



MetroGroup
DEVELOPMENT

We are MetroGroup Development.

www.metrogroupdevelopment.com

595 W. Crossville Road Roswell, GA 30075
P. 770.641-1671 F. 770.641-1676

Retail Experience



"MetroGroup works hand-in-hand with CVS/pharmacy to deliver stores in markets with strong demographics or growth patterns. Their dedication to delivering the highest quality development ranks with the top developers in the industry."

*Roger D. Brown
Director of Real Estate
CVS/pharmacy*

We believe architecture makes a statement when it reflects the community. From free-standing sites to multi-anchored regional centers, integration is always a priority. We combine the best blend of retailers with thoughtful architecture to create a unique environment that is embraced by the community.

We secure prime locations within high-growth markets to ensure customer convenience and long-term success for our tenants as well as our investors. We evaluate the big picture and never compromise quality for cost or convenience. Shopping centers are the hub of every community – the local surroundings inspire our imagination. When we merge our experience with our vision, a distinctive project comes to fruition.



Office Experience

“MetroGroup has contributed greatly to the appealing character of Roswell and sets the example of successful public/private partnerships.”

*Jerry Orlans
Roswell City Council*

We don't let our experience get in the way of fresh ideas. It is our mission to build office environments that are inviting and welcoming to its occupants – a home away from home. Some say new urbanism – we prefer integration. MetroGroup works hard to incorporate office and retail together in a pedestrian friendly environment to encourage continuous and lively activity throughout the property.

People are happy when they have convenience at their fingertips which allows more time with their family and friends. We strive to create a sense of place that provides function and that is also aesthetically pleasing.

Our forward thinking allows us to identify appropriate markets that demand high-end office properties in a setting close to home, yet offers convenient access to retail goods and services. We combine our vision with the existing design criteria of an area to develop a timeless and exceptional project.



Mixed-Use Experience



“MetroGroup Development is a forward thinking company with focus on integration, quality and teamwork.”

*Peter Hartman, Senior Partner
Hartman, Simons, Spielman &
Wood, LLP*

We are big picture thinkers who stay focused on the details. We are not short sighted. Our goal is to maximize land value and the return for our investors while serving the community through our innovative development approach. We achieve smart growth through the integration of residential, office and retail into one cohesive master plan. This affords people the ability to live, work, shop and dine without ever having to leave their community – we create valuable and memorable developments.

We strategically seek out land opportunities that will support office, retail and residential components all in one location. We extensively explore various scenarios to determine the best land use plan for a specific site and incorporate only the most desirable uses into our plan. We customize every mixed-use development to achieve the most value in an appealing sense of place.



About Us



History & Development Approach

We are a regional developer defined by our long-term relationships with clients, development partners and families. In 1997, we opened the doors to develop single and multi-tenant retail properties in the Southeast. Today, the company, led by Mark Gottlieb, an industry veteran with more than 20 years experience, has extended its real estate acumen to include office and mixed-use properties.

Nearly a decade ago, CVS/pharmacy recognized MetroGroup's talent, skills and dedication and selected the company as the first preferred developer in Georgia. Since then, we have developed almost 75 CVS stores in Georgia and Florida. Today, our partnership with CVS is as strong as ever, a testament to our unyielding commitment to quality and delivery of promises.

Our dedication to providing the highest quality development possible remains steadfast. Tapping our expansive real estate expertise, the company has extended its development focus to include various retail formats, office communities and mixed-use developments. Likewise our service offering has also expanded to include property management services. Our keen sense of real estate has enabled us to develop over 3 million square feet of commercial space while fostering long-term relationships with investors, tenants, consultants, clients and the communities in which we work.

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About Us



History & Development Approach

Our reputation for excellence is founded on integrity. We have assembled a dedicated team of experts that understands the Atlanta market and beyond. Our ability to evaluate and determine the best possible use for each tract of land has been pivotal to creating quality development opportunities delivered on-time and on-budget. Our team of seasoned professionals is large enough to manage any size project, yet small enough to maintain personalized client service.

