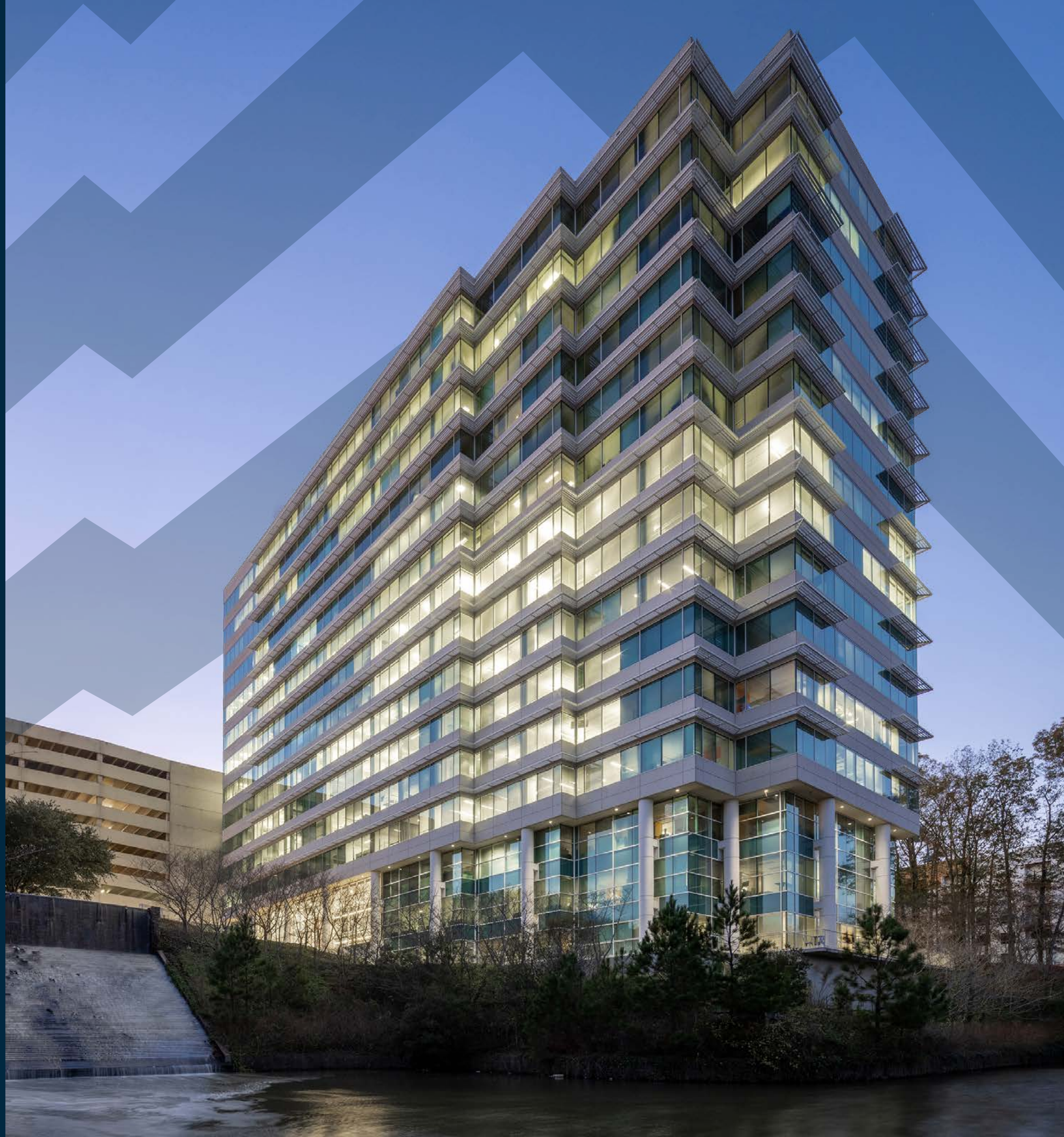




# Cumberland's Iconic Tower

3625 Cumberland Blvd SE, Atlanta, GA 30339





# ONE OVERTON PARK

An Icon in Cumberland

One Overton Park is a 387,300 square foot Class A office tower nestled within Overton Park, a 34-acre mixed-use community with unbeatable ingress/egress, professional and personal convenience, and located within an immersive and unrivaled nature setting and trail system.



