



URBAN LOCATIONS



Center City Philadelphia



Atlanta-Midtown

PRIMROSE SCHOOL SITE CRITERIA

All opportunities considered including:

- Purchase or lease of freestanding single-user building for conversion
- Lease of space in multi-tenant property
- Purchase of separate parcel for ground-up construction

Facility Requirements:

- 8,000 – 15,000 sq. ft.
- First floor, above grade space for most of premises
- Some second floor space may be acceptable
- Direct access to a minimum of 5,000 sq. ft. of flat outdoor area for secured playground
- Building or monument signage desirable
- Adequate staff parking and nearby drop-off and pick-up zone important

Demographic Criteria:

- Strong surrounding office, university or hospital employment
- OR
- Strong upper-middle income residential population with 1,500 children 0 - 4 years old within 2 miles

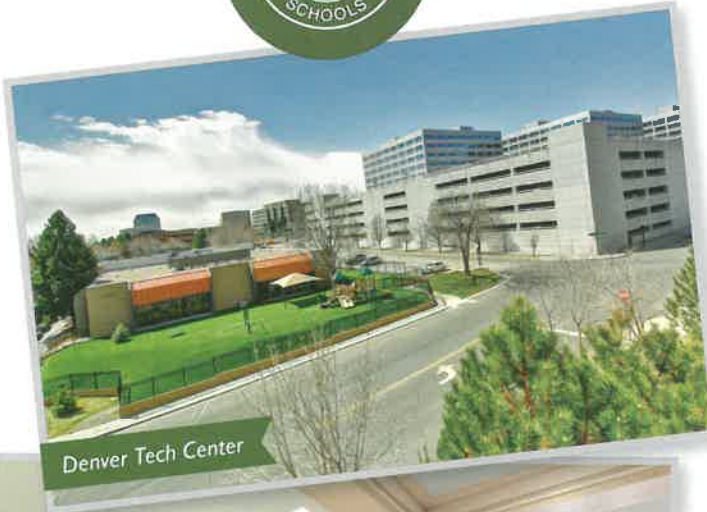


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The Leader in Early Education and Care®



URBAN LOCATIONS



Denver Tech Center



Atlanta-Brookhaven



Typical Urban Interior Finish



Atlanta-Brookhaven



Atlanta-Sandy Springs South

Site Acquisition Managers

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Primrose Schools®, The Leader in Early Education and Care®, is seeking locations in major markets.

Founded in 1982, Primrose Schools is the nation's leader in providing a premier educational child care experience in more than 375 schools in 29 states. Each Primrose school is independently owned and operated by Franchise Owners, who partner with parents to help children build the right foundation for future learning and life. Our exclusive time-tested Balanced Learning® approach balances purposeful play with nurturing guidance from teachers to encourage curiosity, creativity, confidence and compassion. We believe who a child becomes is as important as what they know. For more information, visit www.PrimroseSchoolsRealEstate.com

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