



1775

THE EXCHANGE

1775 THE EXCHANGE SE, ATLANTA, GA 30339

## CONNECTED TO ATLANTA'S HIGHWAY NETWORK



Direct access to I-75 PeachPass lanes



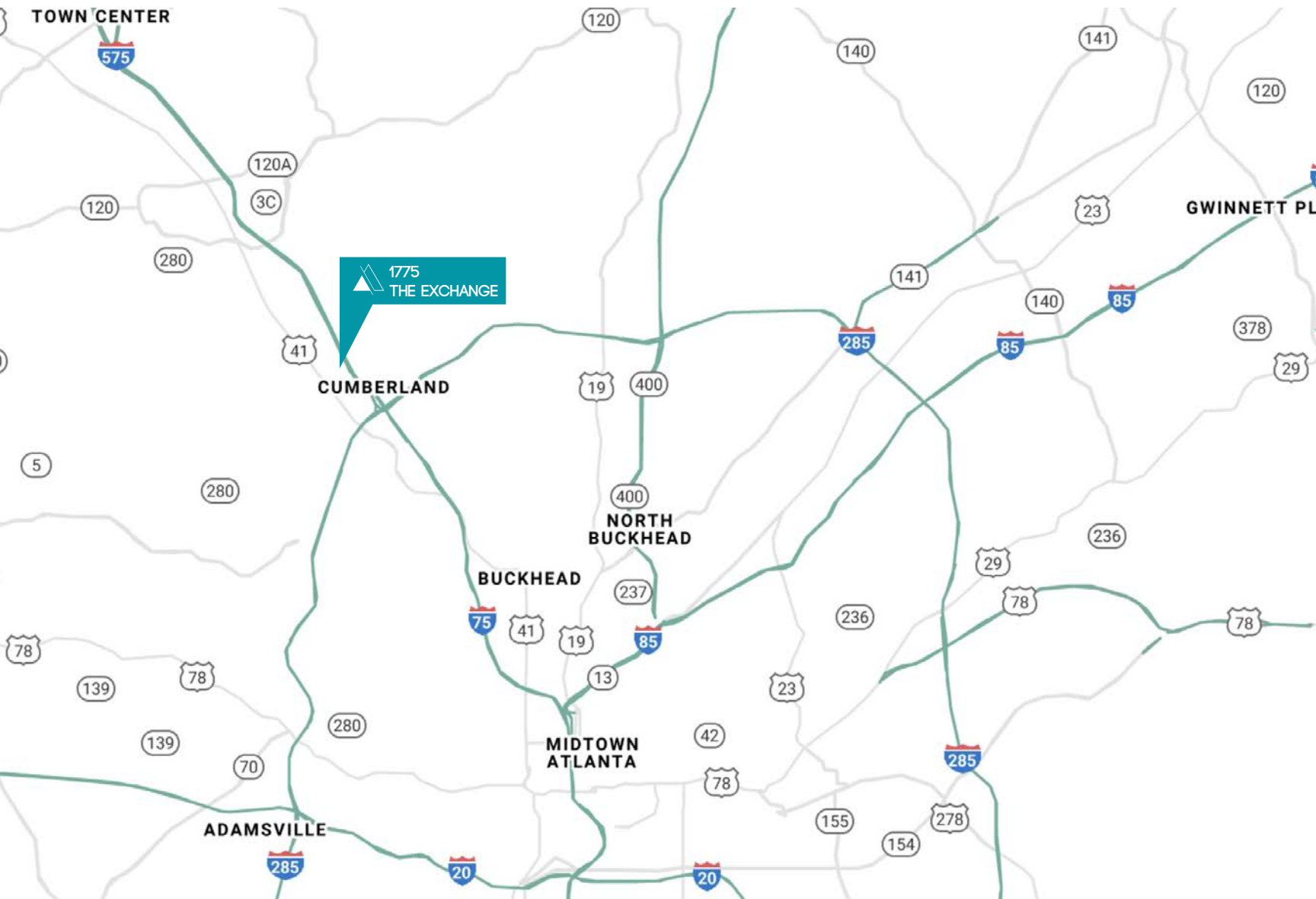
Located 1.5 miles from The Battery & Truist Park



Directly on I-75 and close to I-285



Less than 15 minutes from Midtown



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### ABOUT 1775

- ▶ 96,955 RSF, Class B Building
- ▶ 6-Stories
- ▶ Full floor to ceiling glass
- ▶ Recently renovated
- ▶ Located in the Cumberland/Galleria Submarket
- ▶ Immediate access to the PeachPass express lanes
- ▶ Close proximity to I-75 and I-285
- ▶ Tenant lounge, conference Room, on-site management
- ▶ Parking 4/1,000 SF
- ▶ Spec suites available in a variety of sizes and configurations