*Office Facade From Property Entrance*



## Abundant Amenities

One Overton Park's expansive amenity base starts with the on-site options:

- Fitness center with locker rooms
- Multiple-room conference center
- Café
- Hyatt House – a 149 room hotel
- Tranquil outdoor tenant-private seating
- Get Spiffy – full-service auto salon
- First Horizon Bank



*Office Lobby (Recently Renovated)*



# Interior Amenities

## Conference Facility

Located on the second floor, the conference facility offers multiple rooms and each are equipped with supporting TVs or projection equipment.

The large, presentation style room has a maximum capacity of 100, the board room seats 12, and the more intimate huddle room seats four.





# Interior Amenities

## Fitness Center

Located on the lower level of the building with floor to ceiling windows, our state of the art fitness center is fully equipped with locker rooms and showers.

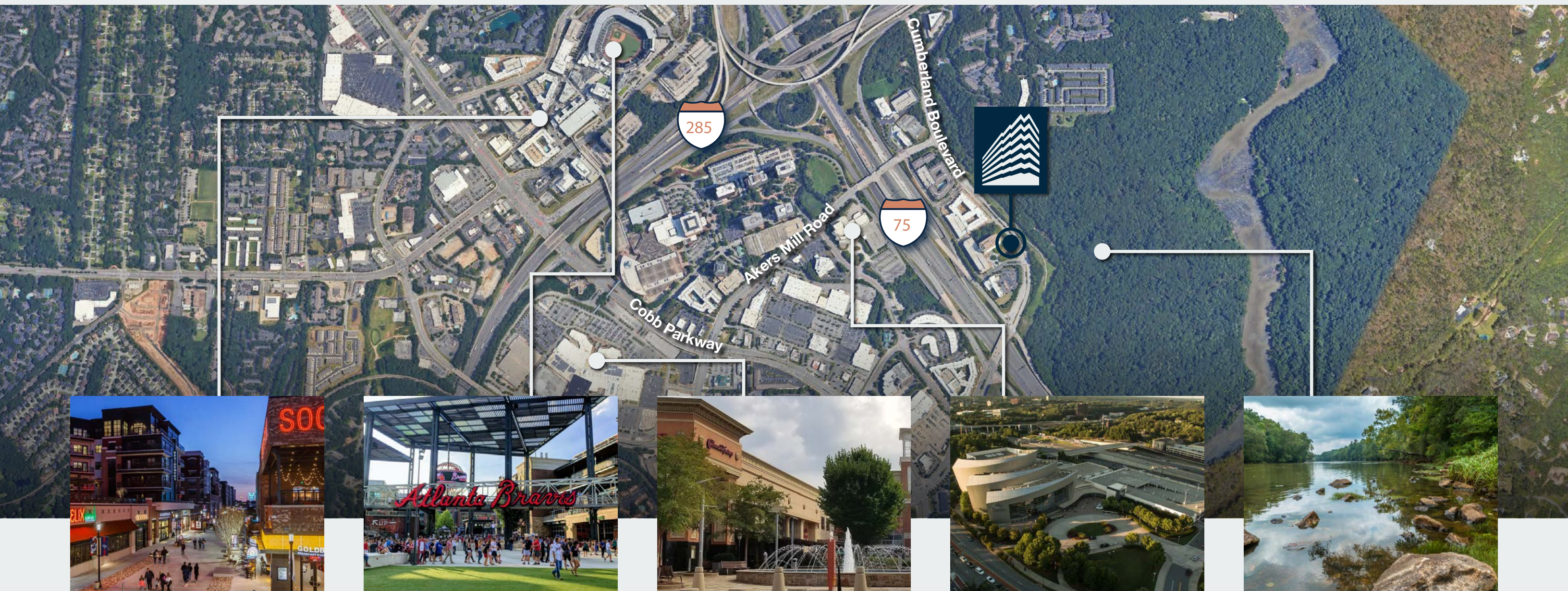


## Ten Twentyseven Cafe

Conveniently located on the first floor, the café provides breakfast, snack, lunch, coffee, as well as quick grab-and-go options.



