

**Perimeter Town Center**

Atlanta, GA

Ackerman & Co. redeveloped Perimeter Town Center – a 20-acre office site on the corner of Peachtree Dunwoody Road and Hammond Drive. Formerly known as Corporate Campus, this site is home to fourteen 2-story medical office buildings. Over time, these buildings, in this prime location, will be replaced with new, mixed use structures designed to lead the rapidly urbanizing Central Perimeter. In August 2008, Ackerman delivered an additional 200,000 SF of medical office over retail space in two cutting-edge buildings, plus an additional 630-park precast garage. These unique buildings were designed specifically to cater to the convenience of physicians and their patients. The partners of Perimeter Town Center are currently venturing to building 160 boutique hotel rooms, along with 470 living units in an active senior high-rise.

**Abernathy 400**

Sandy Springs, GA

Abernathy 400 is a partnership between MARTA and Ackerman & Co., building the next great transit-oriented, mixed use development in the Central Perimeter of Atlanta. The partnership entitled an abandoned 12-acre parking lot for 580,000 square feet of office, 25,000 square feet of retail, 400 hotel rooms, and 150 condominium units. The residential component is being ventured with the Lane Companies, scheduled to complete by June 2009. Ackerman & Co. has commissioned Cooper Carry Associates to design 2 LEED silver buildings which will be situated at the front door of Atlanta's largest and most diverse office submarket. Abernathy 400 will also be home to the next full service hotel built in the Central Perimeter.

**One West Court Square**

Decatur, GA

Located on Ponce de Leon Avenue in Downtown Decatur adjacent to the Decatur MARTA Station, this building rises seven stories with approximately 148,500 square feet of net rentable area. The structure is steel frame, aluminum spandrel curtain wall with insulated glazing. Upon completion, the project was 95 percent leased.

**Crown Point**

Atlanta, GA

Crown Point is a 1,000,000 square-foot, mixed use, Class A development in Atlanta's largest premier submarket, the Central Perimeter area. The project merges multiple uses in a natural, people-oriented design that includes two office buildings (500,000 square feet), an Embassy Suites Hotel (241 rooms), a retail banking facility and a fine dining restaurant.

**Washingtonian Center**

Gaithersburg, MD

Washingtonian Center, located in Gaithersburg, Maryland, is a large mixed-use development that includes 3.3 million square feet of office space, 400,000 square feet of retail space, an 800-room hotel and more than 1,400 residential units. The project is situated on 212 acres along Interstate 270 in Montgomery County just outside of Washington, D.C.

**Tower Place**

Atlanta, GA

Tower Place, located in Atlanta, Georgia, is a 1.1 million square foot, multi-use development. Completed in 1975, the project consists of one 29-story office tower, a 230-room hotel, a six-story office building (656,000 square feet), and an 111,000 square-foot retail mall. It has received numerous architectural awards both nationally and internationally and is one of the most uniquely engineered office buildings in the South.



Milstead Crossing

Conyers, GA

Milstead Crossing is a 640,000 square-foot neighborhood shopping center anchored by a state-of-the-art grocery store. The project also includes in-line retail space and a Wendy's restaurant. The center is located at the intersection of Sigman Road and Georgia 20 near Rockdale County Hospital. The shopping center was completed in December 1998.



Midtown Promenade

Atlanta, GA

This neighborhood shopping center was built in a style to complement the historic architecture of the surrounding neighborhoods of Midtown and Virginia-Highland. The first phase, comprises 64,000 square feet and opened in Spring 1985. It is home to a variety of restaurants and shops, including Tuesday Morning. Phase II was completed in December 1987 and is anchored by Landmark Theaters (Midtown Arts Cinema). The complex also contains 21,000 square feet of in-line retail space.



Rio Shopping Center

Atlanta, GA

Rio was a shopping and entertainment complex in the central area of Atlanta, Georgia. The project was designed by the internationally recognized architectural firm, Arquitectonica, and it featured 120,000 square feet of retail and dining facilities. RIO was the first free-standing complex of its kind to be built in central Atlanta in more than twenty years. RIO was awarded "The Best New Development - Retail" award by the *Atlanta Business Chronicle*. *Business Week* selected RIO for "The Best of Architecture" award in 1988 and the Fulton County Developers Award was presented to RIO for best new retail project - 1988.