# A ROBUST NEIGHBORHOOD AMENITY BASE

## RESTAURANTS

- 1 Jersey Mikes
- 2 Planet Smoothie
- 3 Boston Market
- 4 Piu Bello Pizzeria
- 5 Zeus Greek Street Food
- 6 Smoothie King
- 7 Dunkin' Donuts
- 8 Harry's Pizza & Subs
- 9 Heirloom Market BBQ
- 10 Ray's on the River
- 11 Harold's Chicken Shack
- 12 Three Dollar Cafe
- 13 Schlotzky's
- 14 Subway
- 15 Mellow Mushroom
- 16 Pappadeaux Seafood Kitchen
- 17 Pappasito's Cantina
- 18 McDonalds
- 19 Wendy's
- 20 Waffle House
- 21 Starbucks
- 22 Popeye's Louisiana Kitchen
- 23 Chick-Fil-A
- 24 Blue Moon Pizza
- 25 Dunkin Donuts
- 26 Zaxby's
- 27 Olive Garden
- 28 Del Taco
- 29 IHOP
- 30 Subway
- 31 Taco Bell
- 32 Starbucks
- 33 Steak n' Shake
- 34 Dunkin' Donuts
- 35 This Is It! BBQ & Seafood
- 36 McDonalds
- 37 Panda Express
- 38 Apple Bees
- 39 Wendy's
- 40 Punch Bowl Social
- 41 Superica

- 42 Antico Pizza
- 43 C. Ellet's Steakhouse
- 44 CRU Food & Wine Bar
- 45 Waffle House
- 46 Subway
- 47 Copeland's of New Orleans
- 48 Moe's Southwest Grill
- 49 Jimmy John's
- 50 J. Christopher's
- 51 Subway
- 52 Wendy's
- 53 Starbucks
- 54 Panera
- 55 Vatica Indian Cuisine
- 56 Chick-fil-a

## HOTELS

- 1 Hilton Garden Inn
- 2 Extended Stay America
- 3 Hyatt Regency Suites
- 4 Extended Stay America
- 5 Marriott
- 6 Extended Stay America
- 7 Country Inn & Suites
- 8 Days Inn
- 9 Comfort Inn & Suites
- 10 Red Roof Inn
- 11 DoubleTree by Hilton
- 12 Courtyard by Marriott
- 13 Best Western
- 14 DoubleTree Suites by Hilton
- 15 Omni Hotel
- 16 Residence Inn by Hilton
- 17 Hyatt Place
- 18 Hampton Inn
- 19 Renaissance Inn
- 20 Starwood Hotels & Resorts
- 21 Embassy Suites by Hilton
- 22 Courtyard by Marriott

