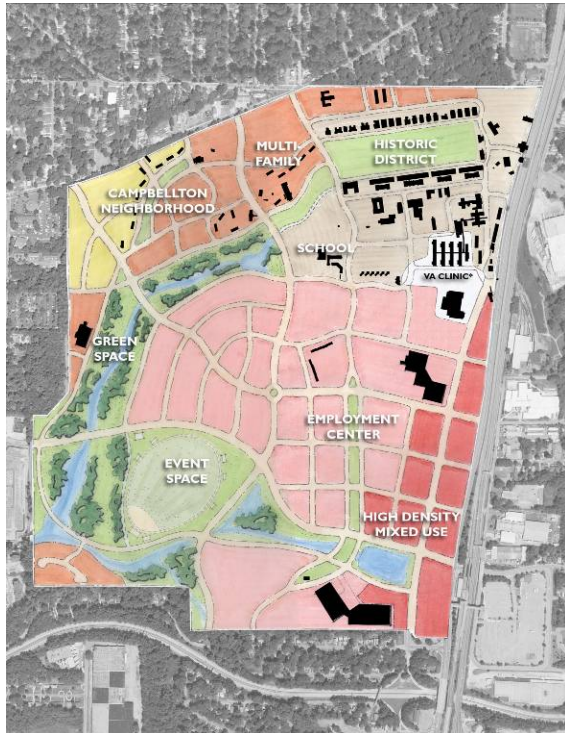


Fort McPherson

Fort McPherson provides a unique opportunity to participate in the development of a 488 acre world class development anchored with Bioscience Research, well-connected by transit and I-75/85, next door to the world's busiest airport.

Situated minutes from the world's busiest airport and downtown Atlanta, directly adjacent to two MARTA stations, this is the single largest redevelopment opportunity in Metro Atlanta.



PROJECT ATTRIBUTES

- 165+ acre Life Sciences Crossroads Center developed in collaboration with the University System of Georgia, the Governor's Office, the Georgia Research Alliance and other stakeholders such as the CDC and private development
- 2.4 million sq. ft. of Labs and Office, over 1,000 units of residential development and a campus style environment, all within the Life Sciences Center
- Aim to attract multi-million dollar commitments in research, technology, training and facilities over the next ten years
- The plan also calls for a "Main street" development with office, retail and other mixed uses
- The centerpiece of the development will be a linear park with old growth trees, paths, bike trails, and a 30-acre Event Space, a new home for special events and festivals
- The site is a part of an established Tax Allocation District (TAD) to facilitate development of infrastructure for the redevelopment

Site Area: 488 Acres

Location: Halfway between the Airport and Downtown Atlanta

Utilities and Infrastructure: To be funded through the TAD already established

Transit Access: Excellent proximity to two MARTA stations

Total Development: 4 million sq. ft. office + labs; 400,000 sq. ft. retail and 2,600 residential units

Final Property Transfer: by 2012

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