

# ONE TOWER CREEK

OFFICE SPACE FOR LEASE IN ATLANTA'S  
THRIVING CUMBERLAND SUBMARKET

3101 TOWERCREEK PKWY SE  
ATLANTA, GA



FOUNDRY  
COMMERCIAL

BRADEN  
FELLMAN

# BUILDING OVERVIEW

Building Size  
99,655 SF

Full Floors  
3 FLOORS AVAILABLE

Available Space  
65,000 SF

Easy Ingress / Egress  
NEARBY I-75 AND I-285

Floor Plate  
15,680 RSF

Exceptional Visibility  
212,000 VEHICLES PER DAY ON I-285

Number Of Stories  
7 STORIES

Parking Ratio  
3.3 / 1000 RSF

NEW LOCAL  
OWNERSHIP

BRADEN  
FELLMAN

COVERED  
PARKING

UPDATED LOBBY  
LOUNGE

CONNECTED TO  
BOB CALLAN  
NATURE TRAIL

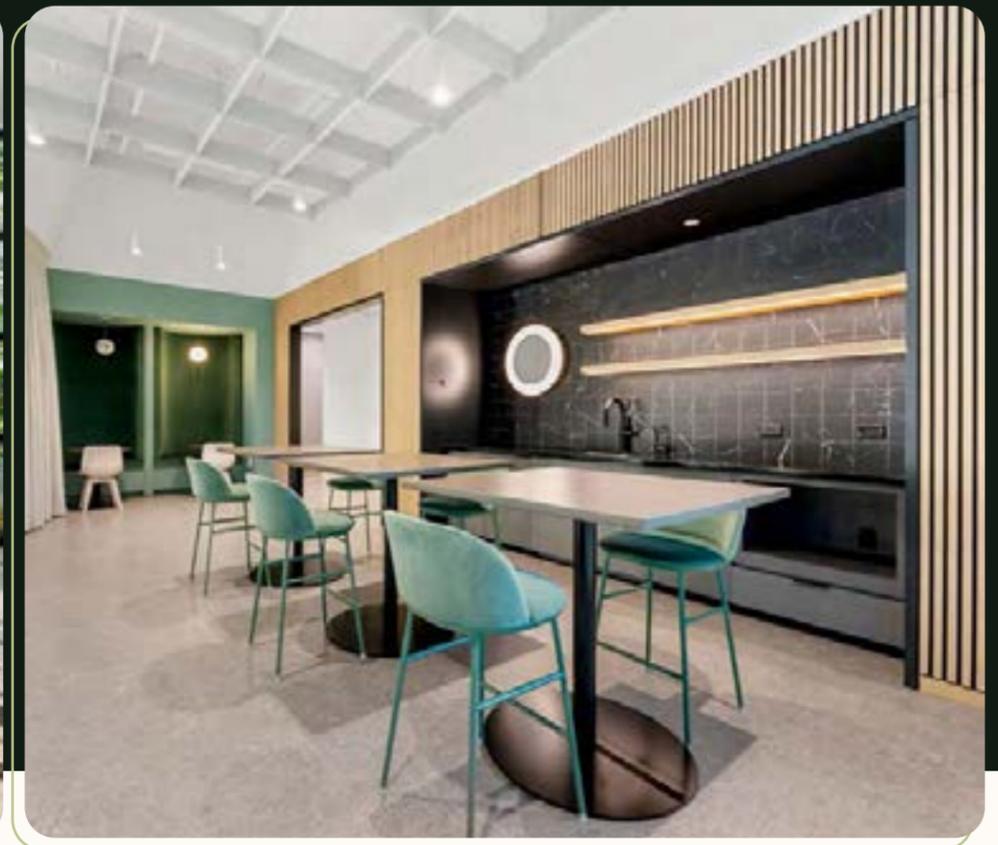
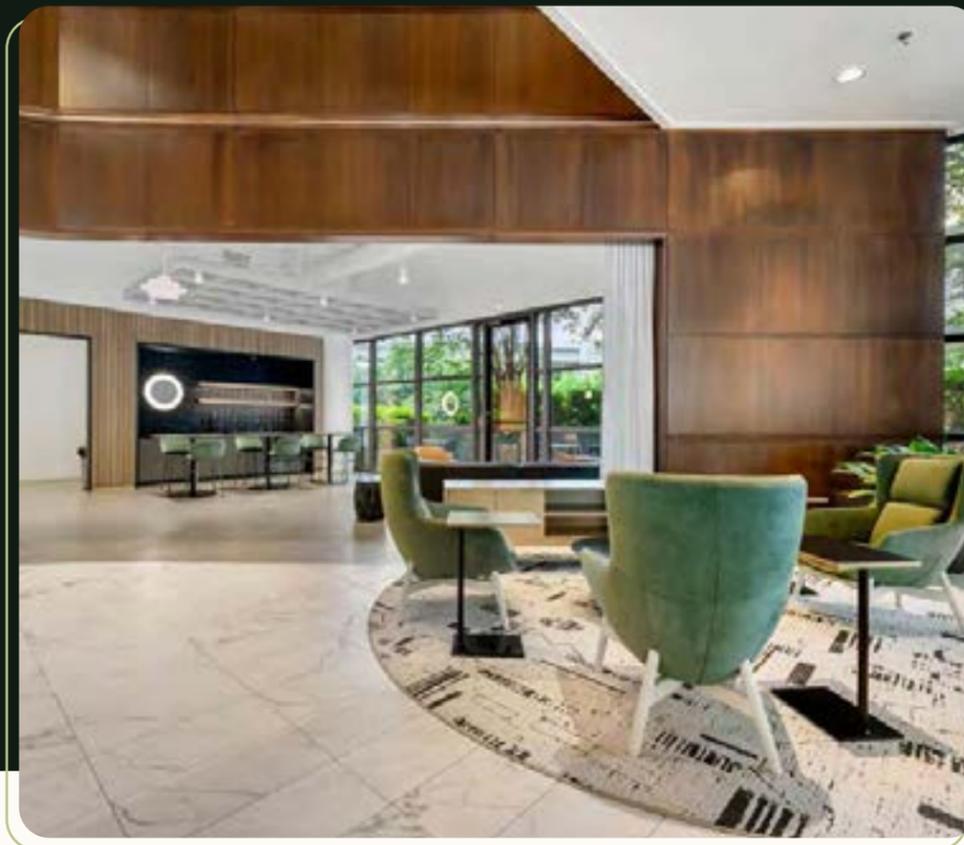
FITNESS  
CENTER

