

# CIRCLE 75

1200 BUILDING



Z SIGNAGE

SIGNAGE



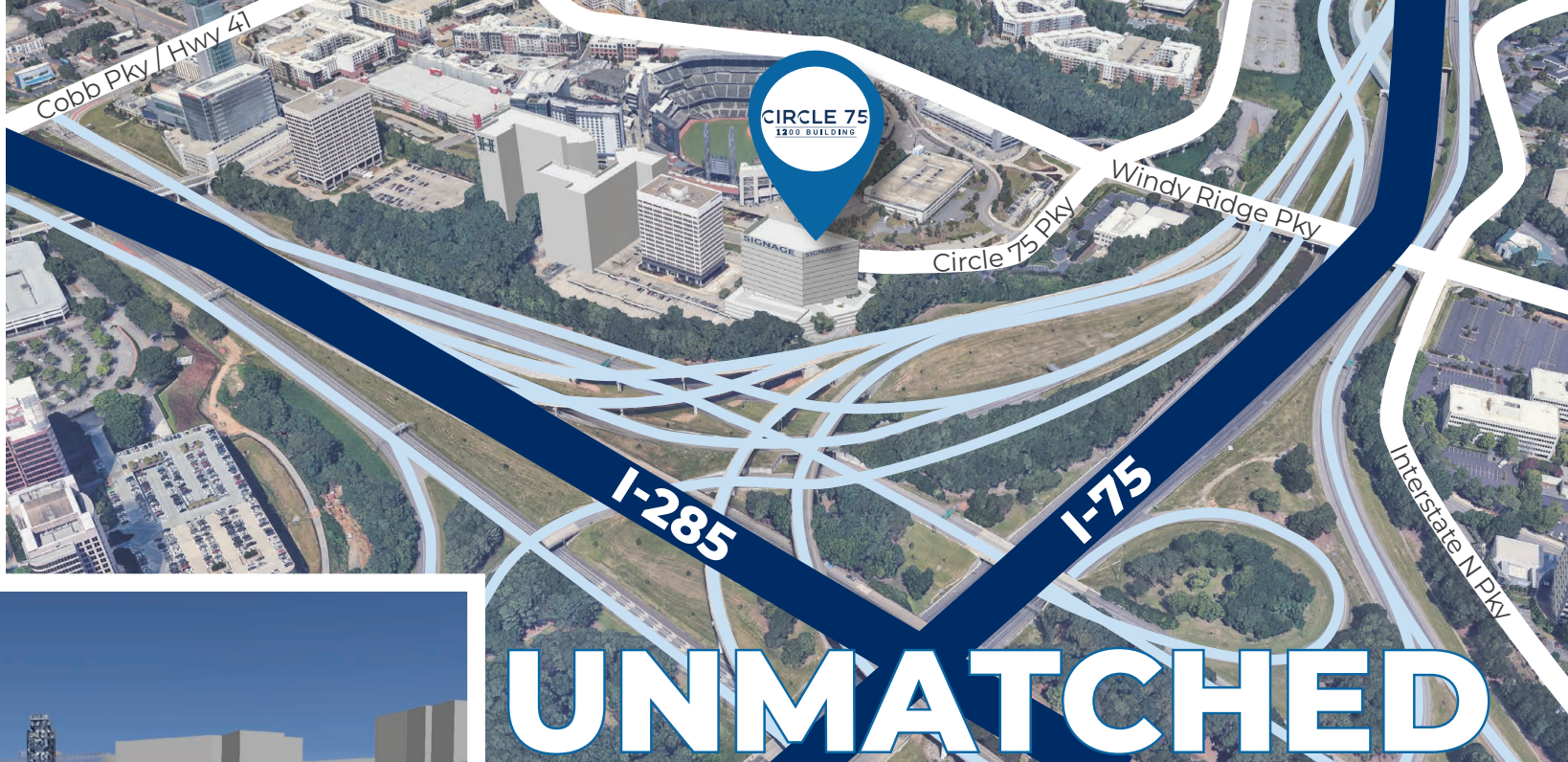


# 1200 CIRCLE 75

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.





