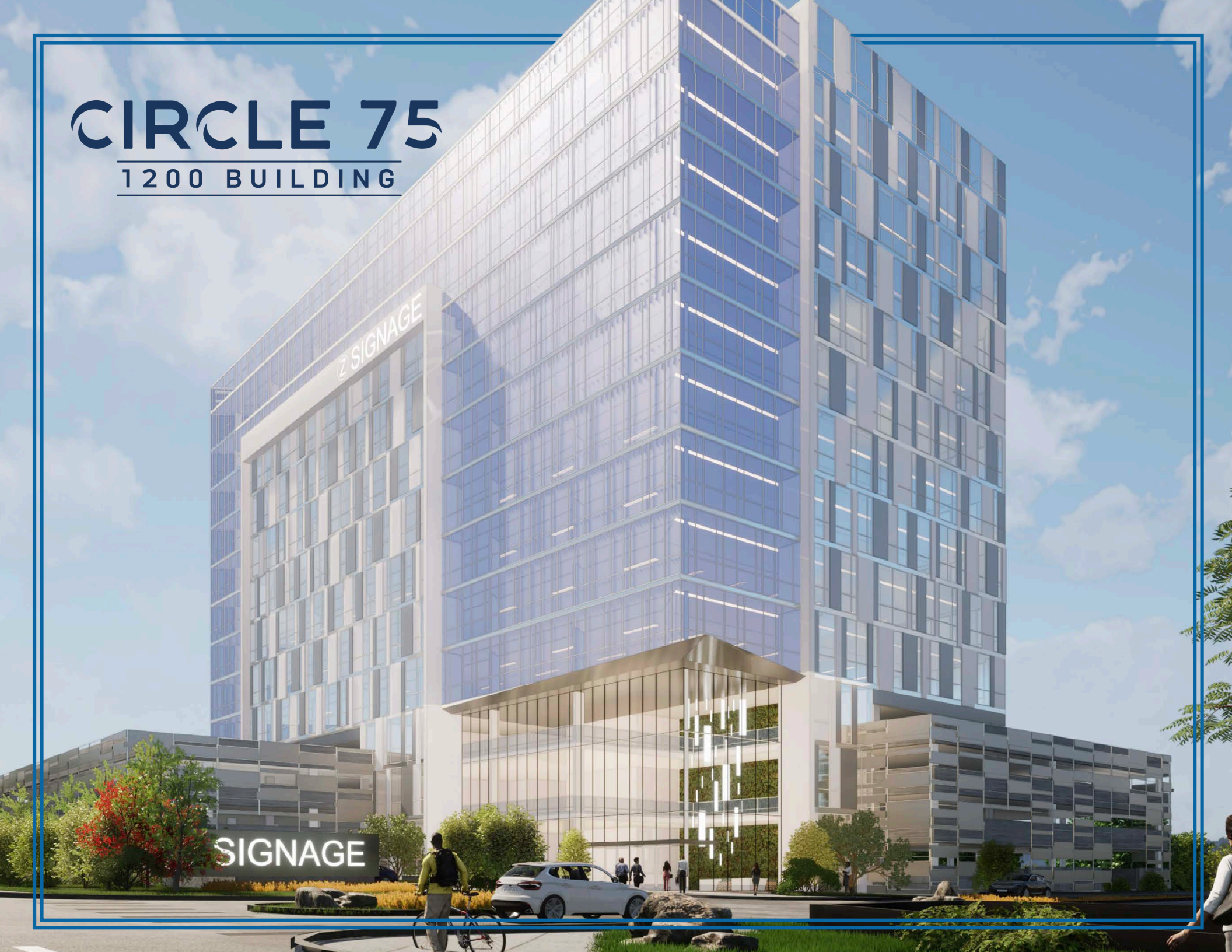


CIRCLE 75

1200 BUILDING



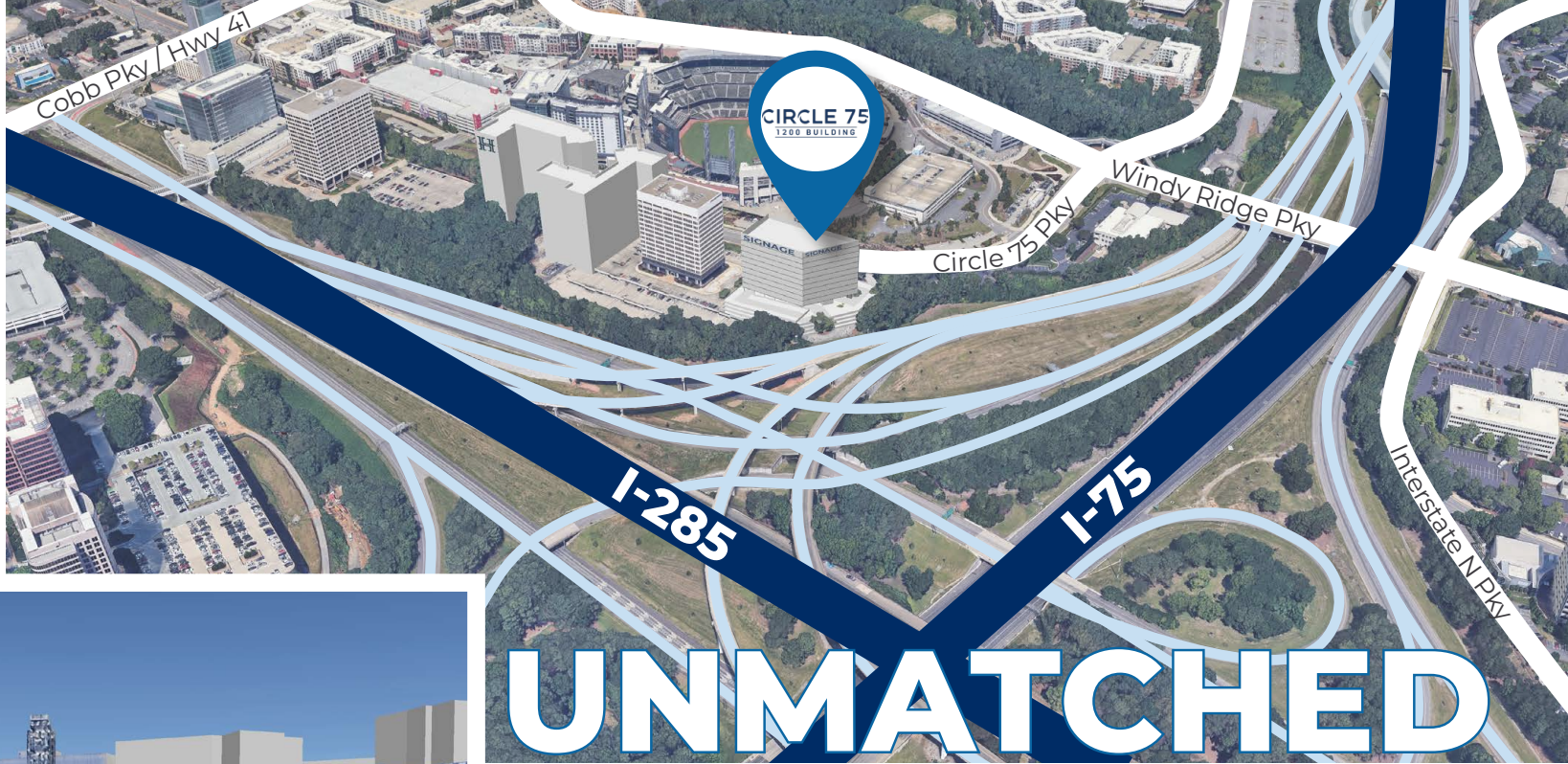


1200 CIRCLE 75

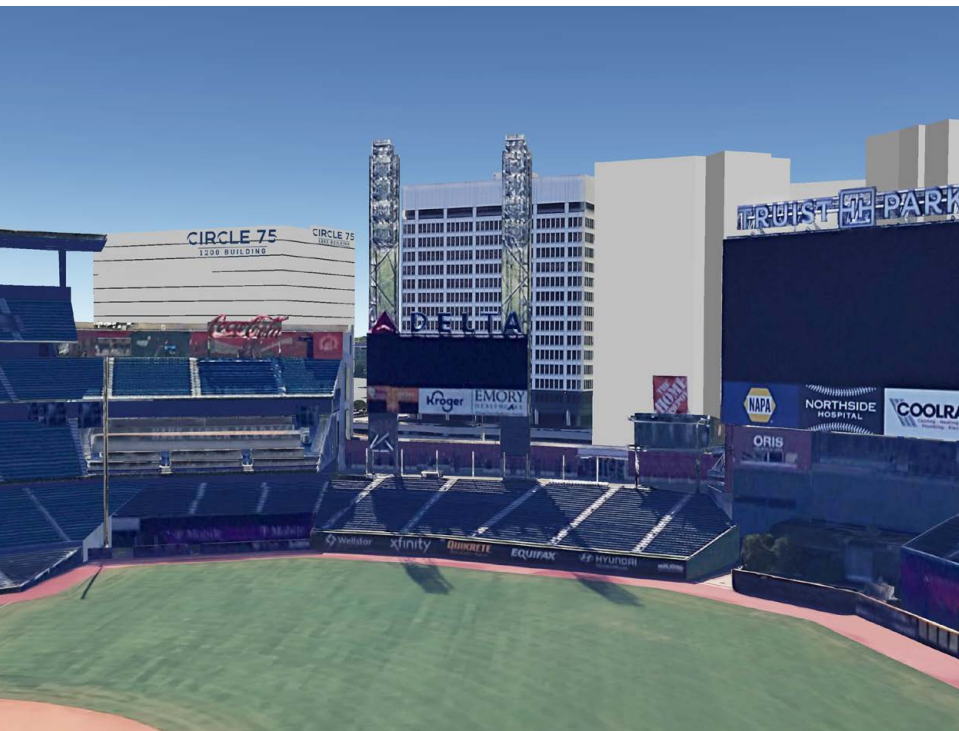
Up to 250,000 square feet of trophy office space specifically constructed to meet your design needs and physical specifications.

Located within Circle 75 Office Park, conveniently positioned at the intersection of I-75 and I-285 and directly adjacent to The Battery Atlanta and Truist Park, home of the Atlanta Braves.