CONFERENCING  
FACILITY

WIFI



# RENOVATED LOBBY



## SHARED SPACES FOR MODERN WORKING

One Tower Creek offers a premier office leasing opportunity in Atlanta's thriving Cumberland submarket. Featuring exceptional visibility, modern amenities, and a prime location near leading corporate hubs and entertainment destinations, the property delivers an ideal balance of accessibility and prestige. The newly renovated lobby creates a welcoming, sophisticated environment for tenants and guests alike.

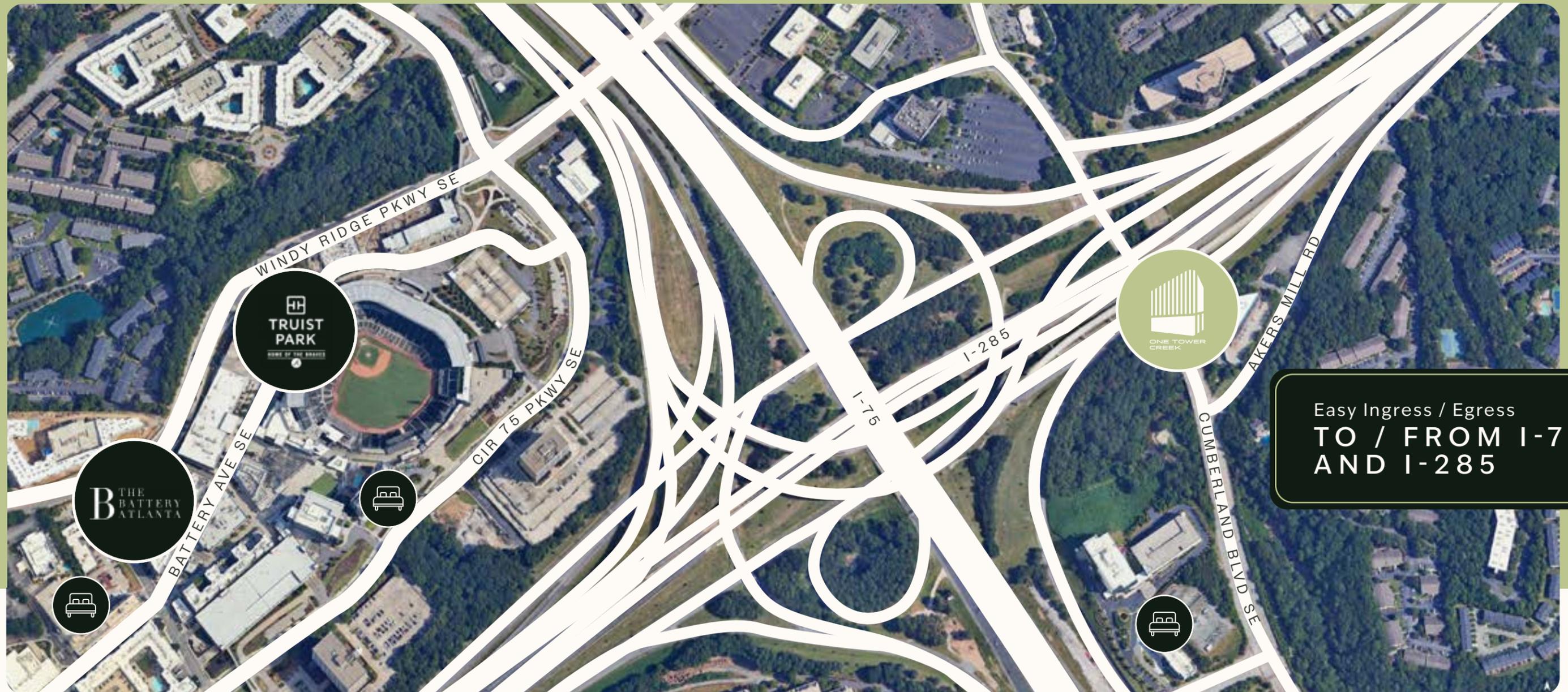
# FIRST FLOOR AMENITIES

- FITNESS
- CONFERENCING
- FOOD SERVICE



# EASY ACCESS

IN THE HEART OF CUMBERLAND'S BEST



The Battery  
1.4 MILES

Truist Park  
1.2 MILES

Cumberland Mall  
1.4 MILES

Nature Trails  
STEPS AWAY

Cobb Energy Performing Arts Centre  
0.9 MILES

# LOCAL ATTRACTIONS

TRUIST PARK, THE BATTERY, TRAILS



Truist Park  
Home of the Atlanta Braves



The Battery  
Mixed-Use Entertainment District



Trail Network  
With Direct Connection to the Building

## + MORE

### Fitness

WINDY HILL  
ATHLETIC CLUB



LA|FITNESS.

Orangetheory

### Coffee

DUNKIN'  
DONUTS.

