



ONE OVERTON PARK

3625 Cumberland Blvd.

- Unmatched Access
- Towering Views
- Deep Amenity Base
- High Visibility

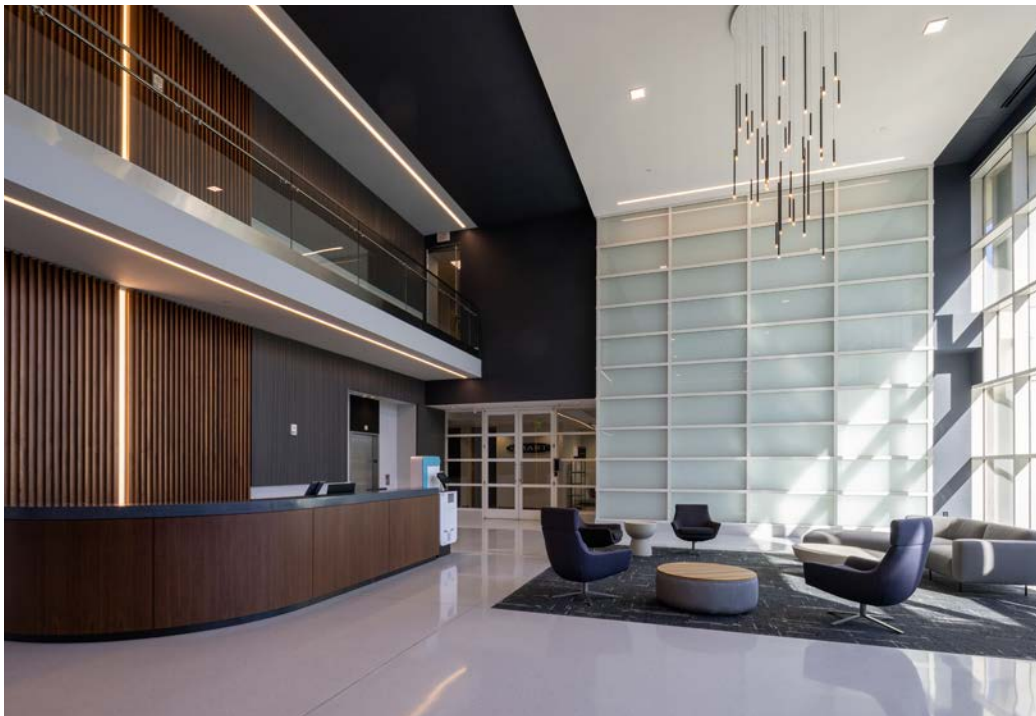


3625 CUMBERLAND BOULEVARD
ATLANTA, GA 30339



One Overton Park is a 387,300 square foot Class A office tower nestled within Overton Park, a 34-acre mixed-use community with unbeatable ingress/egress, professional and personal convenience, and located within an immersive and unrivaled nature setting and trail system.

One Overton Park's expansive amenity base starts with the onsite options: fitness center with locker rooms, multiple-room conference center, café, Hyatt House – a 149 room hotel, tranquil outdoor tenant-private seating, Get Spiffy full-service auto salon, and First Horizon Bank.





INTERIOR AMENITIES

Fitness Center

Located on the lower level of the building with floor to ceiling windows, our state of the art fitness center is fully equipped with locker rooms and showers

Ten Twentyseven Cafe

Conveniently located on the first floor, the café provides breakfast, snack, lunch, coffee, as well as quick grab-and-go options.



MEETING ROOMS

Conference Facility

Located on the second floor and offers multiple rooms, each equip with supporting TV's or projection equipment. Large, presentation style room has a maximum capacity of 100, board room fits 12 people, and the more intimate huddle room sits four people.







A

RENAISSANCE[®]
ATLANTA WAVERLY HOTEL
Lakienya

B

STONEY RIVER STEAKHOUSE AND GRILL
P.F. CHANG'S
MAGGIANO'S "LITTLE ITALY"
BUFFALO WILD WINGS
Sheraton HOTELS & RESORTS
Planet Fitness
SONESTA select

C

Cinco MEXICAN FOOD WITH AN ATTITUDE
BLAZE PIZZA FAST-FIRE'S!
HONEYBAKED...
CHIPOTLE
TOT BAGEL Cafe
ZOË'S KITCHEN
Joella's HOT CHICKEN
LONGHORN STEAKHOUSE
Chick-fil-A
BONEFISH GRILL
FIREHOUSE SUBS. FOUNDED BY FIREMEN
PHILLY CONNECTION Cheesesteak Perfection
EMBASSY SUITES
LAIFITNESS.
HOMewood SUITES Hilton

D

doc green's COUROSERY SALAD & SANDWICH BAR
live Bistro Meze & Wine Bar
SEAFOOD AND OYSTER BAR C&S
HOKI JAPANESE RESTAURANT
Thai
Kroger
Crispina
Gusto
SUBWAY

[Nearby Amenities]



ONE OVERTON PARK

ONSITE CAFE
Ten Twentyseve Cafe



EXIT 256

EXIT 22

EXIT 259

EXIT 260

EXIT 20

EXIT 259A

75

285

41

75

285



DOBBINS AIR RESERVE BASE



Legacy FOX CREEK GOLF LINKS

[Corporation Central]