# 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.





**HWY 41** 42,213 VPD

**I-285** ±208,000 VPD

**CIRCLE 75**  
1200 BUILDING

**CIRCLE 75 PKY** 25,252 VPD

**THE BATTERY**

**TRUIST PARK**  
10.3 M VISITS  
PER YEAR

**I-75** ±260,000 VPD

**LEGEND**  
||||| Pedestrian bridge

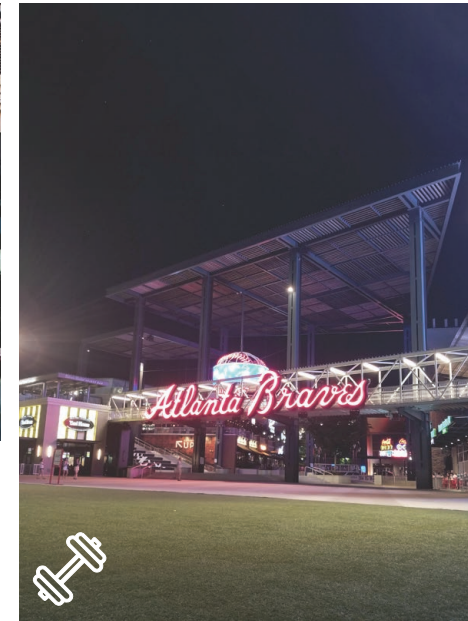


**THIS IS THE ONLY  
BUILD-TO-SUIT  
VISIBLE FROM THE  
STADIUM, I-75 &  
I-285, AND ACCESS  
ROADS.**





# WALKABLE AMENITIES



## DINING

- Superica
- Goldbergs Fine Foods
- Wahlburgers
- Terrapin Taproom
- C. Ellet's
- Antico
- Yard House
- EATaliano
- Jenny's Splendid Ice Creams
- & More



## SHOPPING

- Threads by Braves Clubhouse Store
- Braves Clubhouse Store
- DressUp
- SITKA Gear
- Baseballism



## ENTERTAINMENT

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



## PERSONAL

- YogaSix
- Lush Nail Bar
- Pepper Boxing
- One Medical
- OrthoAtlanta
- Van Michael Men