CAFE COMMA



chattahoochee  
coffee company

REV COFFEE  
ROASTERS

### Lunch



CAVA



### Dinner



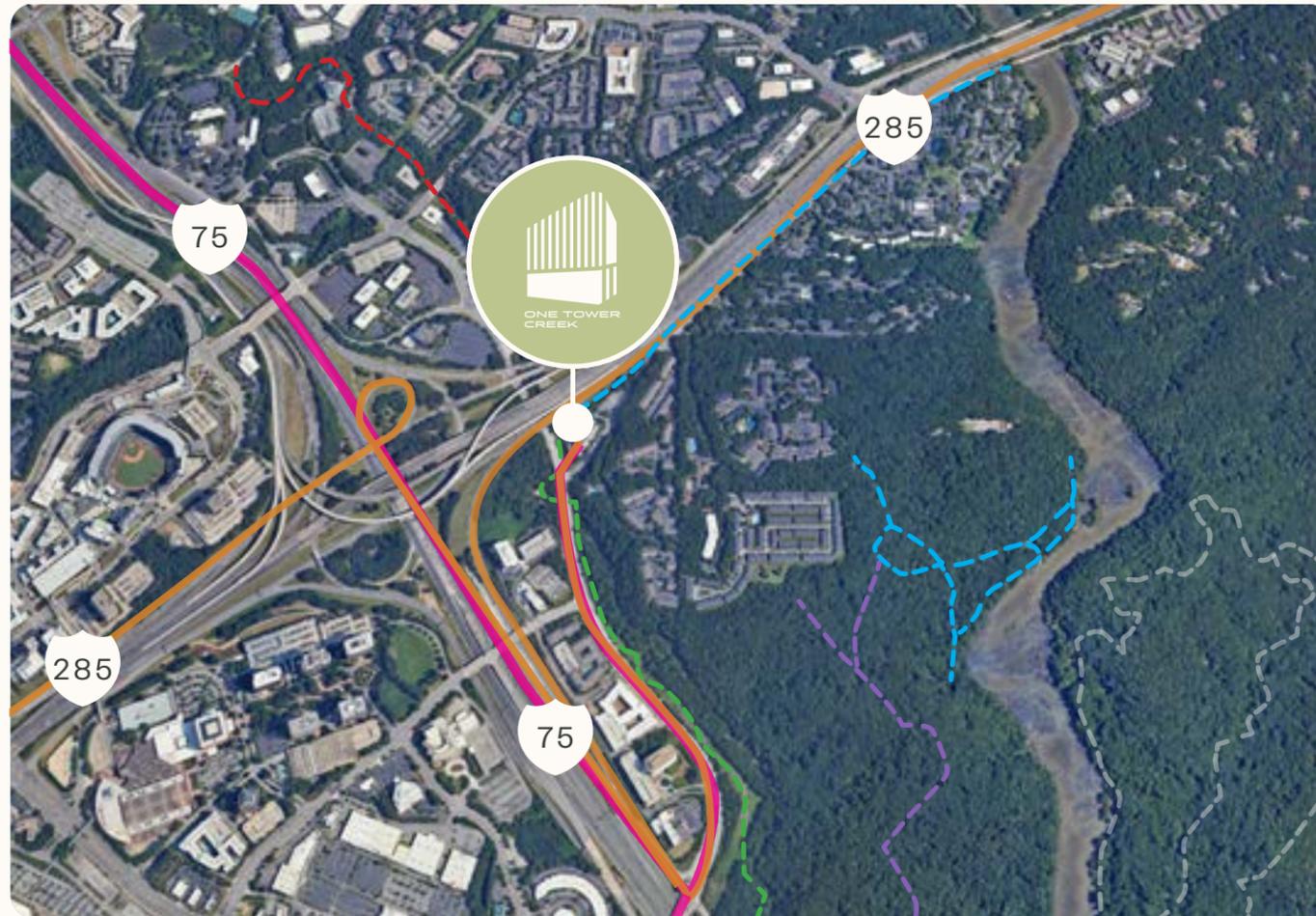
Ray's  
ON THE RIVER



Copeland's  
OF NEW ORLEANS

STONEY RIVER  
STEAKHOUSE AND GRILL

# NEARBY TRAIL NETWORK



The Cumberland Trail Network—including the Bob Callan and Akers Mill Trails—offers seamless access to the Chattahoochee River National Recreation Area, featuring scenic paths for walking, biking, and outdoor exploration. These interconnected trails link directly to popular river access points such as Cochran Shoals and Palisades West.

