



BAILEY PARK



TRANSWESTERN

OVERVIEW

Ideally located in Atlanta's northwest submarket, Bailey Park is a 197,549-square-foot flex office/industrial property featuring four single-story buildings and one two-story building. With an office to warehouse ratio of 75% and 25%, respectively, Bailey Park offers tenants a full warehouse experience without compromising their office needs.

Bailey Park offers flexible floorplans, a park-like setting, access to an abundance of surrounding amenities, and proximity to a robust local employment base.



BUILDING HIGHLIGHTS



Location Highlights

- ▶ Located at the intersection of Barrett Parkway and Cobb Pkwy
- ▶ Minutes from I-75 and I-575 and Cobb County International Airport
- ▶ Near Barrett Park, a 1,000-acre mixed use complex
- ▶ Surrounded by dozens of restaurants, retailers, entertainment venues and service providers



Property Highlights



5 office/flex buildings



12', 14' and 18' clear heights



Grade level and dock high loading with rear building entry



Generous surface parking of 3.5/1,000



Attractive office park setting

NEARBY AMENITIES

Restaurants

- 1 Carrabba's Italian Grill
- 2 Copeland's of New Orleans
- 3 IHOP
- 4 Popeye's Louisiana Kitchen
- 5 Flying Buscuit Cafe
- 6 Caper's Restaurant and Bar
- 7 Mersi Chef Parsian Food
- 8 Hooters
- 9 Tacos Del Chavo
- 10 Bahama Breeze
- 11 Golden Corral Buffet & Grill
- 12 Firestone Chinese Cuisine
- 13 The Rotisserie Shop
- 14 Provino's Italian Restaurant
- 15 Two Sisters
- 16 The Melting Pot
- 17 Twisted Kitchen Marietta
- 18 Pacific Buffet
- 19 Ruth's Chris Steak House
- 20 Rico Tropical Grill
- 21 Tazike's Mediterranean Cafe
- 22 Mediterranean Bistro
- 23 First Watch
- 24 McDonald's
- 25 Come and Get It
- 26 Zaxby's

Shopping

- 27 Town Center Mall
- 28 Town Center Market
- 29 Town Center Plaza
- 30 Cobb Place Shopping Center
- 31 Town Center Commons
- 32 Barrett Corners
- 33 Kennesaw Marketplace

Hotels

- 34 Town Place Suites by Marriott
- 35 Homewood Suites by Hilton
- 36 Hampton Inn Town Center
- 37 Days Inn by Wyndham
- 38 Courtyard by Marriott
- 39 La Quinta Inn & Suites
- 40 Holiday Inn Express
- 41 Home2 Suites by Hilton
- 42 Extended Stay America
- 43 Spring Hill Suites by Marriott
- 44 Hampton Inn Kennesaw
- 45 Fairfield Inn & Suites
- 46 Sonesta ES Suites Atlanta
- 47 Embassy Suites by Hilton

