



- Gwinnett Commerce Center is a 213,600 square foot, 10-story, Class-A office building located in metro Atlanta.
- Biscayne Atlantic purchased the Gwinnett Commerce Center in July 2013 for \$20 million and invested approximately \$1 million in capital improvements to upgrade the building mechanicals and modernize the lobby and common areas.
- During Biscayne Atlantic's ownership, Gwinnett Commerce Center continually achieved the highest rental rates in the sub-market.
- Gwinnett Commerce Center was sold for \$26,750,000 on December 13, 2016.
- Featured tenants in the building include The College Board, Mutual of Omaha, Department of Veteran Affairs, Penske Truck Leasing, Faith & Freedom Coalition, Federal Energy Regulatory Commission and Travelsky.

### About Biscayne Atlantic

Biscayne Atlantic is an investment and operating platform composed of highly skilled real estate professionals and entrepreneurs with a unique ability to originate, structure, underwrite, close, asset manage and reposition under-performing and value-add multifamily residential and commercial real estate. With offices in Atlanta and South Florida, Biscayne Atlantic is a private real estate investment company focused primarily on the acquisition, renovation and management of value-add and income producing properties with an emphasis on urban infill locations in the Southeastern U.S. The partners of Biscayne Atlantic have successfully executed on over \$1.5 billion in real estate transactions.

\*Past performance is not an indicator of future outcomes.

