

SYNQ SOLUTIONS CAMPUS TWO BUILDINGS AVAILABLE



**655 LAMBERT DRIVE
ATLANTA, GA**

- *Freestanding production/office building*
- *62,384 square feet with 22,000 sf office – balance is dropped ceiling production*
- *Abundant amount of parking*
- *Dock high & grade level loading*
- *Heavy Power*
- *Ideal uses include operations, data center, print production, etc.*

- *In-Town Location*
- *4.7 acres total*
- *Buildings available separately or together for lease*
- *Easy access to I-85/Buckhead area*

For More Information contact:

BRAD POPE/JAY YOUNG

Hailey Realty Company

(404) 355-9300

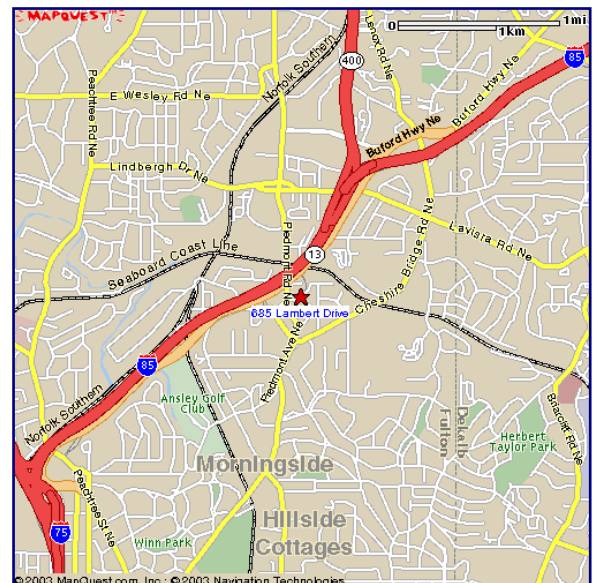
bpope@haileyrealty.com

jyoung@haileyrealty.com



**685 LAMBERT DRIVE
ATLANTA, GA**

- *Freestanding office building*
- *10,100 square feet*
- *Abundant amount of parking*
- *Fully sprinklered*



Every effort has been made to provide accurate information, but no liability is assumed for errors or omissions.