75



UNMATCHED VISIBILITY



The building's southern exposure faces I-285, providing visibility to approximately 208,000 cars per day. To the east, the building is visible to the 260,000 cars traveling along I-75.

The northern elevation faces into Truist Park itself, which is visited and photographed by more than 10.3 million people throughout the year both local and from across the country. In fact, over 70% of the visitors are from outside of Cobb County.

75

CIRCLE 75
1200 BUILDING

I-285

±208,000 VPD

HWY 41 42,213 VPD

CIRCLE 75 PKY

25,252 VPD

THE BATTERY

TRUIST PARK

10.3 M VISITS
PER YEAR

I-75

± 260,000 VPD

LEGEND

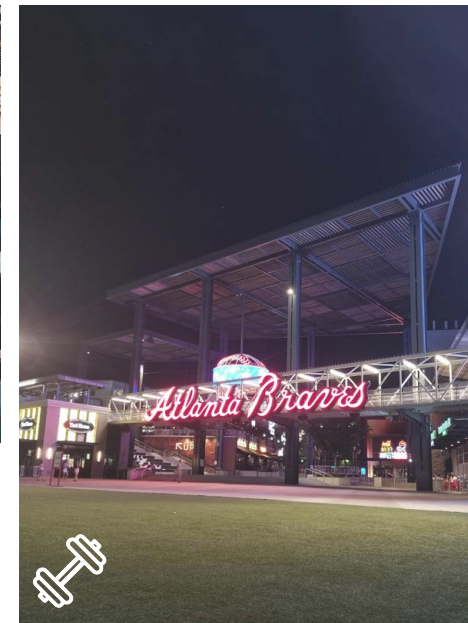
||||| Pedestrian bridge

**THIS IS THE ONLY
BUILD-TO-SUIT
VISIBLE FROM THE
STADIUM, I-75 &
I-285, AND ACCESS
ROADS.**





WALKABLE AMENITIES



DINING

- Superica
- Walk-On's Sports Bistreaux
- Shake Shack
- C. Ellet's
- Antico
- Yard House
- Garden & Gun Club
- H & F Burger
- Jeni's Ice Creams
- & More