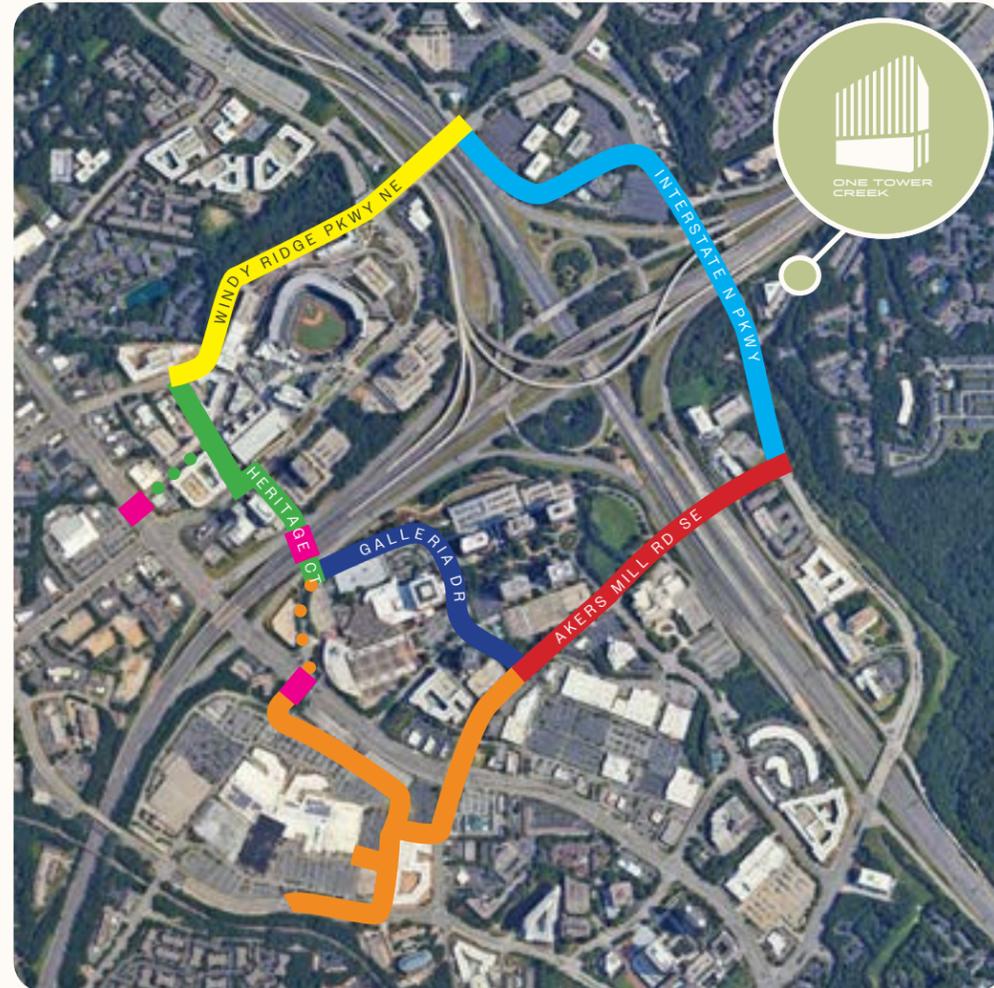
Ideally situated in close proximity to both trails, One Tower Creek provides unparalleled connectivity to one of Atlanta’s premier trail systems, blending workplace convenience with natural tranquility.

- - - Akers Mill Trail
- - - Bob Callan Trail
- - - Rottenwood Creek Trail
- - - Palisades W Trail
- I-75 Access
- I-285 Access



**EASY ACCESS TO  
BOB CALLAN TRAIL**

# CUMBERLAND CONNECTIVITY



## The Region's Version Of The Atlanta Beltline A \$135M+ Project Underway

- A three-mile multimodal corridor connecting Cumberland's core
- Seamlessly linking the area's major employment, cultural, and entertainment destinations – including The Battery Atlanta, Truist Park, Cumberland Mall, Cobb Galleria Centre, and CRNRA
- Designed with dedicated lanes for pedestrians, cyclists, and an autonomous shuttle system, the corridor enhances mobility and accessibility throughout the district
- Its mission: to connect people to where they work, live, and play – reducing car dependency and solving the region's "first and last mile" challenge

● Interstate N Pkwy & Cumberland Blvd  
Segment A

● Akers Mill Rd  
Segment B

● Galleria Dr  
Segment C

● The Battery  
Segment D

● Windy Ridge Pkwy  
Segment E

● Cumberland Mall Expansion  
Segment F

● Pedestrian Bridges

# AVAILABLE SPACES



± 15,000 RSF FULL FLOORS AVAILABLE  
1,000 RSF - 5,000 RSF MOVE-IN-READY SPACES

# BUILDING FLOORPLANS

## AS-BUILT SUITES AT ONE TOWER CREEK

Typical Floor Size 15,680 RSF

### 2ND FLOOR



### 3RD FLOOR



# CENTRAL TO YOUR TEAM

One Tower Creek boasts a premier location with exceptional visibility and seamless access to Atlanta's thriving north suburbs—home to a majority of the workforce—as well as to Buckhead, Vinings, Sandy Springs, and East Cobb, where there's an abundance of upscale executive housing.