3715 Northside Pkwy., NW, Bldg. 400, Suite 350, Atlanta, GA 30327

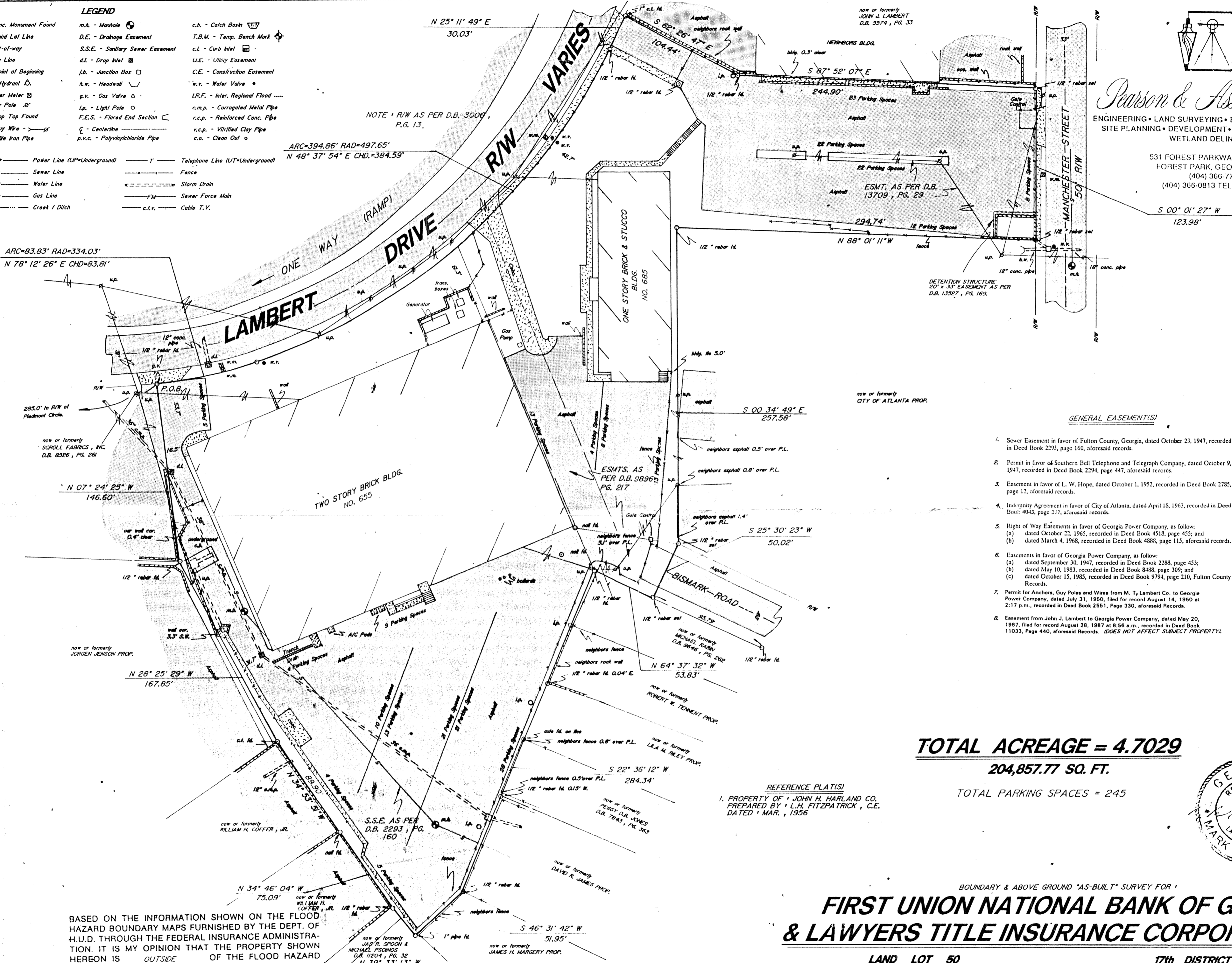
(404) 355-9300 / (404) 351-6329 Fax



- LEGEND**
- c.m.f. - Conc. Monument Found
 - L.L.L. - Land Lot Line
 - R/W - Right-of-way
 - B - Building Line
 - P.O.B. - Point of Beginning
 - I.h. - Fire Hydrant
 - w.m. - Water Meter
 - u.p. - Utility Pole
 - c.l.f. - Cimp Top Found
 - Pole w / Guy Wire
 - d.l.p. - Ductile Iron Pipe
 - m.a. - Manhole
 - D.E. - Drainage Easement
 - S.S.E. - Sanitary Sewer Easement
 - d.l. - Drop Inlet
 - J.B. - Junction Box
 - h.w. - Headwall
 - g.v. - Gas Valve
 - l.p. - Light Pole
 - F.E.S. - Flared End Section
 - C - Centerline
 - p.v.c. - Polyvinylchloride Pipe
 - c.b. - Catch Basin
 - T.B.M. - Temp. Bench Mark
 - c.i. - Curb Inlet
 - U.E. - Utility Easement
 - C.E. - Construction Easement
 - w.v. - Water Valve
 - LR.F. - Inter. Regional Flood
 - c.m.p. - Corrugated Metal Pipe
 - r.c.p. - Reinforced Conc. Pipe
 - v.c.p. - Vitrified Clay Pipe
 - c.o. - Clean Out
 - Power Line (UP=Underground)
 - Sewer Line
 - Water Line
 - Gas Line
 - Creek / Ditch
 - Telephone Line (UT=Underground)
 - Fence
 - Storm Drain
 - Sewer Force Main
 - c.t.v. - Cable T.V.

Pearson & Associates, Inc.
 ENGINEERING • LAND SURVEYING • ENVIRONMENTAL SERVICES
 SITE PLANNING • DEVELOPMENT • CONSTRUCTION LAYOUT
 WETLAND DELINEATION

531 FOREST PARKWAY - SUITE 200
 FOREST PARK, GEORGIA 30050
 (404) 366-7715
 (404) 366-0813 TELE-COPIER



- GENERAL EASEMENT(S)**
- Sewer Easement in favor of Fulton County, Georgia, dated October 23, 1947, recorded in Deed Book 2293, page 160, aforesaid records.
 - Permit in favor of Southern Bell Telephone and Telegraph Company, dated October 9, 1947, recorded in Deed Book 2294, page 447, aforesaid records.
 - Easement in favor of L. W. Hope, dated October 1, 1952, recorded in Deed Book 2785, page 12, aforesaid records.
 - Indemnity Agreement in favor of City of Atlanta, dated April 18, 1963, recorded in Deed Book 4043, page 377, aforesaid records.
 - Right of Way Easements in favor of Georgia Power Company, as follow:
 - dated October 22, 1965, recorded in Deed Book 4518, page 455; and
 - dated March 4, 1968, recorded in Deed Book 4888, page 115, aforesaid records.
 - Easements in favor of Georgia Power Company, as follow:
 - dated September 30, 1947, recorded in Deed Book 2288, page 453;
 - dated May 10, 1983, recorded in Deed Book 8488, page 309; and
 - dated October 15, 1985, recorded in Deed Book 9794, page 210, Fulton County Records.
 - Permit for Anchors, Guy Poles and Wires from M. T. Lambert Co. to Georgia Power Company, dated July 31, 1950, filed for record August 14, 1950 at 2:17 p.m., recorded in Deed Book 2551, Page 330, aforesaid Records.
 - Easement from John J. Lambert to Georgia Power Company, dated May 20, 1987, filed for record August 28, 1987 at 8:56 a.m., recorded in Deed Book 11033, Page 440, aforesaid Records. (DOES NOT AFFECT SUBJECT PROPERTY).

TOTAL ACREAGE = 4.7029
204,857.77 SQ. FT.

TOTAL PARKING SPACES = 245

REFERENCE PLAT(S)
 1. PROPERTY OF JOHN H. HARLAND CO.
 PREPARED BY L.H. FITZPATRICK, C.E.
 DATED MAR., 1956

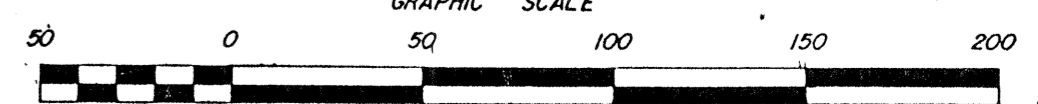


BOUNDARY & ABOVE GROUND "AS-BUILT" SURVEY FOR

**FIRST UNION NATIONAL BANK OF GEORGIA
 & LAWYERS TITLE INSURANCE CORPORATION**

LAND LOT 50
 FULTON COUNTY,
 SCALE 1" = 50'

17th DISTRICT
 GEORGIA
 AUG. 18, 1994



THE DATA SHOWN ON THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS A PRECISION RATIO OF ONE FOOT IN 182,383 FEET. TRAVERSE DATA OBTAINED USING A TOPCON GTS-2B TOTAL STATION.

THIS PLAT IS BASED UPON FIELD DATA WHICH HAS A PRECISION RATIO OF ONE FOOT IN 13,291 FEET. AN AVERAGE ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE