

THE GOLD

BUILDING

AT WINDY HILL



THE GOLD BUILDING

1945 THE EXCHANGE | ATLANTA, GA 30339

THE GOLD BUILDING

- 66,689 RSF Office Building
- Multiple suites available, ranging from 2,000 RSF to 34,000 RSF
- Building signage with visibility from I-75 available
- Ideal for small to mid-sized businesses
- Full-Service office lease options available
- Well capitalized owner who has upgraded the access control systems as well as modernized the elevators

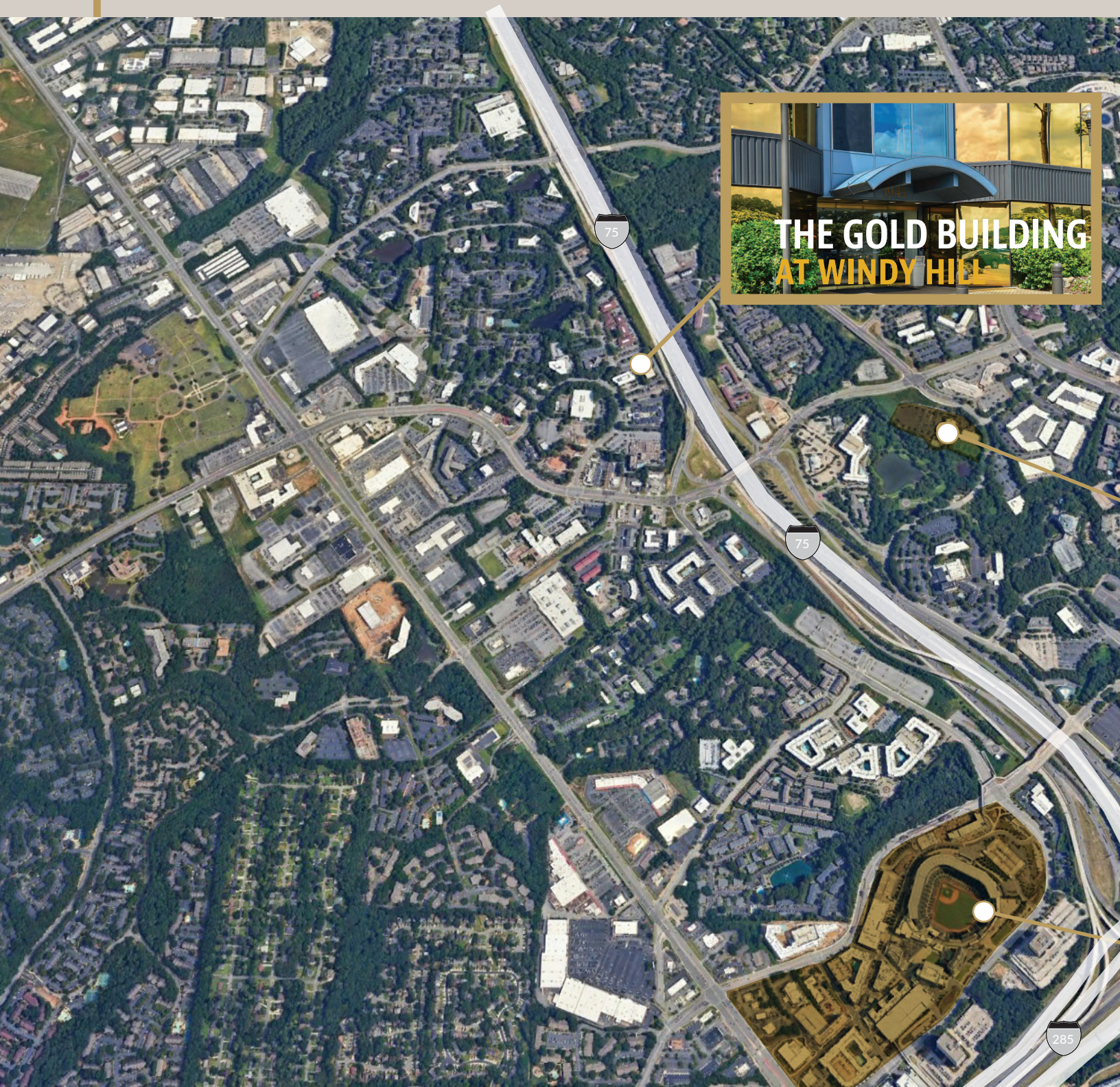


THE GOLD BUILDING

Located in the heart of a thriving business hub, **The Gold Building** offers immediate access to premier amenities including Cumberland Galleria, Windy Hill Athletic Club, and Truist Park. Within a mile, the area features a vibrant mixed-use destination with restaurants, residences, hotel accommodations, Class-A office space, and entertainment—enhancing both convenience and lifestyle appeal.