# The Neighborhood



## The Battery

A sports and entertainment experience mixed-use development surrounding Truist Park. With over 23 Restaurants and 12 premium retail options, The Battery is also home to Coca-Cola Roxy, a 4,000-seat music and entertainment venue.



## Truist Park

Home of the Atlanta Braves, Truist Park was constructed in 2020 and sees an average attendance of 39.5K or 95.9%.



## Cumberland Mall

Cumberland's iconic shopping center with over 120 Retail and 29 Food and Beverage options anchored by Costco and Macy's.



## Cobb Energy Performing Arts Centre

Cumberland's premier performing arts venue with year-round Broadway shows, ballet, concerts, educational shows, family performances, opera, corporate meetings, and events.



## Palisades West Trail

Chattahoochee Recreational National Park Area trail with beautiful wide river views and a mix of hiking terrain and gravel roads all within walking distance of One Overton Park.

# Unmatched Access

DRIVING TIMES	
BUCKHEAD	10min
MIDTOWN ATLANTA	11min
DOWNTOWN ATLANTA	15min
MARIETTA	15min
SANDY SPRINGS/ DUNWOODY	16min
HARTSFIELD-JACKSON INTL. AIRPORT	25min



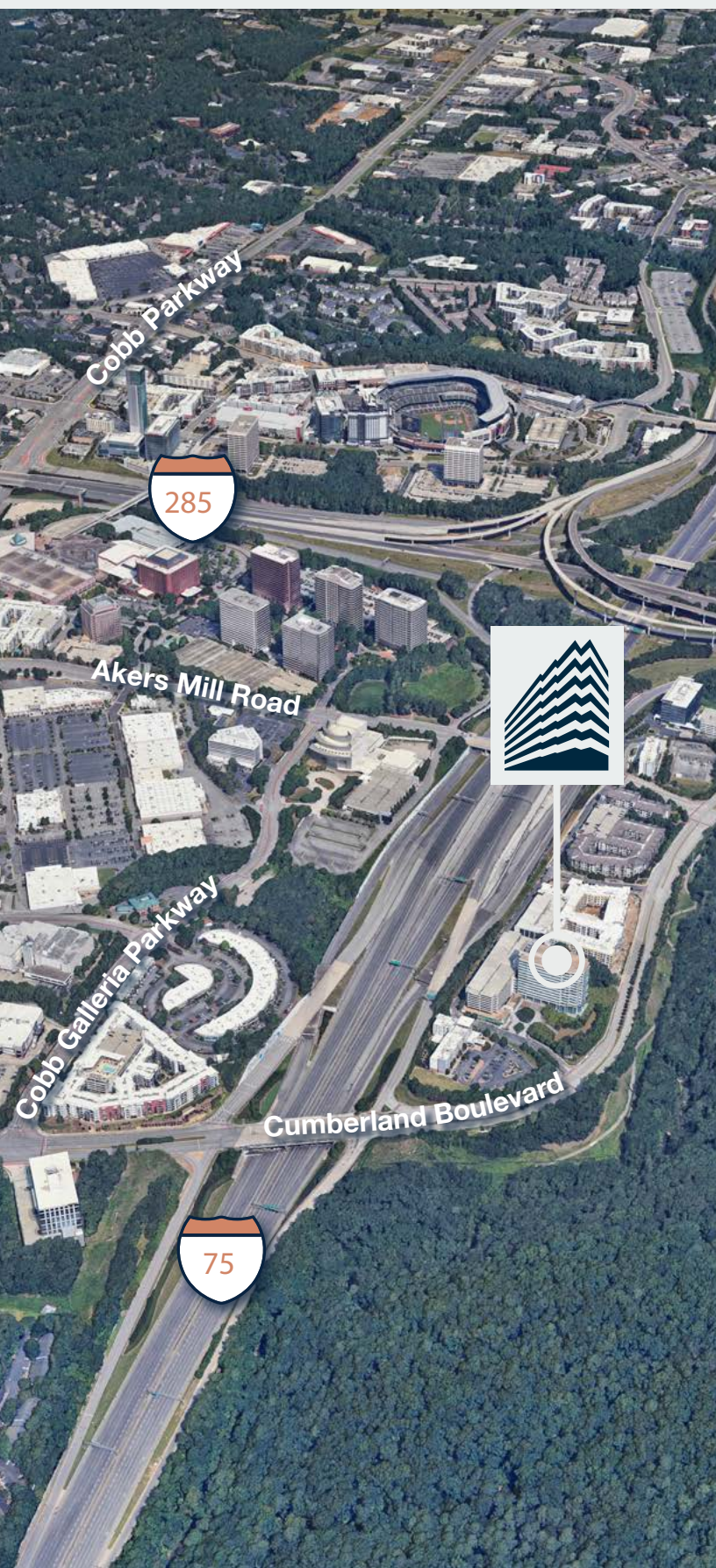
Marvelous access via premier highway accessibility in close proximity to numerous corporate companies with integrated nature.