Simply put, a balanced blend of creativity, practicality and relationships makes MetroGroup Development a success.



About Us



Services

MetroGroup's offerings include a full spectrum of development services including:

- Strategic planning & Market research and analysis
- Site selection process
- Land assemblage and acquisition & Contract negotiation
- Land use and site plan formulation
- Budgeting & Cost analysis
- Project team coordination (attorneys, architects, engineers, general contractors, etc.)
- Permitting and Zoning Issues & Municipality approval
- Construction services and management
- Lease negotiation
- Property management
- Financial reporting & Accounting



About Us

Management Team

Mark Gottlieb, Founder and Partner

Mark Gottlieb founded MetroGroup Development in 1997 and is responsible for the overall strategic direction of the company. Through his leadership, vision and entrepreneurial spirit, MetroGroup has developed over 3 million square feet and expanded into other sectors including office, retail and mixed use. Gottlieb's relationships with tenants, combined with his creative development approach, have positioned MetroGroup as a firm with an accomplished track record for unique design and quality product blended to create a true sense of place within a community.

Mark J. Berger, Chief Financial Officer

Mark Berger brings over 16 years of public and private sector accounting experience to the MetroGroup team. As Chief Financial Officer, he is responsible for the financial management and day-to-day accounting duties for the company and its related entities. He also manages loan closings, financings, acquisitions and dispositions. Since joining MetroGroup Development in 2003, Berger formed MetroGroup Property Services, the firm's property management division. This division provides property management services such as accounting/financial reporting and maintenance/repairs for MetroGroup's portfolio as well as third party projects and owners.

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About Us

Management Team

Jana B. Pertiñez, Director of Corporate and Tenant Services

Jana Pertiñez joined MetroGroup in 2001 and serves as Director of Corporate and Tenant Services. Pertiñez is actively involved in all aspects of account management for CVS/pharmacy development ranging from site selection and construction draws to marketing package presentations. She is responsible for the tracking, financial management and analysis of all active retail deals and works closely with brokers and corporate executives to determine site selection and growth strategy. Pertiñez also oversees all corporate and project marketing initiatives including new business presentations, website management, project collateral materials and trade show exhibition.

Zach Middlebrooks, Vice President of Construction and Development

As Vice President of Construction and Development, Zach Middlebrooks is responsible for overseeing the construction process for all MetroGroup's developments and for identifying potential land sites for future development opportunities. He pinpoints potential sites for retail, mixed-use and office projects throughout the southeast that align with the company's development objectives. Middlebrooks guides the development process from due diligence to construction completion in order to flawlessly bring each project to fruition. He has completed over 35 CVS/pharmacy stores and has managed the development and construction process for nearly 1 million square feet of free-standing retail space.

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About Us

Management Team

Daniel Marks, Construction Project Manager

Daniel Marks is responsible for managing the pre-development and construction process for MetroGroup developments. He oversees the day-to-day construction operations from the zoning and design review process to construction completion with general contractors. He also serves as tenant coordinator to review site plans and track budgets and schedules as well address other tenant construction issues prior to delivery. Marks implements effective solutions that increase efficiencies and upholds MetroGroup's building standards.

Melissa Middlebrooks, Marketing Coordinator

Joining the MetroGroup team in 2005, Melissa Middlebrooks serves as Marketing Coordinator and is responsible for the coordination of all deal-specific marketing efforts. She researches and compiles demographic data and prepares statistical reports and graphical map presentations. Middlebrooks has developed an acute attention to detail, critical in the production of comprehensive market studies and marketing packages.



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info@metrogroupdevelopment.com

Directions to our office

From GA 400, exit at Holcomb Bridge Road (GA Highway 140) and travel approximately 4.1 miles west towards Roswell. Cross over Highway 9 (Alpharetta Highway). The road name changes to Crossville Road. Stay on Crossville Road. Cross over Crabapple Road. The office is approximately 1 mile on the right, off the road adjacent to the Hackett Crossing Office Complex.