portfolio of more than 1.2 million square feet in Class A mid-rise and single-story properties that can accommodate anything from small entrepreneurial firms to large businesses seeking corporate headquarters. For a complete list of availabilities, visit www.tparealtyservices.com/leasing or call 770.497.1400.