



For Immediate Release

**Seven Oaks Closes Construction Financing for 2135 American Industrial Way in Chamblee, GA
Patterson Arranges Joint Venture Partnership with Packard Capital**

Chamblee, GA: Seven Oaks Company, LLC in a joint venture with Packard Capital, LLC has begun redevelopment of 2135 American Industrial Way in Downtown Chamblee. The single-story, 35,500 square foot building historically served as a warehouse for an event table and chair rental company and an antique showroom that provided movie props to local film studios. Seven Oaks has engaged Winter Construction Company as general contractor to completely renovate the 2-acre site and building into creative office space, S/L/A/M Collaborative as architect designed the building, and Kimley Horn & Associates completed the civil and engineering design work.

The building will feature ample outdoor work and social areas including a 1,200 square foot covered front patio, an additional outdoor beer garden-style seating area, and a dedicated food truck parking place. The interior of the building will feature a furnished and finished lobby and break area with roll-up garage doors leading onto the front patio, large façade windows, ability to add exterior access points for direct tenant access to supplement the base building common corridor, and the option to modify windows to allow for open / close function.

Randy Holmes, Principal of Seven Oaks Company, indicated Seven Oaks has been working on unlocking the building for several years. "We're excited to be part of the growing and vibrant Downtown Chamblee community that has been gaining momentum with other commercial and residential developments. 2135 will appeal to businesses that desire walkability to nearby amenities including restaurants such as Southbound and BlueTop along with convenient access to nearby diverse neighborhoods, arterial roadways, and MARTA," said Randy Holmes.

Construction is underway and the building is scheduled to deliver in June 2022. Aileen Almassy and Andy Sumlin with Cushman & Wakefield are representing ownership.

"Chamblee has experienced a ton of momentum in the last several years, so we're looking forward to watching the Property's success over time. Seven Oaks is a long-time client we have always enjoyed working with, and we're glad Packard is teaming up with them on this Project," said Bill Mealor, Senior Managing Director and Partner at Patterson Real Estate Advisory Group.



About Seven Oaks

Seven Oaks Company is an entrepreneurial private, commercial real estate firm founded in 2004 by former senior executives with Hines. Seven Oaks specializes in asset management, acquisition, construction, development, and redevelopment of land and mixed-use commercial real estate projects across the Southeast. Principals have over 110 years of combined commercial real estate experience with extensive backgrounds, and in total have acquired 1.9 million SF (\$700 million of value), developed and redeveloped 3.7 million SF (\$1.5 billion of value), and horizontally developed 2,200 acres (\$2.0 billion of value). Seven Oaks has a strong commitment to procuring and executing high-quality, community enhancing projects that produce a positive and productive environment for their clients, and a superior return for their investors.

About Packard Capital

Packard Capital is a family office investment firm that was established in 2014. The company is primarily focused on traditional private equity investments, direct real estate investments, and selectively investing with established third-party managers including private equity funds, private debt funds, and hedge funds. While the categories are the primary areas of focus, Packard engages in a broad range of investment activities and has the flexibility to invest in additional asset classes. Packard currently manages more than 70 investments around the United States. Across this investment spectrum, the main objective is to build an investment portfolio focused on longer-term capital appreciation and value-added opportunities. Packard often takes a hands-on role in the management and operation of its investments.

About Patterson

Patterson Real Estate Advisory Group is a capital placement and real estate finance advisory firm that represents owners, developers and investors seeking capital to leverage commercial real estate opportunities. Patterson arranges construction, bridge, mezzanine, and permanent financing while also coordinating equity and joint venture formations along with general finance advisory work. The primary focus is helping clients across different property types access investors at a variety of different levels of the capital stack, matching the specific need with the appropriate capital provider. Patterson has office locations in Atlanta, Charleston, Charlotte, Nashville, and Tampa. For more information, please contact Suzanne Holman at 404-504-6682 / sholman@pattersonreag.com or go to www.pattersonreag.com