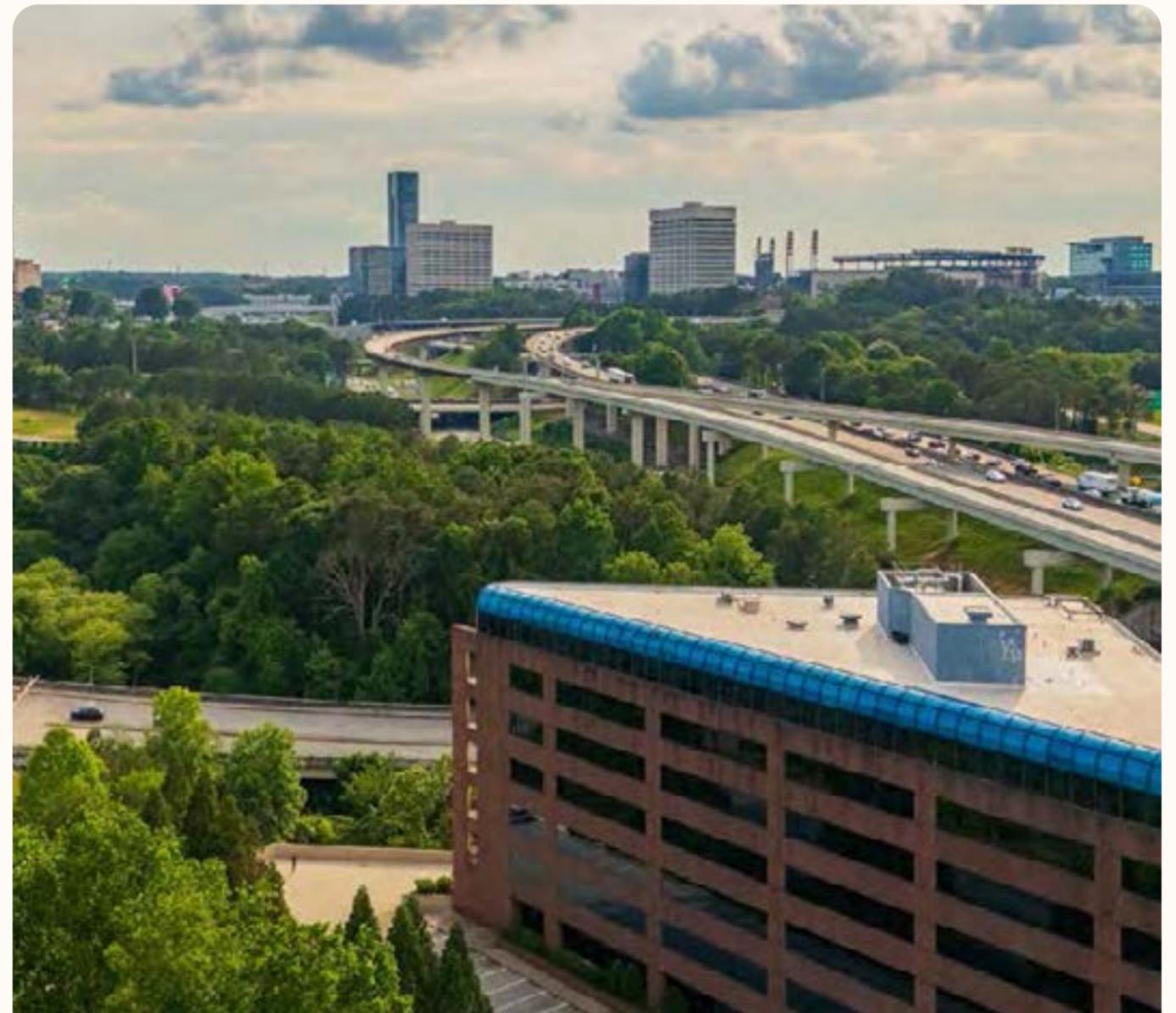
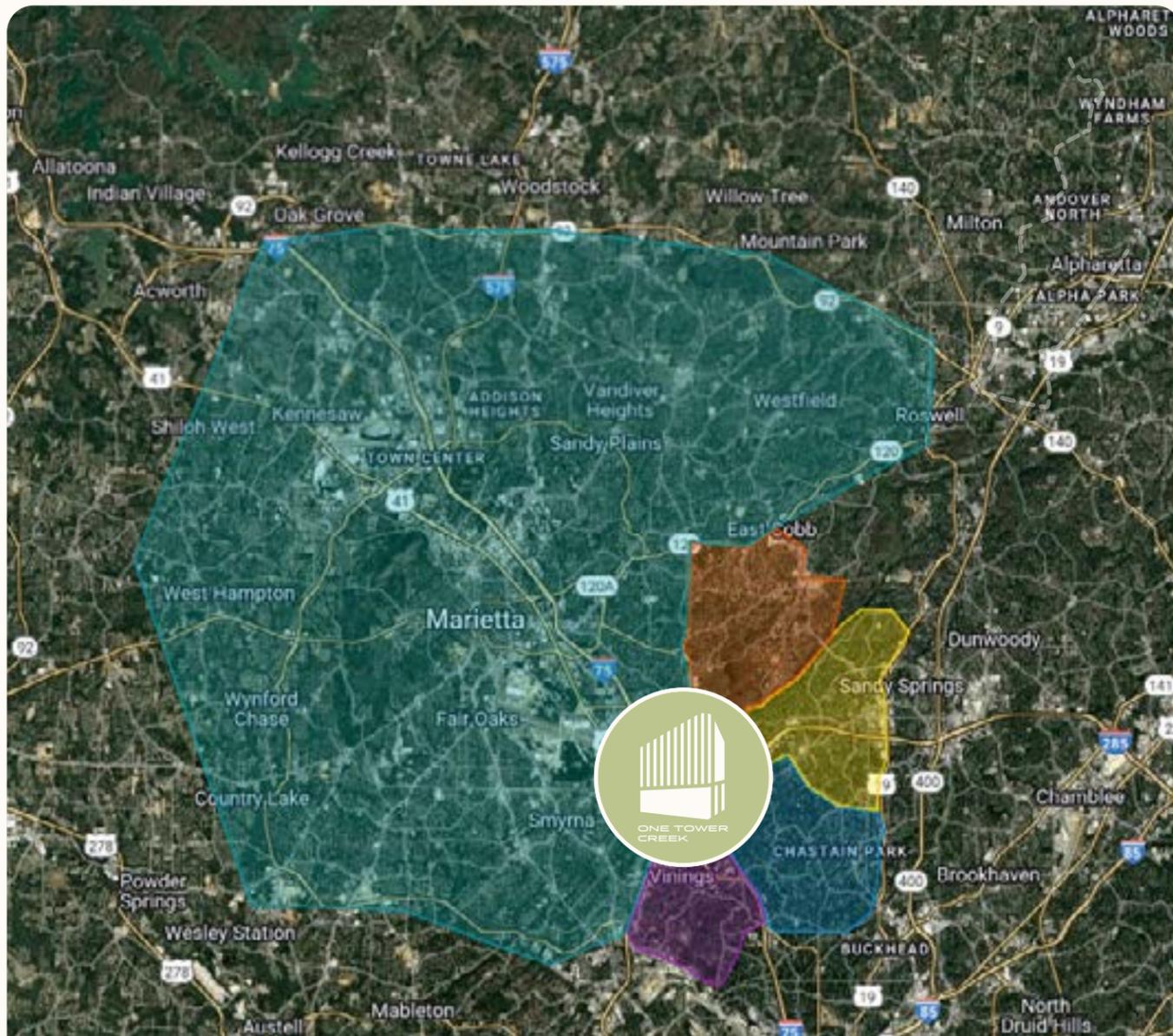
 Buckhead

 Sandy Springs

 East Cobb

 Vinings

 Cobb/Fulton



# IN GOOD COMPANY



212,000 VPD

285

Cumberland is home to a diverse, highly skilled workforce drawn from Atlanta's exceptional talent base. Ongoing growth and strategic development continue to elevate the area, making it an increasingly desirable place for businesses to succeed and professionals to work and connect.



## ONE TOWER CREEK

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FELLMAN**

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