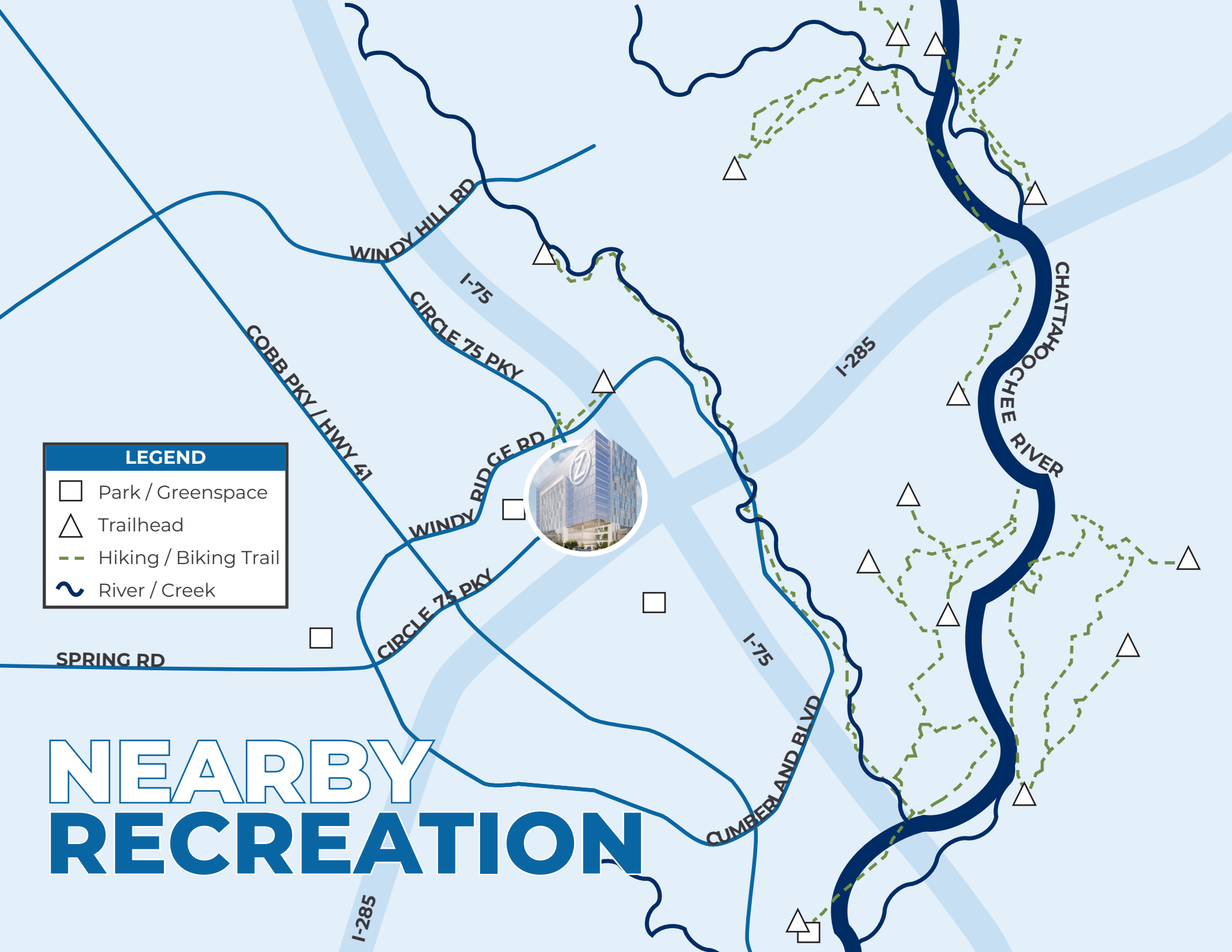


**LEGEND**

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



# NEARBY RECREATION

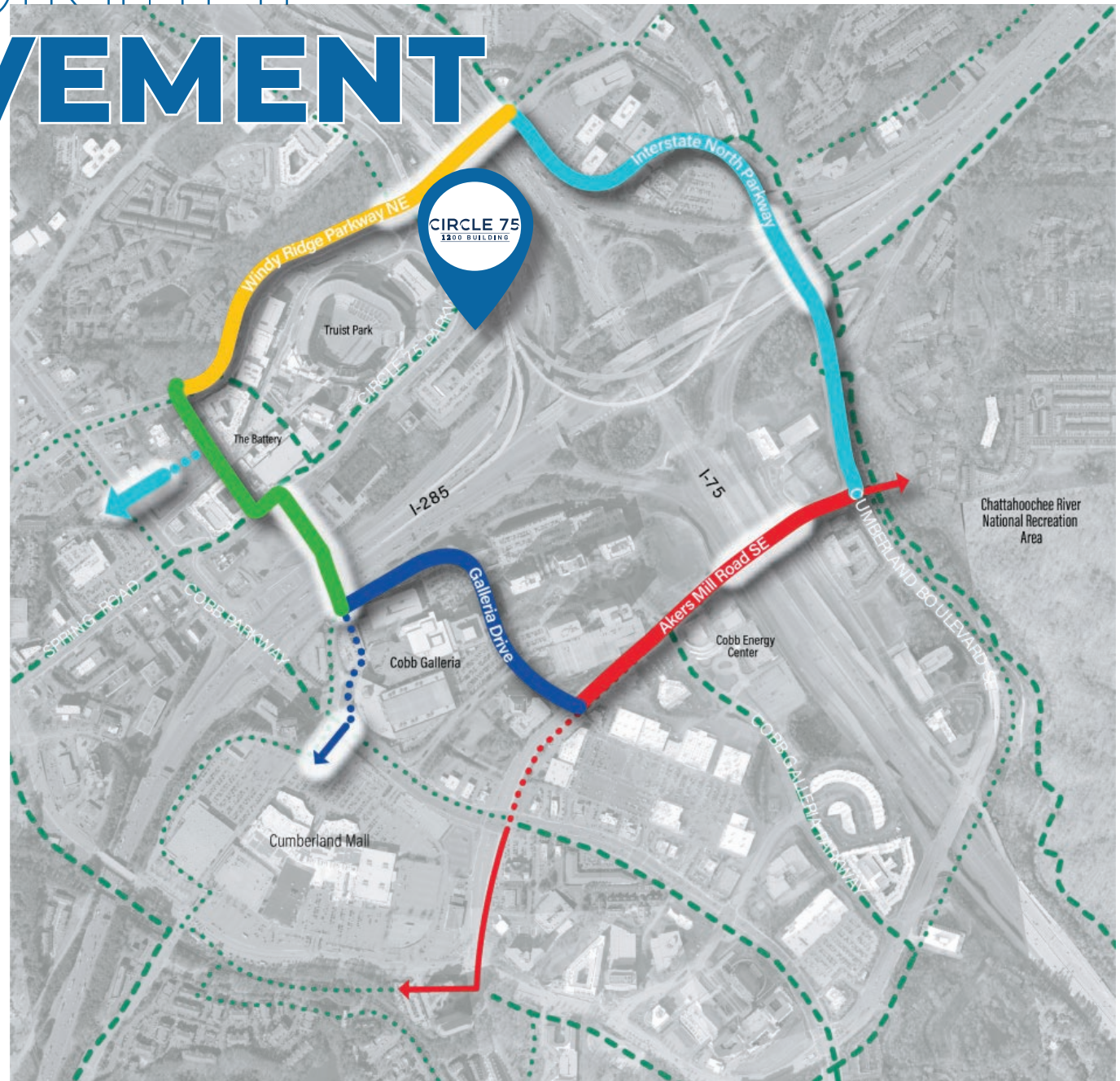




# COMMUNITY IMPROVEMENT

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





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





**CIRCLE 75**  
1200 BUILDING

**RACETRAC HQ**

**CUMBERLAND MALL**

**COBB GALLERIA**

**TKE HQ**

**PAPA JOHNS HQ**

**900 CIRCLE 75**

**SK COMMERCIAL REALTY**

**THE BATTERY**

**OMNI HOTEL**

**COMCAST REGIONAL HQ**

**TRUIST PARK**

**THE HENRY I**

**THE HENRY II**

**1100 CIRCLE 75**

**COBB CHAMBER OF COMMERCE**

**GOLDENROD COMPANIES**

**SIGNAGE**

**TRUIST TP PARK**

**TRUIST SECURITIES HQ**





# 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.





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# 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

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**SIGNAGE**