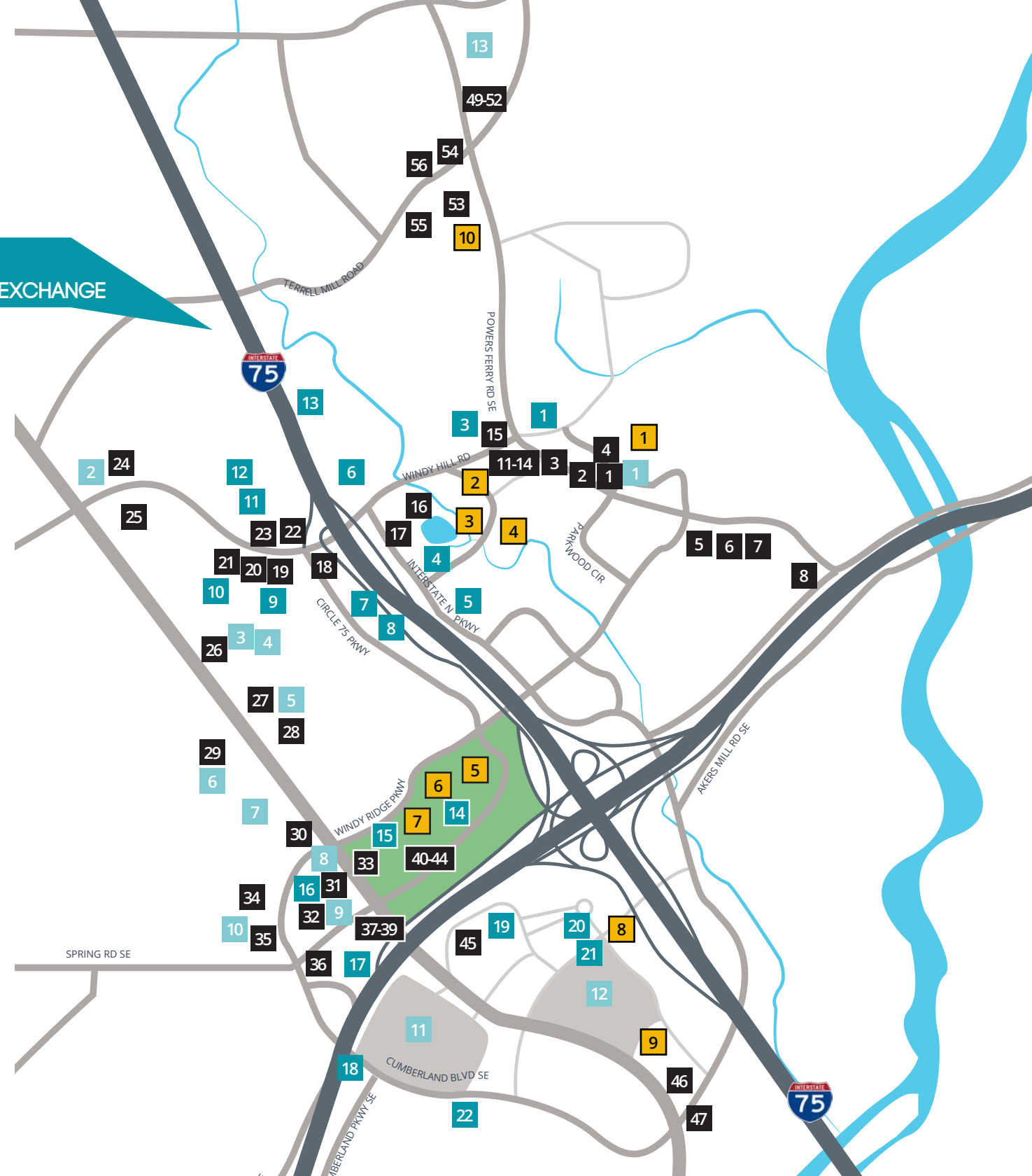
## RETAIL

- 1 CVS Pharmacy
- 2 Fedex Office Print & Ship Center
- 3 Target
- 4 CVS Pharmacy
- 5 Office Depot
- 6 Best Buy
- 7 Costco
- 8 Walgreens
- 9 The UPS Store
- 10 ALDI
- 11 Cumberland Mall
- 12 Aker's Mill Square Mall
- 13 Publix

## ENTERTAINMENT/WELLNESS

- 1 Wildwood Athletic Club
- 2 OrangeTheory Fitness
- 3 Windy Hill Athletic Club
- 4 Crossfit Resurgens
- 5 Truist Park
- 6 The Battery
- 7 Coca-Cola Roxy
- 8 Cobb Energy Performing Arts Center
- 9 Main Event Entertainment
- 10 LA Fitness

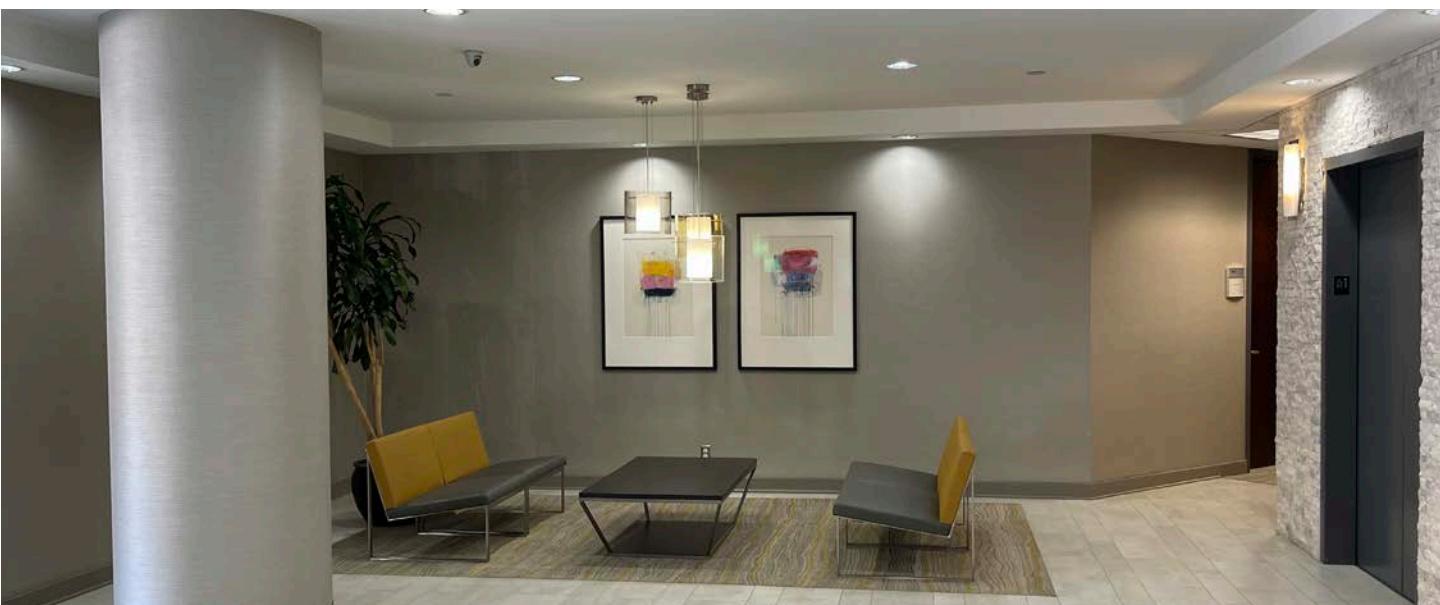
■ The Battery







 **1775  
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- ▶ LAKESIDE PATIO
- ▶ RENOVATED COMMON AREAS
- ▶ TENANT LOUNGE & CONFERENCE ROOM







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FOR LEASING  
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