Financial

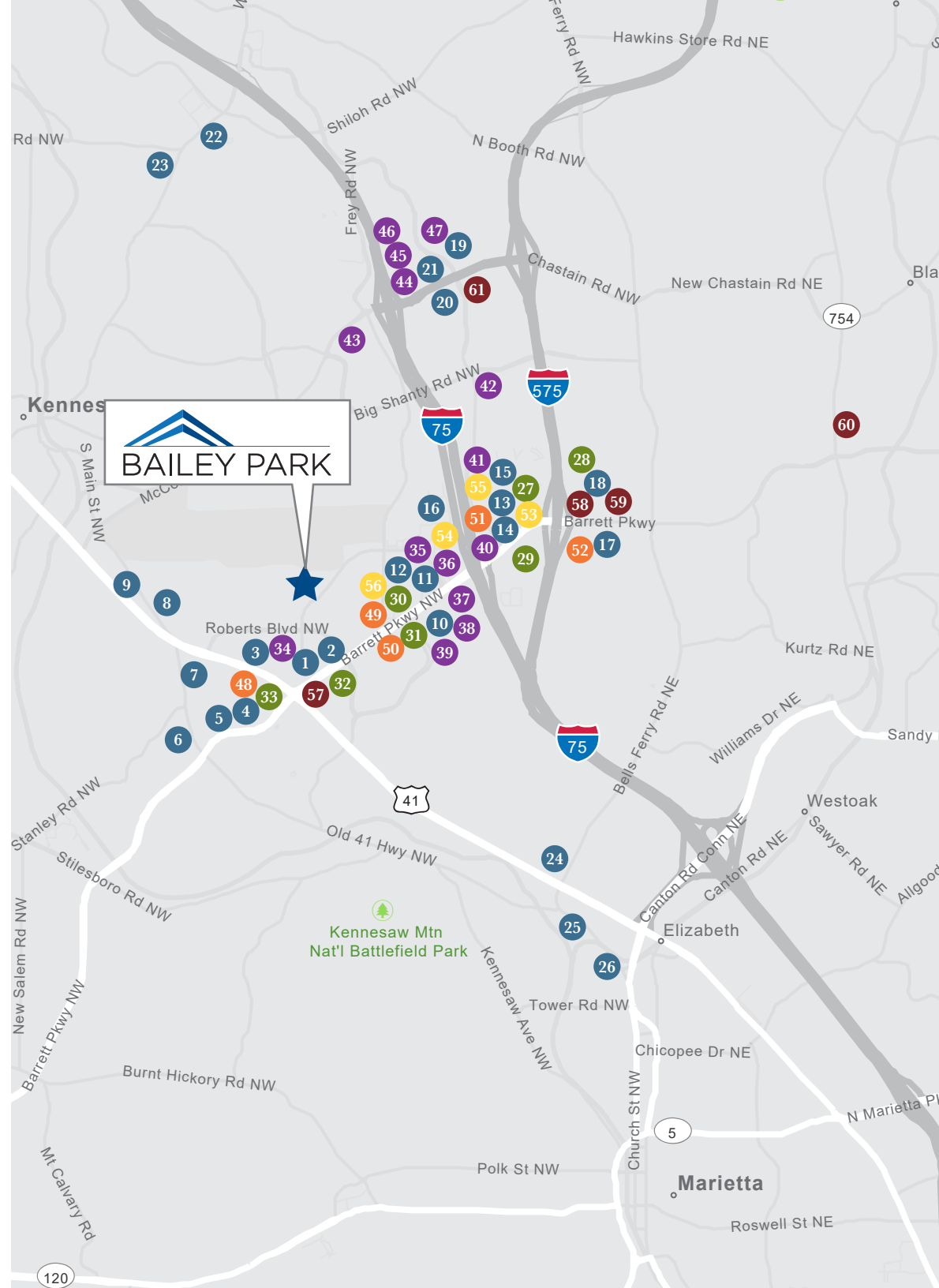
- 48 SunTrust Bank
- 49 Wells Fargo Bank
- 50 PNC Bank
- 51 Bank of America
- 52 Chase Bank

Business Convenience

- 53 FedEx Office Print & Ship Center
- 54 Office Max
- 55 The UPS Store
- 56 United States Post Office

Fitness

- 57 LA Fitness
- 58 Workout Anytime
- 59 Orangetheory Fitness
- 60 Planet Fitness
- 61 Dream Results Fitness



LOCATION



McCollum Pkwy NW

Cobb County Airport-McCollum Field


BAILEY PARK

Vaughn Rd NW

Roberts Blvd NW

41

Old 41 Hwy NW

Cobb Pl Blvd

Barrett Lakes Blvd

Cobb Place Shopping Center



Barrett Pkwy NW

Barrett Pkwy NW

Town Center at Cobb

575

75

-  To I-575
-  To I-75
-  To Hwy 41



TRANSWESTERN

For leasing information, please contact Bailey Park's Exclusive Leasing Agents:

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