TOP ATLANTA SCHOOLS	NORTH ATLANTA HIGH SCHOOL	7min	▼	S
	TRINITY SCHOOL	8min	▼	S
	WESTMINSTER	11min	▼	S
	THE LOVETT SCHOOL	11min	▼	S
	CAMPBELL HIGH SCHOOL	12min	▼	NW
	THE GALLOWAY SCHOOL	15min	▼	E

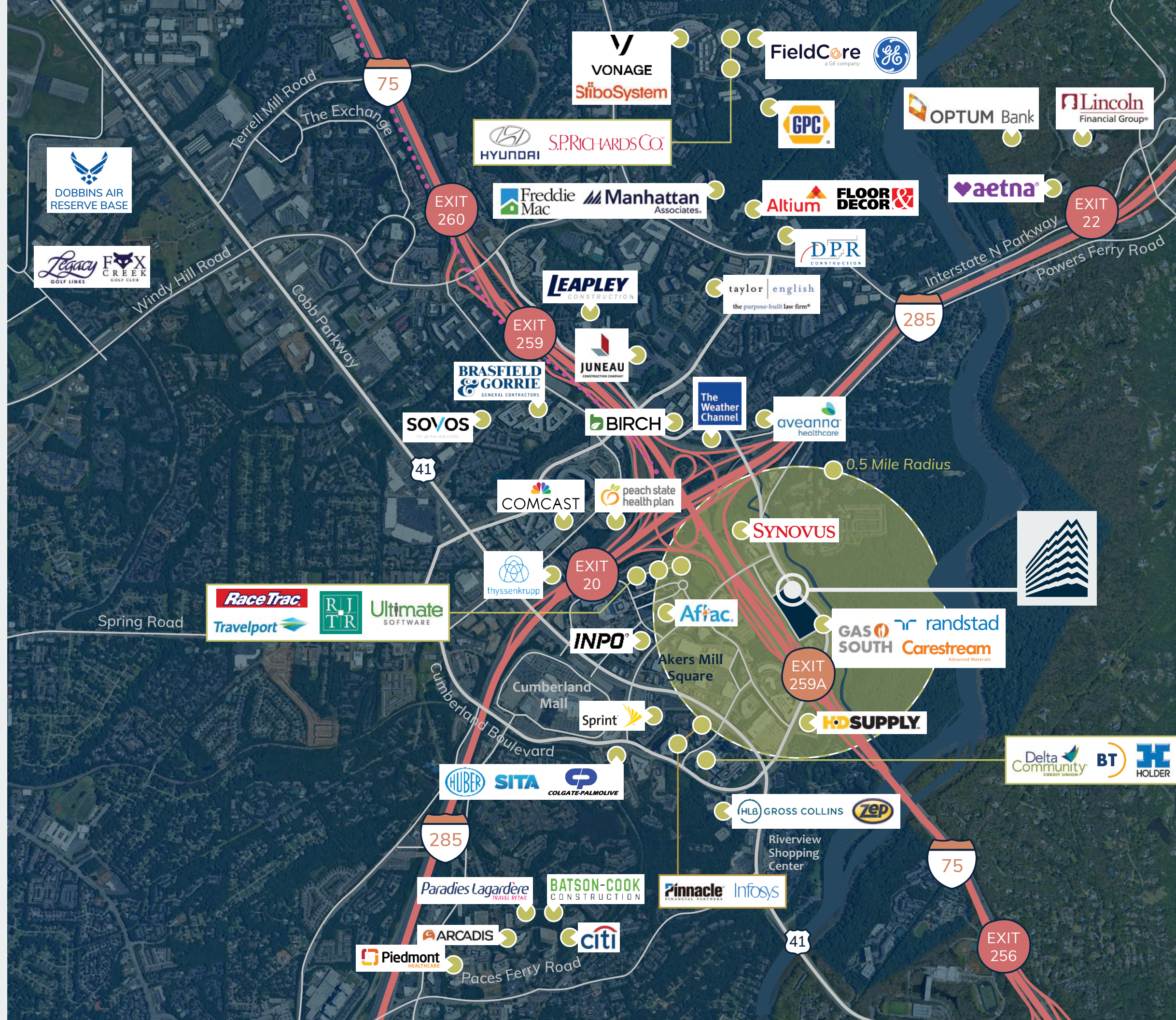
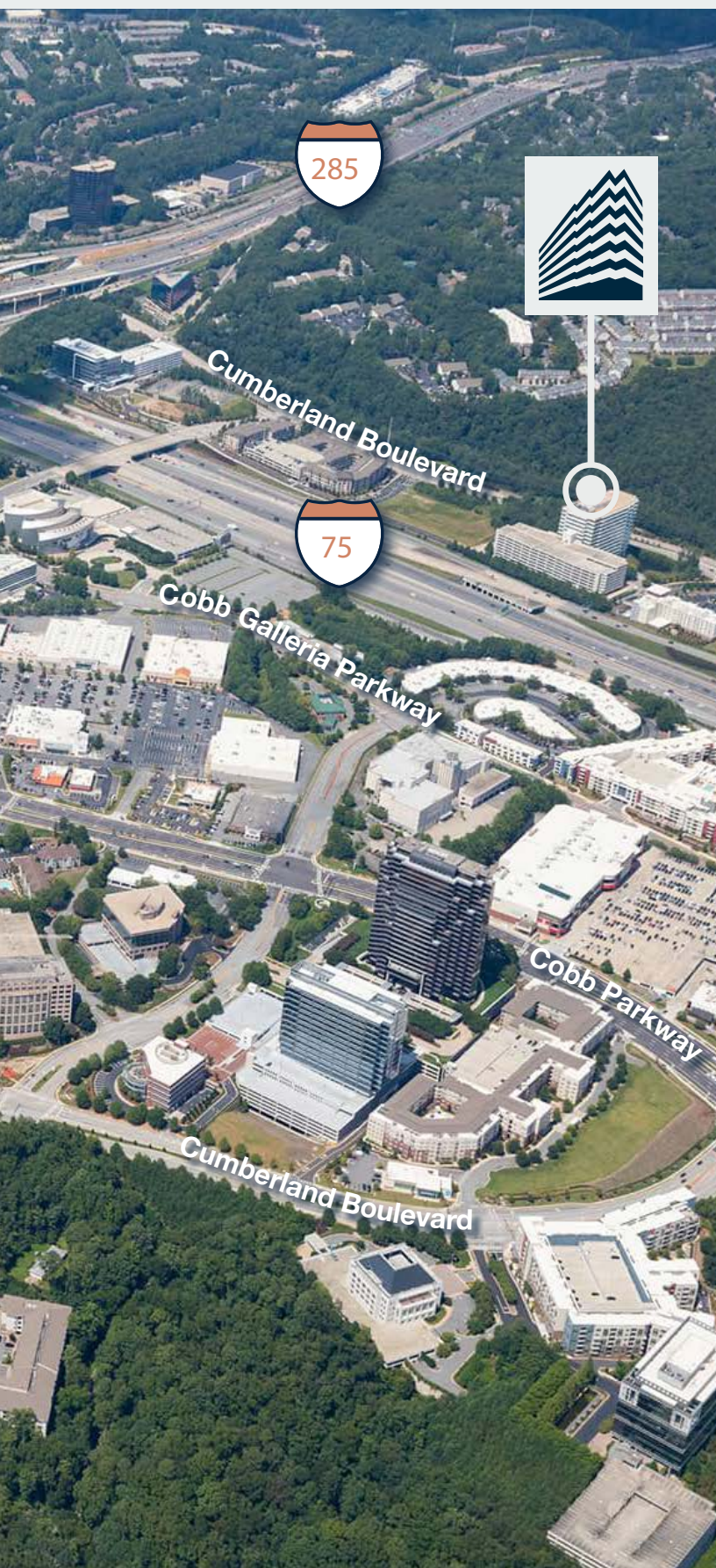