Terrell Mill Road
The Exchange

Windy Hill Road

Cobb Parkway

75

EXIT 260

41

Spring Road



Cumberland Boulevard

285

Paradies Lagardere

BATSON-COOK CONSTRUCTION

Pinnacle Infosys

ARCADIS

citi

Piedmont HEALTHCARE

Paces Ferry Road

INPO

Cumberland Mall

Sprint

HUBER SITA COLGATE-PALMOLIVE

285

COMCAST

peach state health plan

thyssenkrupp

EXIT 20

Affac

Akers Mill Square

EXIT 259A

HD SUPPLY

HLB GROSS COLLINS ZEP

Riverview Shopping Center

75

EXIT 256

Freddie Mac Manhattan Associates

LEAPLEY CONSTRUCTION

EXIT 259

BRASFIELD & GORRIE GENERAL CONTRACTORS

JUNEAU

SOVOS

BIRCH

The Weather Channel

aveanna healthcare

COMCAST

peach state health plan

thyssenkrupp

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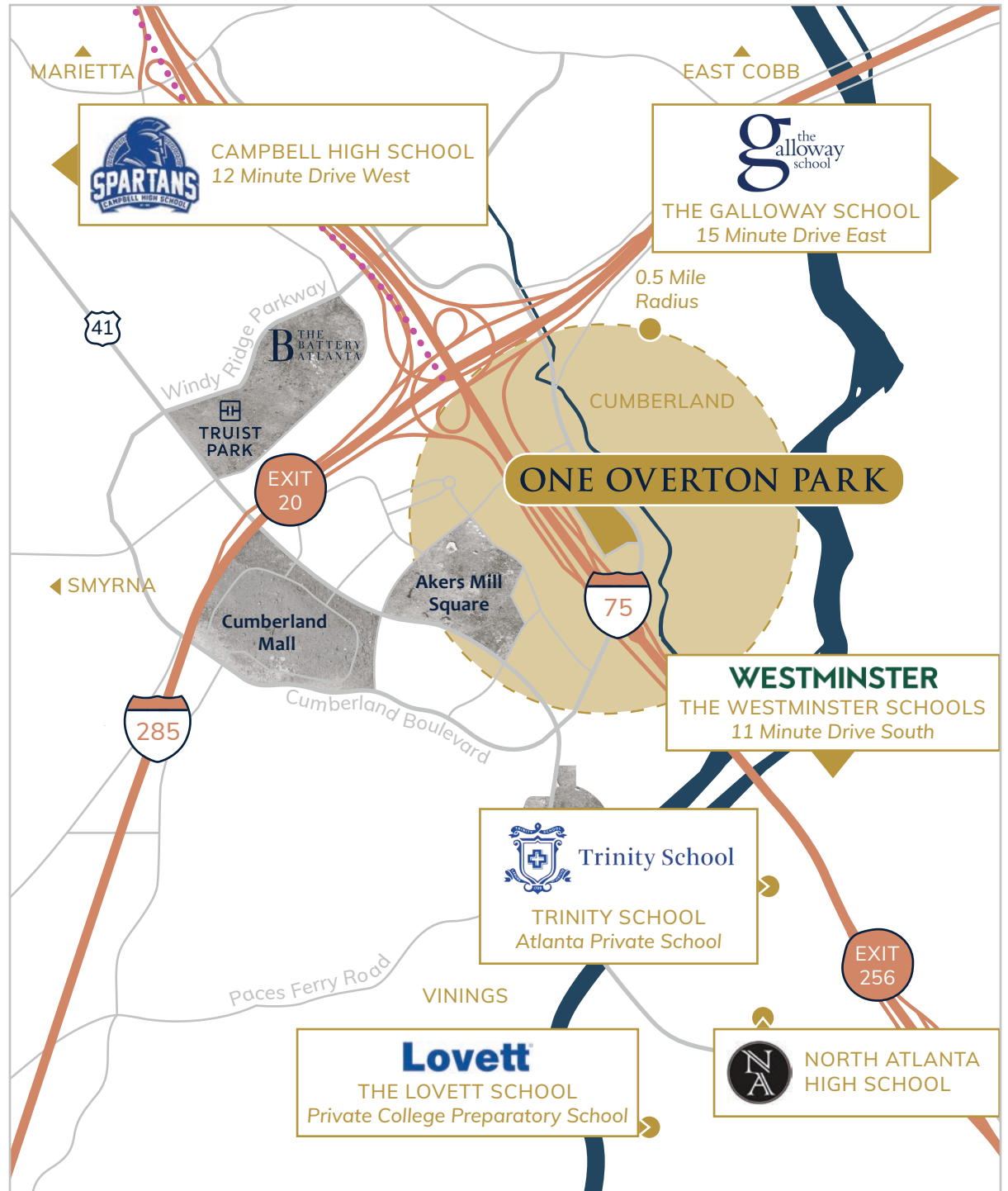
Cumberland Mall

Sprint

THE NEIGHBORHOOD

Unmatched Access

Marvelous access via premier highway accessibility in close proximity to numerous corporate companies with integrated nature





ONE OVERTON PARK

CHATTAHOOCHEE RIVER NATIONAL RECREATION AREA (CRNRA)

- 48 miles of river and 10,000 acres of land.
- The Chattahoochee River is one of GA's premier trout streams and offers year-round fishing.
- CRNRA was given the Award for Outstanding Service to Environmental Education in 2014.
- In 2012, CRNRA was designated as the Chattahoochee River Water Trail, becoming the first river named a National Water Trail.



- BOB CALLAN
- AKERS MILL
- THE BATTERY
- WEST PALISADES
- COCHRAN SHOALS

ONE OVERTON PARK

KEVIN DRIVER

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STEVE DEVINNEY

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