

725  
—  
PONCE

# 46,138 RSF OF RARE, BELTLINE-CONNECTING WORKPLACE TO CALL YOUR OWN



PONCE CITY MARKET

NEIGHBORING PONCE CITY MARKET

DIRECT WALK-OUT BELTLINE ACCESS

UNMATCHED BELTLINE ENERGY

DEDICATED  
TERRACE

DEDICATED  
TERRACE





# BELTLINE VIEWS, ACCESS & DELIGHTS AT YOUR LEISURE

## OPPORTUNITY HIGHLIGHTS

- 46,138 RSF across two floors with a **CONNECTING STAIR** and a **DEDICATED TERRACE**
- 13'-0" **CEILINGS** with 10'-0" **INDUSTRIAL WINDOWS**
- Direct, walk-out access to the Eastside BeltLine Trail and dozens of F&B, shopping and lifestyle destinations
- Intown views of the BeltLine, Ponce City Market and Historic O4W Park
- **MONUMENT SIGNAGE AVAILABLE**
- **ANCHORED BY KROGER** (with wine tasting bar), **STARBUCKS** and Italian favorite, **INDACO**
- **NEIGHBORING PCM**, home to 30+ **RESTAURANTS**, 40+ **RETAILERS**, daily and specialty services, on-site residential and a large roster of year-long community events
- **SEAMLESS COMMUTES** with on-site parking and private, **DIRECT SHUTTLE ACCESS TO MARTA'S NORTH AVENUE STATION**
- Trusted, **WELL-CAPITALIZED OWNERSHIP**, **LEASING AND MANAGEMENT** by Cousins



**EXCLUSIVE BIKE VALET**   
Located at the BeltLine terrace





# IN THE HEART OF THE EASTSIDE BEAT



SIGNAL  
HOUSE

725  
—  
PONCE

PONCE CITY MARKET

BELTLINE-CONNECTING

46,138 RSF

DEDICATED  
TERRACE

ENDLESS ADVENTURE ON FOOT

FORTH

OLD  
4TH WARD  
PATH

NEW REELM

BREWING & DISTILLERY

FAVORED NEIGHBORS

PCM

FORD  
FACTORY  
LOFTS



# NEIGHBORING AMENITIES



## ON-SITE



## NEXT DOOR



## STEPS AWAY





## WELL CONNECTED TO EVERYWHERE

725 Ponce is positioned on Ponce De Leon Ave, the main East-West corridor in Atlanta's Midtown neighborhood, **LESS THAN 0.25 MILES FROM FREEDOM PARKWAY**, which connects Midtown to I-85 and Downtown Atlanta, and along North Avenue, providing easy access to MARTA.



725 PONCE OFFERS A WALKABLE,  
TALENT-RICH LOCATION PACKED WITH  
CHOICE AND **DESIGNED FOR MORE.**



TOP TALENT-RICH  
**<3MI.**  
COMMUTE TO TOP UNIVERSITIES

BRIMMING WITH DAYTIME ENERGY  
**185,345**  
2020 TRADE AREA POPULATION

EDUCATED EMPLOYMENT BASE  
**82.6%**  
BACHELOR'S DEGREE OR HIGHER\*

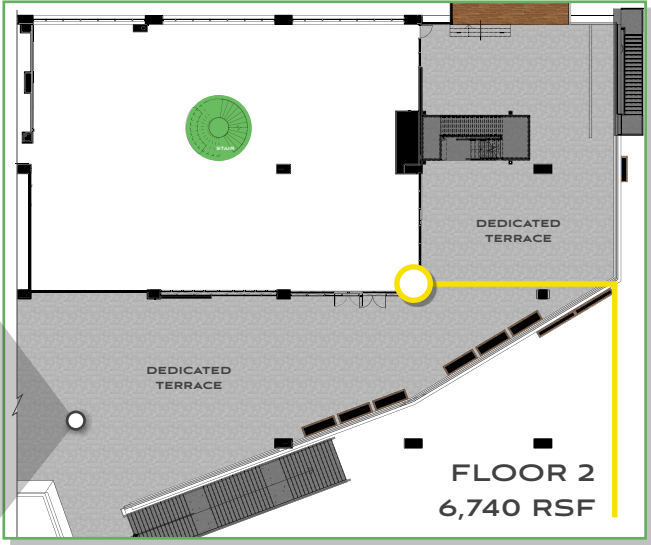
PROVEN AREA GROWTH  
**25%**  
POPULATION INCREASE  
IN THE PAST DECADE



SOURCE: 2020 UNITED STATES CENSUS

FLOOR 3  
39,398 RSF

DRAWING NOT TO SCALE







19MM

SF OF LIFESTYLE WORKPLACE  
ACROSS THE SUNBELT

HQ'D IN

ATL

17

ASSETS  
IN ATL

### DISCIPLINED AND WELL-CAPITALIZED

Nationally known and respected, we own, develop and invest in our buildings for the long-term.

We bring capital, ownership and development expertise to the table with no outside decision makers.

### RELATIONSHIP FOCUSED ATL-BASED TEAM

### FULLY INTEGRATED OPERATIONS

### CUSTOMER-CENTRIC APPROACH

We stay focused on our customer experiences, infusing our buildings with high-quality amenities and services with on-site management, leasing and operations.





725PONCE.COM

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