## Nearby Amenities





# Corporation Central





# Cumberland Trails

One Overton Park has multiple trail access points for The Chattahoochee River National Recreational Area, offering miles of natural trails, river fishing, tubing and kayaking opportunities.

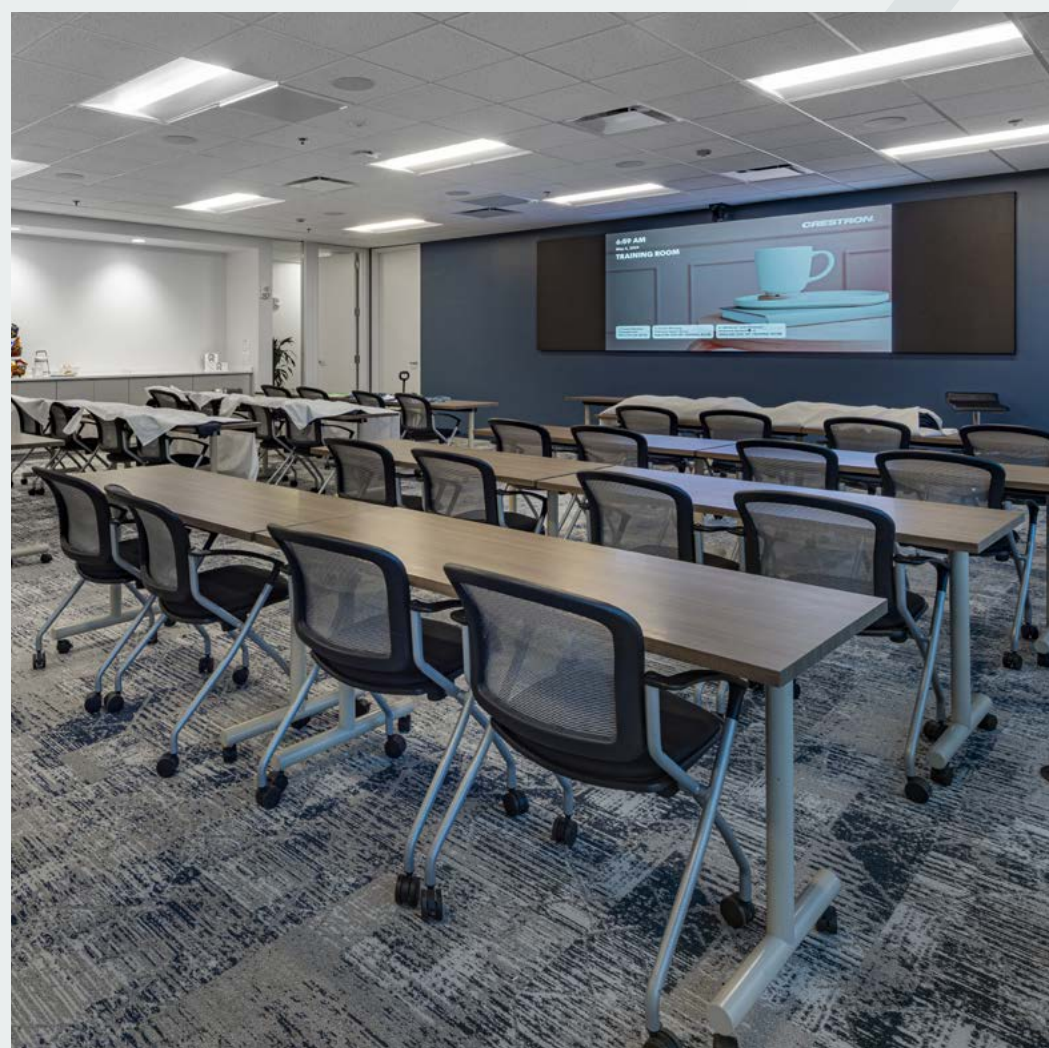
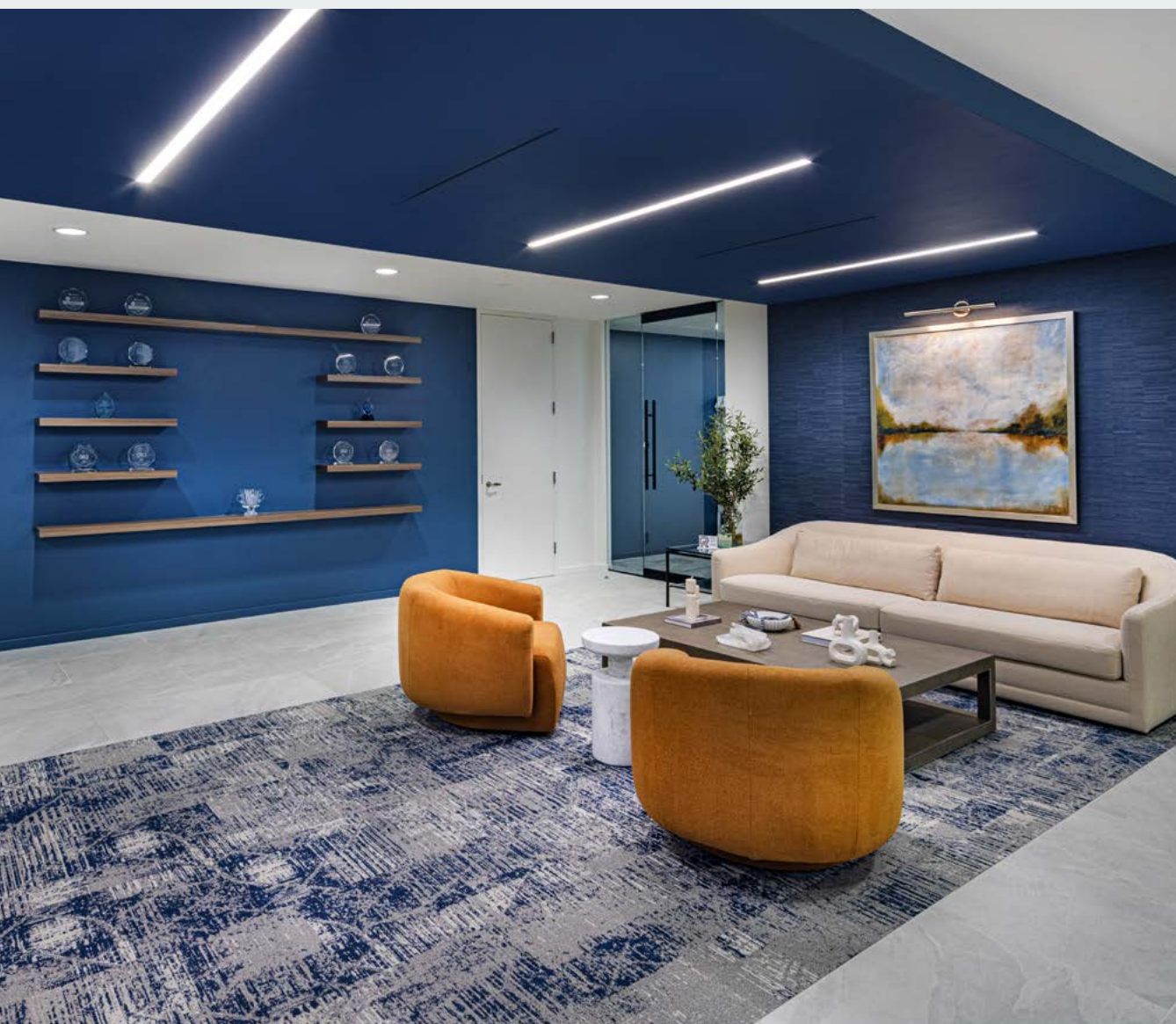




## Move-in Ready Spec Suites

Multiple spec suite options available  
from 800 SF to 3,400 SF.

*\*Contact Leasing Brokers for info.*



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