SHOPPING

- Threads by Braves Clubhouse Store
- Braves Clubhouse Store
- DressUp
- SITKA Gear
- Baseballism
- South End Trading Company



ENTERTAINMENT

- Truist Park
- Live! At the Battery
- Coca-Cola Roxy
- The Escape Game
- ASW Distillery
- Silverspot Cinema
- Good Game by TopGolf
- Punch Bowl Social
- Battle & Brew
- Sandbox VR







PERSONAL

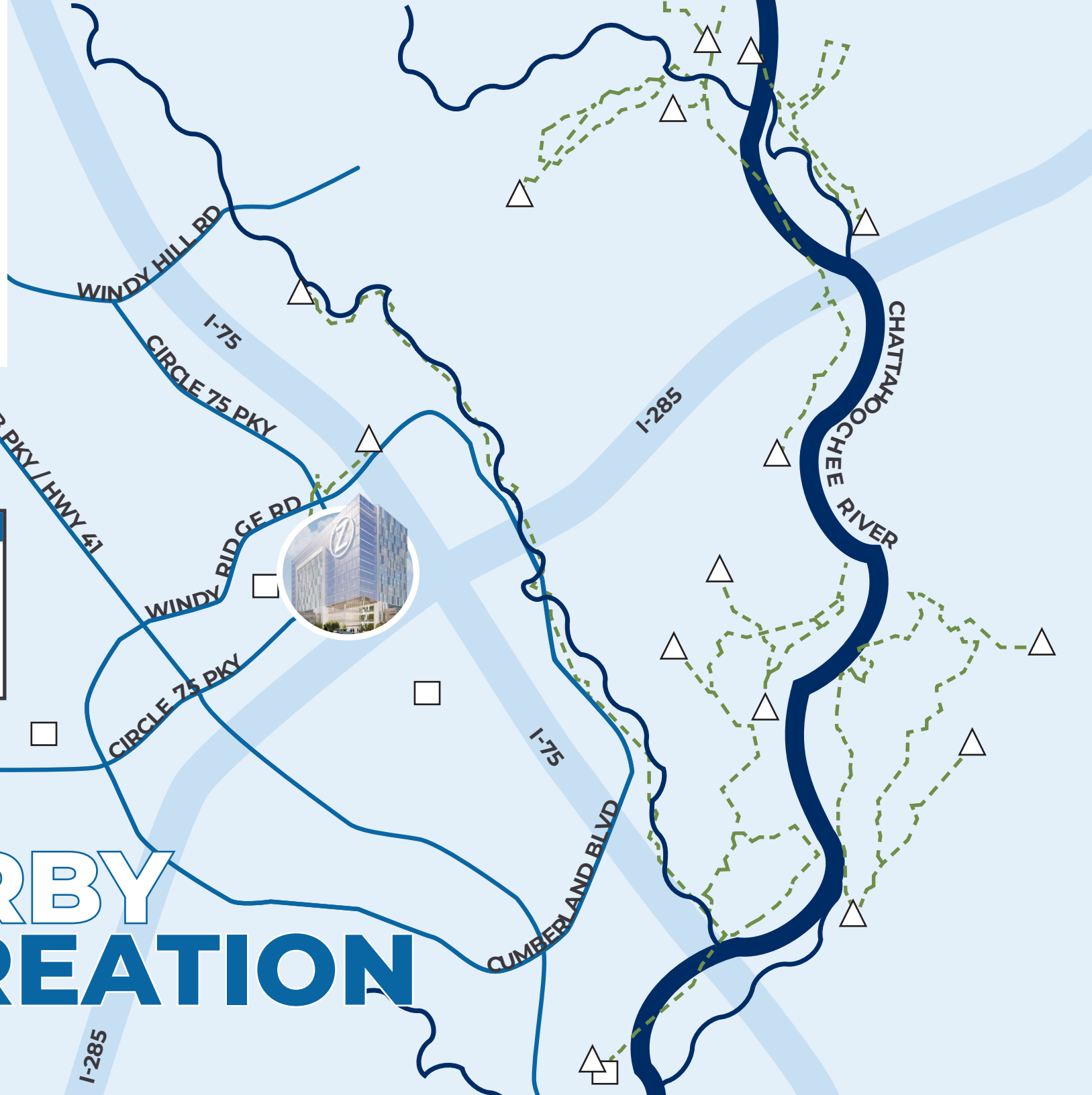
- Lush Nail Bar
- One Medical
- OrthoAtlanta
- Van Michael Men
- The Warrior Alliance



