

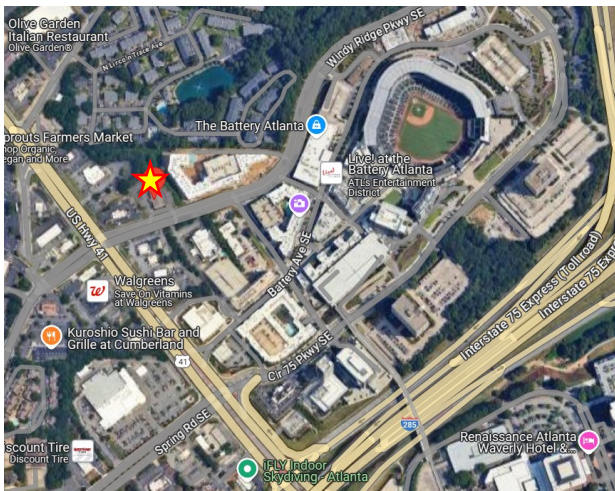
Commercial Property for Lease: 2781 Windy Ridge Pky SE, Atlanta, GA 30339



Former professional services (attorney) building, the subject is a single-tenant 13,500-square-foot two-story office building constructed in 1982. The subject's classification is a 2-Star office, as per CoStar classification.

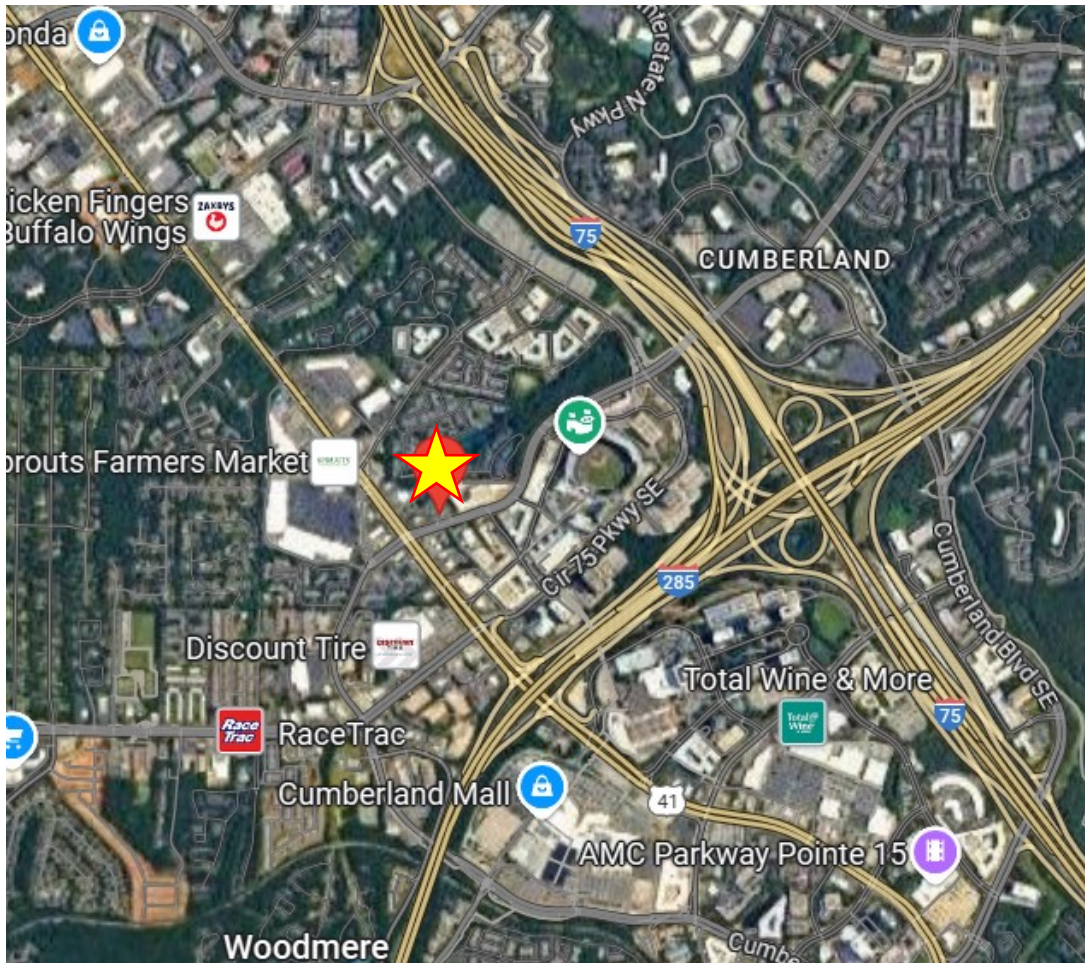
SPACE FEATURES:

- PARTITIONED OFFICES
- CONFERENCE ROOMS
- TENANCY: SINGLE
- 13,500 SF (6,750SF/FLOOR)



KEY FEATURES:

- HEAVY TRAFFIC
- EXCELLENT ACCESS TO I-75, 285, US HWY41
- IMMEDIATE PROXIMITY TO THE BATTERY & TRUIST PARK
- PARKING 60 SPACES/4.44 RATIO



The Battery, mixed-use development centered around Truist Park, has helped reshape this area of metro Atlanta. The Battery's blend of high-end retail, office, apartment, and entertainment offerings serves as a center of gravity for Cobb County and Atlanta's other northern suburbs. The submarket has benefited from a few major corporate relocations and expansions, and Cumberland/Galleria is now home to a number of large office users. Graphic Packaging expanded into an additional 120,000 SF, later on, insurance brokerage Sterling Seacrest Pritchard. That followed TK Elevator and Papa John's new headquarters that opened in the area in 2021. Home Depot, Genuine Parts, and Comcast are among the largest tenants in the submarket. Additionally, Cumberland/Galleria contains a high concentration of healthcare-related firms, including WellStar Health System and Aveanna Healthcare.

The submarket's location also gives tenants access to Atlanta's highly educated northern suburbs, as well as workers doing a reverse commute from Buckhead or Midtown. Cumberland/Galleria was also helped by the I-75 Express Lane project, which has improved commute times in the area.

Average asking rents are below other core submarkets, which appeals to companies looking for reasonably priced office space adjacent to retail and major highways.

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