

Owner/User | For Sale

**CBRE**

---

# 1455 Lincoln Parkway

Atlanta, GA 30346



# Coming to Market

1455 Lincoln Parkway East is a 186,846 SF multi-tenant office building in Atlanta's Central Perimeter, sitting at the intersection of I-285 and GA 400 with immediate access to Perimeter Mall, major hotels, and a daytime workforce population exceeding 134,000 within three miles. The building offers prominent building-top corner signage with visibility to over 246,000 vehicles per day on I-285, an identity opportunity that few buildings in the Perimeter can match.

Existing tenancy and smaller suite sizes provide an owner user with an excellent opportunity to take advantage of existing cash flow and value through additional leasing. In-place rents range from the mid-\$20s to high-\$20s per SF, in line with submarket fundamentals. The roof also carries four active telecom licenses providing additional income. The asset features a marble atrium lobby, fitness center, conference facilities, and a three-story parking garage, with Perimeter Mall directly to the west and easy access to I-285 and GA 400.



For Sale

1455 Lincoln Parkway, Atlanta, GA 30346

**\$18,650,000**

Asking Price

**186,846 SF**

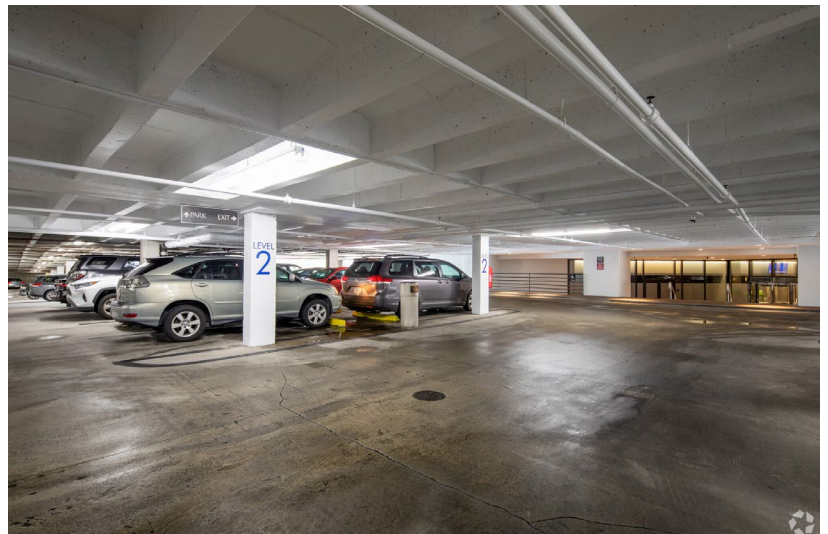
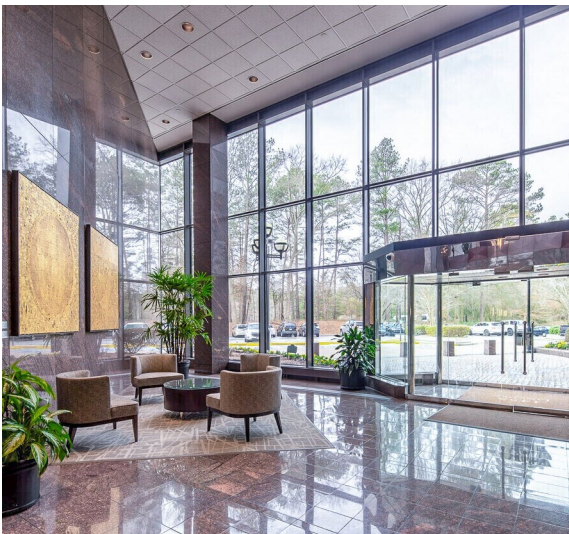
Total Building Size

**109,000 SF**

Available Space

1455 Lincoln Parkway East offers a rare chance to acquire and occupy a well-positioned office building in the Central Perimeter at a basis well below replacement cost. The asking price of \$18,650,000 reflects \$99.82/SF on the total building — with 109,000 SF immediately available for an owner/user to configure and occupy.

The building carries 24 existing tenants with in-place rents in the mid-to-high \$20s per SF, providing income while the owner/user builds out their footprint. Four rooftop telecom licenses add additional passive income.



## Property Highlights

### Location

Central Perimeter submarket at I-285 and GA 400. Perimeter Mall to the west, MARTA access nearby, and Hartsfield-Jackson 38 minutes south.

### Building Features

- Prominent building-top signage opportunity
- Marble atrium lobby
- Fitness center
- Conference facilities
- Three-story parking garage



## Contact Us

**Tony Swann**  
Senior Vice President  
[Tony.swann@cbre.com](mailto:Tony.swann@cbre.com)  
404-626-1380

**Michael MacDonald**  
Vice President  
[Michael.macdonald1@cbre.com](mailto:Michael.macdonald1@cbre.com)  
404-358-0684

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.