LEGEND

-  Park / Greenspace
-  Trailhead
-  Hiking / Biking Trail
-  River / Creek

NEARBY RECREATION

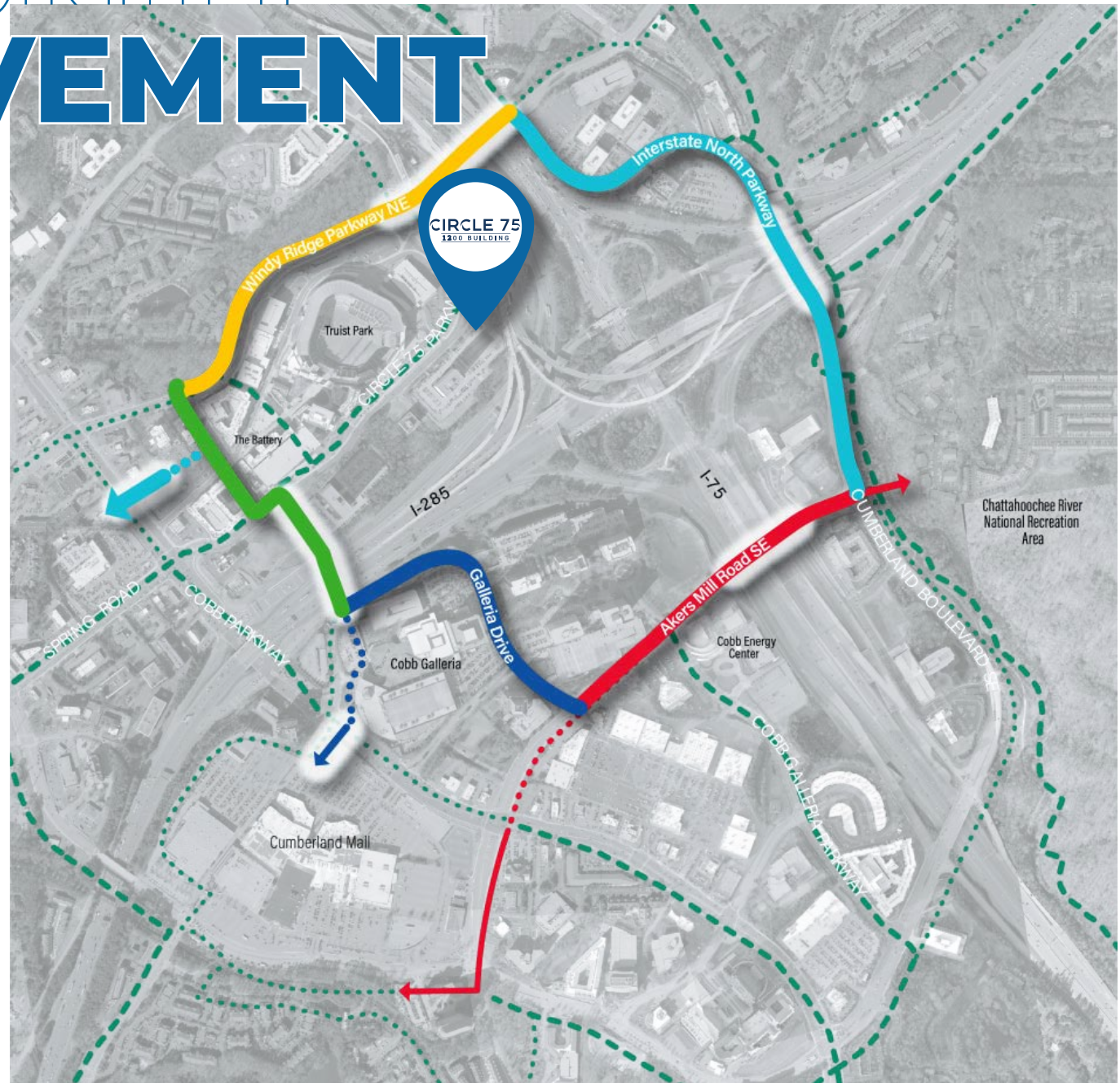


COMMUNITY IMPROVEMENT

Introducing the Cumberland Sweep, a three-mile multimodal path designed to improve connectivity throughout the core of the Cumberland CID with dedicated walking and cycling lanes and an autonomous shuttle system that will make travel easier, more reliable, and safer.

LEGEND

- A** Interstate N Pky & Cumberland Blvd
- B** Akers Mill Rd
- C** Galleria Dr
- D** I-285 Pedestrian Bridge & The Battery
- E** Windy Ridge Pky
- ... Cobb Pky Pedestrian Bridge
- ... Cumberland Mall (Under Study)



75



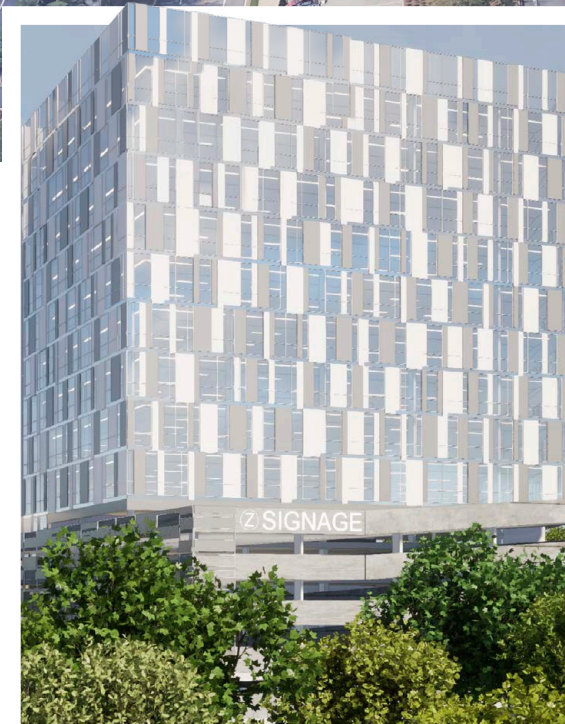
This is a southeastern view of 1200 Circle 75, which offers unparalleled exposure to northbound I-75 and over 260,000 cars per day.



POWERFUL NEIGHBORS

The city of Atlanta is home to many large companies, including 35 who are on the FORTUNE 1000 list.

