



3225 CUMBERLAND

Easy. No-hassle commute. Convenient, abundant parking. Lunch options abound. Close to Trinity, Lovett and North Atlanta High. Hit the trails after work at the Chattahoochee just one minute away.

Responsive ownership. On-site property management. Conference center, café, fitness facility and common areas – all recently renovated.

Located in Atlanta's thriving Cumberland/Galleria submarket, 3225 Cumberland is the right choice for right now.



NEWLY RENOVATED LOBBY



LOBBY CONCIERGE



PROFESSIONAL
PROPERTY MANAGEMENT



CLASS A OFFICE



24/7 SECURITY
PERSONNEL



NINE STORIES

ONSITE AMENITIES

FITNESS FACILITY FEATURING
MATRIX EQUIPMENT

FLOOR-TO-CEILING GLASSLINE

24-HOUR GRAB-AND-GO MARKET

40-PERSON
CONFERENCE FACILITY

SWEEPING CITY VIEWS

CAFÉ FEATURING FOODA
RESTAURANT SERVICE

OVER 4 PER 1,000 PARKING RATIO





WELL HEALTH-SAFETY RATING

Designed to empower owners and operators across large and small businesses alike to take the necessary steps in order to prioritize the health and safety of their staff, visitors and other stakeholders.

The WELL Health-Safety Rating includes more than 20 features across the following core areas, a minimum of 15 of which need to be met:

- Cleaning and Sanitization Procedures
- Emergency Preparedness Programs
- Health Service Resources
- Air and Water Quality Management
- Stakeholder Engagement and Communication



WiredScore
GOLD

WIRED SCORE GOLD

Providing tenants with dedicated, high speed internet access, 3225 Cumberland is now certified WiredScore Gold.

- Tenants are currently being offered a choice of 6 service providers (AT&T, Comcast Business, CenturyLink, Verizon, Verizon Enterprise, and Zayo).
- In addition to dedicated fiber service, AT&T is providing a high speed, low cost internet option for tenants.
- Coax is a less reliable connection than fiber but can be a more affordable option for smaller businesses .
- Zayo is capable of providing dark fiber services at this location.





3225 CUMBERLAND
with on-site cafe

CUMBERLAND MALL RESTAURANTS

- Alice's Candy
- American Deli
- Auntie Anne's
- bezeria
- BUFFALO WILD WINGS
- CINNABON
- fo
- Farmer's Basket
- GREAT AMERICAN COOKIES
- GYROWRAP
- Jersey Mike's
- Lockheart Popcorn
- MAGGIANO'S
- Mandarin Express
- Moe's
- Older's CHICKEN
- P.F. CHANG'S
- Starbucks
- STONEY RIVER STEAKHOUSE AND GRILL
- TBacon
- Thai Cafe
- Tokyo Express

LET'S
WALK

A QUICK DRIVE

EAST COBB

SANDY SPRINGS

41

75

Exit 260

285

Exit 20

SMYRNA

B THE BATTERY ATLANTA

Home to the Atlanta Braves

Chattahoochee River National Recreation Area

Exit 258

Exit 19

COBB ENERGY PERFORMING ARTS CENTRE

Akers Mill Square

383,000 SF of retail space

Cumberland Mall

1,000,000 SF of retail space

75

Chattahoochee River

285

41

Access Point

Trinity School
(Atlanta Private School)

North Atlanta High School

The Lovett School
(Private College Preparatory School)



3225 CUMBERLAND

1.5 MILES - 7 MINUTES

BUCKHEAD

CONTACT STREAM

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GARRISON
INVESTMENT GROUP

CP
Group

STREAM

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