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## THE TRIANGLE BUILDING

1775 THE EXCHANGE SE, ATLANTA, GA 30339

### BUILDING FEATURES

- » IDEAL CORPORATE HQ
- » 40,000 SF CONTIGUOUS BLOCK
- » 16,000 SF FLOOR PLATES
- » BUILDING & MONUMENT SIGNAGE
- » 4/1,000 PARKING
- » FULL FLOOR TO CEILING GLASS
- » BROKER BONUS OFFERED
- » BELOW MARKET RENTAL RATE,  
ABOVE MARKET CONCESSIONS!

Michael Howell  
mhowell@lpc.com  
404.926.1640

Matt Fergus  
mfergus@lpc.com  
404.990.4227

Lincoln Property Company  
3405 Piedmont Road, NE., Suite 450  
Atlanta, GA 30305



## BUILDING FEATURES:

- Six-Stories totaling 96,955 RSF
- Major renovations recently completed include main lobby, all corridors, restrooms & major landscaping overhaul
- Spaces available ranging from 1,500 SF - 34,000 SF
- Several move-in ready spec suites ranging from 1,500 - 2,800 SF on the 5th and 6th floors
- 3rd and 4th floors fully vacant; +/-16,500 SF floorplates
- Onsite amenities include conference center, outdoor seating area, and onsite engineering office
- Immediate access to the Northwest Corridor Express Lanes
- Surrounded by Cumberland area amenities including Truist Park and The Battery





# SPEC SUITES

SEVERAL MOVE-IN READY SPEC SUITES RANGING FROM 1,500 - 2,800 SF ON THE 5TH & 6TH FLOORS



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# THE TRIANGLE BUILDING | HIGH SIGNAGE VISIBILITY FROM I-75

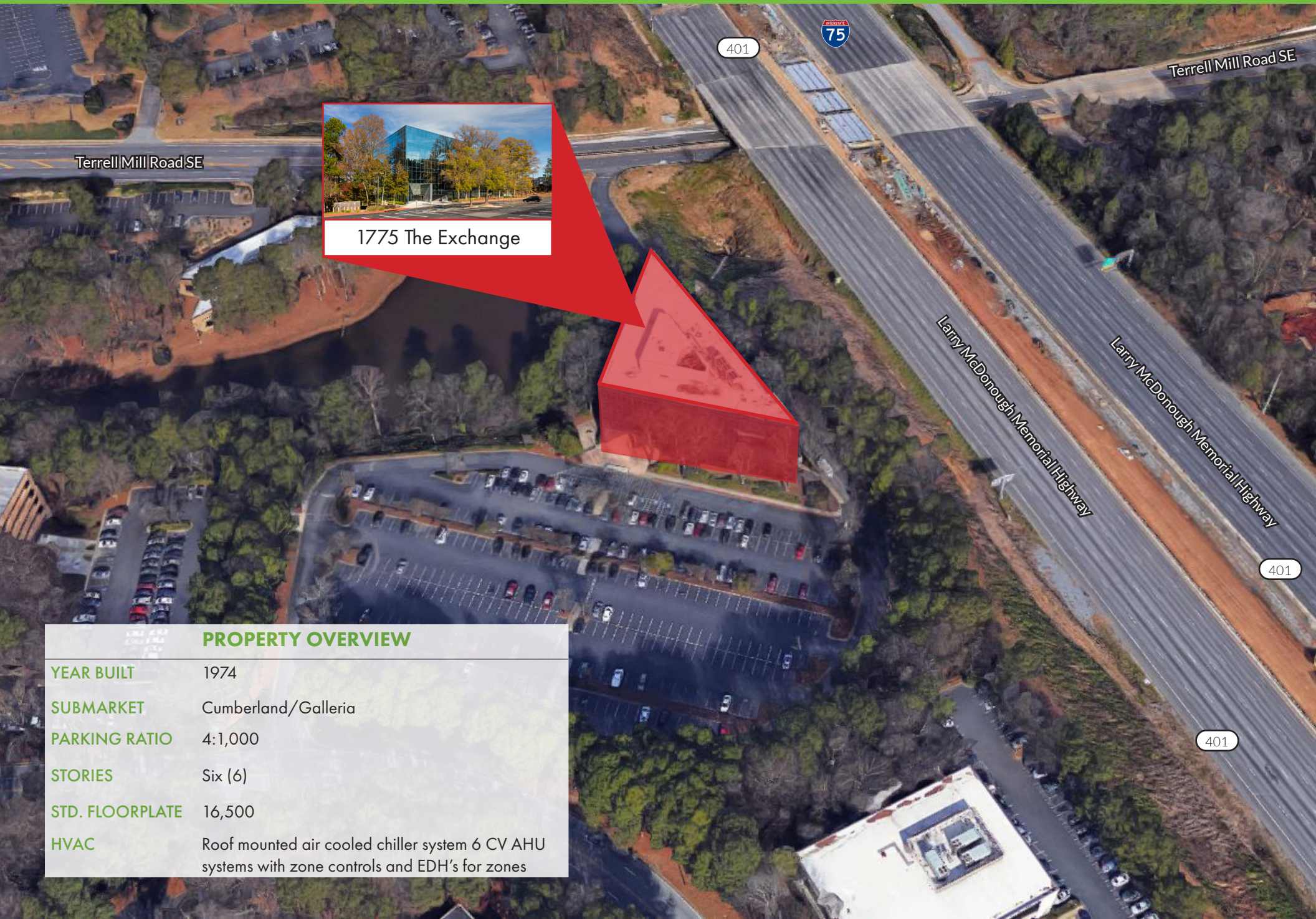


**75** Interstate 75 (I-75)

**Top of Building Signage Opportunity**  
Premium signage overlooking Interstate 75



# THE TRIANGLE BUILDING | AERIAL VIEW



Terrell Mill Road SE



1775 The Exchange



401

Terrell Mill Road SE

Larry McDonough Memorial Highway

Larry McDonough Memorial Highway

401

401

## PROPERTY OVERVIEW

YEAR BUILT	1974
SUBMARKET	Cumberland/Galleria
PARKING RATIO	4:1,000
STORIES	Six (6)
STD. FLOORPLATE	16,500
HVAC	Roof mounted air cooled chiller system 6 CV AHU systems with zone controls and EDH's for zones



## THE TRIANGLE BUILDING | LOCATION AND AREA AMENITIES MAP



\*Open to traffic in early 2018  
(source: <http://dot.ga.gov>)



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For additional information, please contact:

**Michael Howell**  
**Senior Vice President**  
mhowell@lpc.com  
404.926.1640

**Matt Fergus**  
**Vice President**  
mfergus@lpc.com  
404.990.4227

**Lincoln Property Company**  
3405 Piedmont Road, N.E., Suite 450  
Atlanta, GA 30305  
404.266.7600  
[www.lpcsoutheast.com](http://www.lpcsoutheast.com)

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