Within a one-mile radius of 1200 Circle 75, there are dozens of companies who have decided to make the northwestern corner of Atlanta their regional, national, or international headquarters. In addition to those pictured, the area also hosts the headquarters for The Home Depot, HD Supply, Synovus, Randstad, and more.





BUSINESS IN COBB

Cobb County not only has incredible lifestyle benefits, but also boasts a business-friendly climate with low taxes and a central location.

For 25 years, Cobb County Government has earned a prestigious AAA rating from the Fitch Group, Moody's, and S&P Global Ratings agencies.



75



COMING SOON

THE HENRY

- Two-building high-rise project by SK Commercial Realty and Goldenrod Companies
- 650 Class A apartments
- 54 luxury For Sale condominiums
- 250-key Marriott Autograph Hotel and Conference Space
- Street-level retail with new pedestrian bridge to the Battery



1200 CIRCLE 75

1200 CIRCLE 75 PARKWAY, ATLANTA, GA 30339

Tom Kirbo
678.429.5849
tkirbo@skcr.com

Tom Parker
404.281.5204
tparker@skcr.com

Zac Marquess
913.207.8217
zmarquess@goldenrodcompanies.com

SK Commercial Realty
404.252.1200
www.skcr.com

Goldenrod Companies
402.991.6925
www.goldenrodcompanies.com

