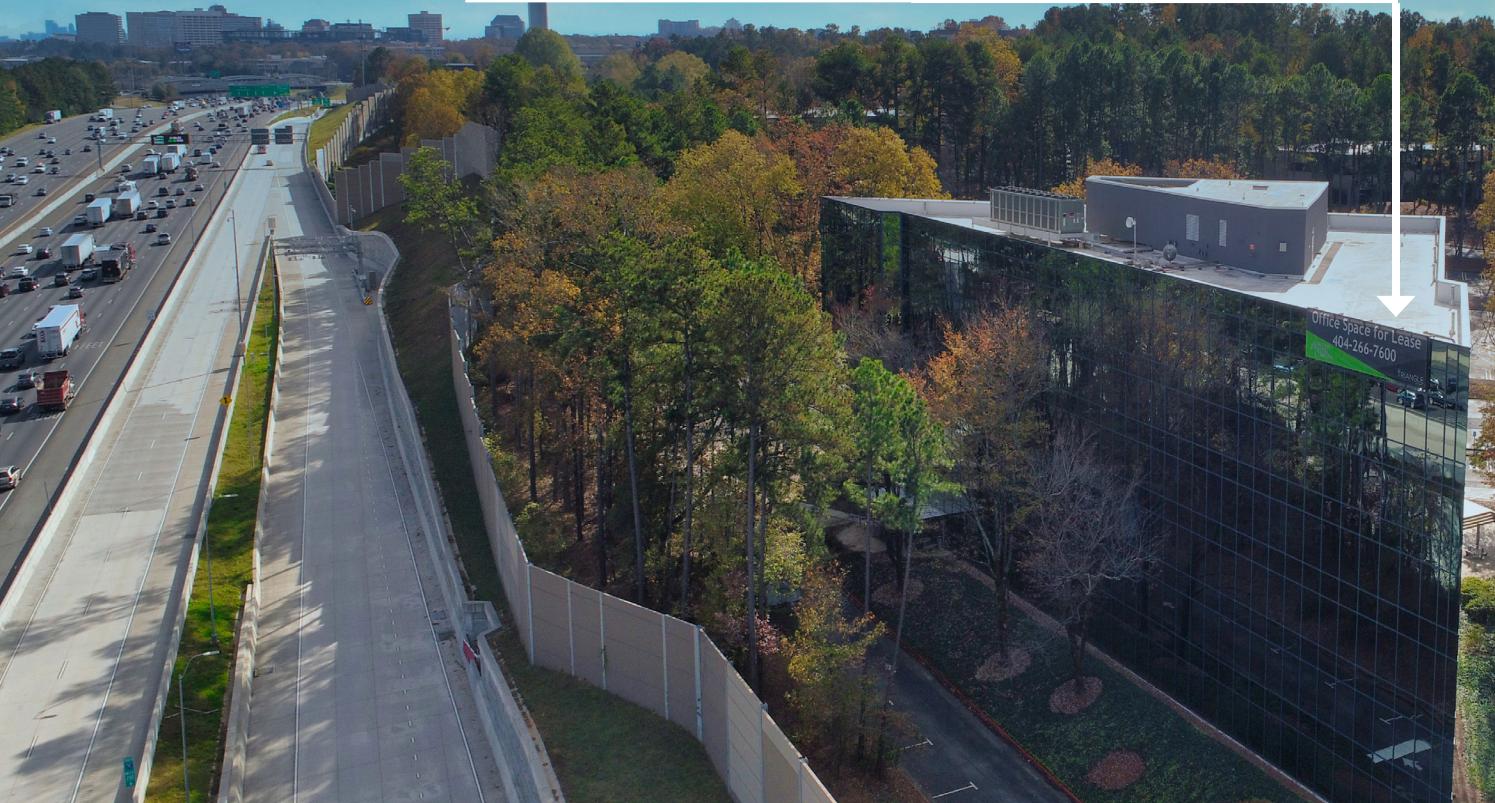


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FOR LEASE

THE TRIANGLE BUILDING

1775 THE EXCHANGE SE, ATLANTA, GA 30339

Michael Howell
mhowell@lpc.com
404.926.1640

Matt Fergus
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404.990.4227



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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!

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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virtual
tour of
Ste 400

THE TRIANGLE BUILDING | HIGH SIGNAGE VISIBILITY FROM I-75



THE TRIANGLE BUILDING | AERIAL VIEW



THE TRIANGLE BUILDING | LOCATION AND AREA AMENITIES MAP



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

1775 THE EXCHANGE SE ATLANTA, GA 30339

For additional information, please contact:

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