



FOR IMMEDIATE RELEASE

CONTACT: Kristin Reed  
kREED+COMPANY  
214-373-9390  
kristin@kreed.net

**GRANITE PROPERTIES ANNOUNCES ACQUISITION OF 3301 WINDY RIDGE OFFICE  
PROPERTY IN CUMBERLAND SUBMARKET OF ATLANTA**

**ATLANTA, GEORGIA – May 16, 2013** – Granite Properties announced it has acquired 3301 Windy Ridge, a 106,500 square feet, 6-floor Class-A office property located in the Wildwood area of the Cumberland/Galleria Atlanta submarket.

Located at 3301 Wind Ridge Parkway, the property has convenient access to nearby retail and Interstates 285 and 75, outdoor patio space, deck parking, on-site shower facilities, , and is adjacent to miles of trails within the Chattahoochee National Forest. The seller is a division of DPR Hardin, a general contractor, who currently occupies 60% of the building and will remain with a 10-year lease.

“DPR Hardin’s tenancy combined with Windy Ridge’s green spaces and forest views and its excellent interstate access, were influential in our decision to purchase the property,” said John Robbins, Granite Properties Managing Director. “We also appreciated the opportunity to work directly with the seller, and we acted quickly to the advantage of both parties.”

CBRE brokers Sam Holmes and Ellen Stern represented the seller in the transaction, and Tom Shafer, also of CBRE, represented Granite Properties. Granite intends to make improvements to 3301 Windy Ridge, including updating the base building systems.

Windy Ridge’s acquisition is just another example of Granite’s strong and steady growth track, especially in Atlanta, where the company has just recently purchased Piedmont Center 5-8 in April 2013. The acquisition also follows on the heels of the purchase of Parkside Terrace (North Fulton

submarket) in 2011, and City View and 2500 Cumberland (Cumberland submarket) in 2010.

### ***About Granite Properties***

Granite Properties is a privately held commercial real estate investment and management company with offices in Atlanta, Dallas, Denver, Houston and Los Angeles. Since 1991, Granite Properties has acquired or developed more than 20 million square feet of commercial real estate totaling \$3.4 billion. With a primary emphasis on office properties and an unusually long-term view, Granite Properties places a high priority on creating exceptional work environments for its tenants while conserving natural resources.

###