PRIME LOCATION & ACCESSIBILITY

- Strategically positioned in the high-demand Cumberland Submarket
- Excellent visibility and connectivity
- Easy access to major highways I-75 and I-285, as well as the Peach Pass lane
- Minutes from The Battery Atlanta and Truist Park

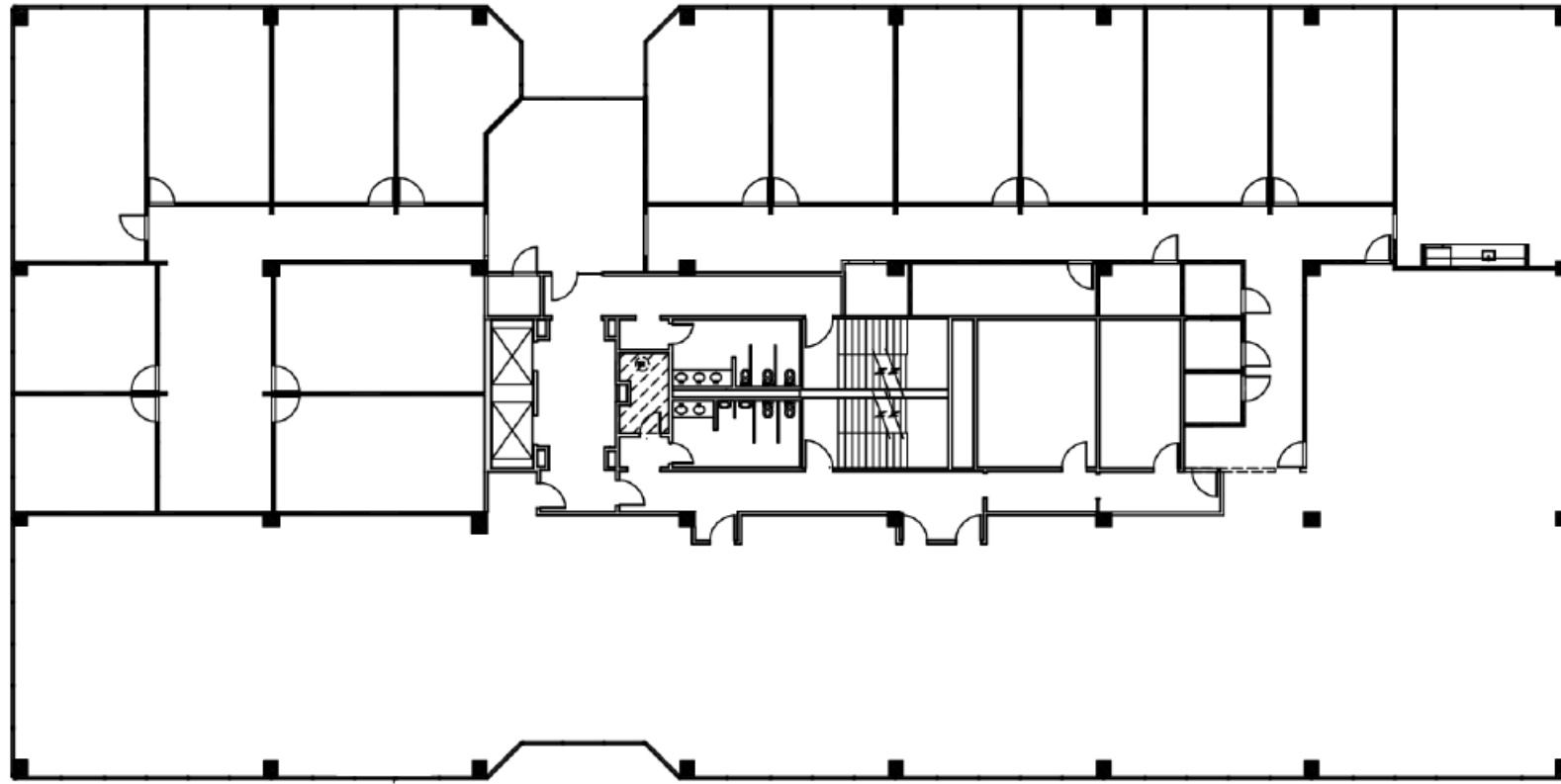


Windy Hill Athletic Club
Large, upscale fitness and tennis center

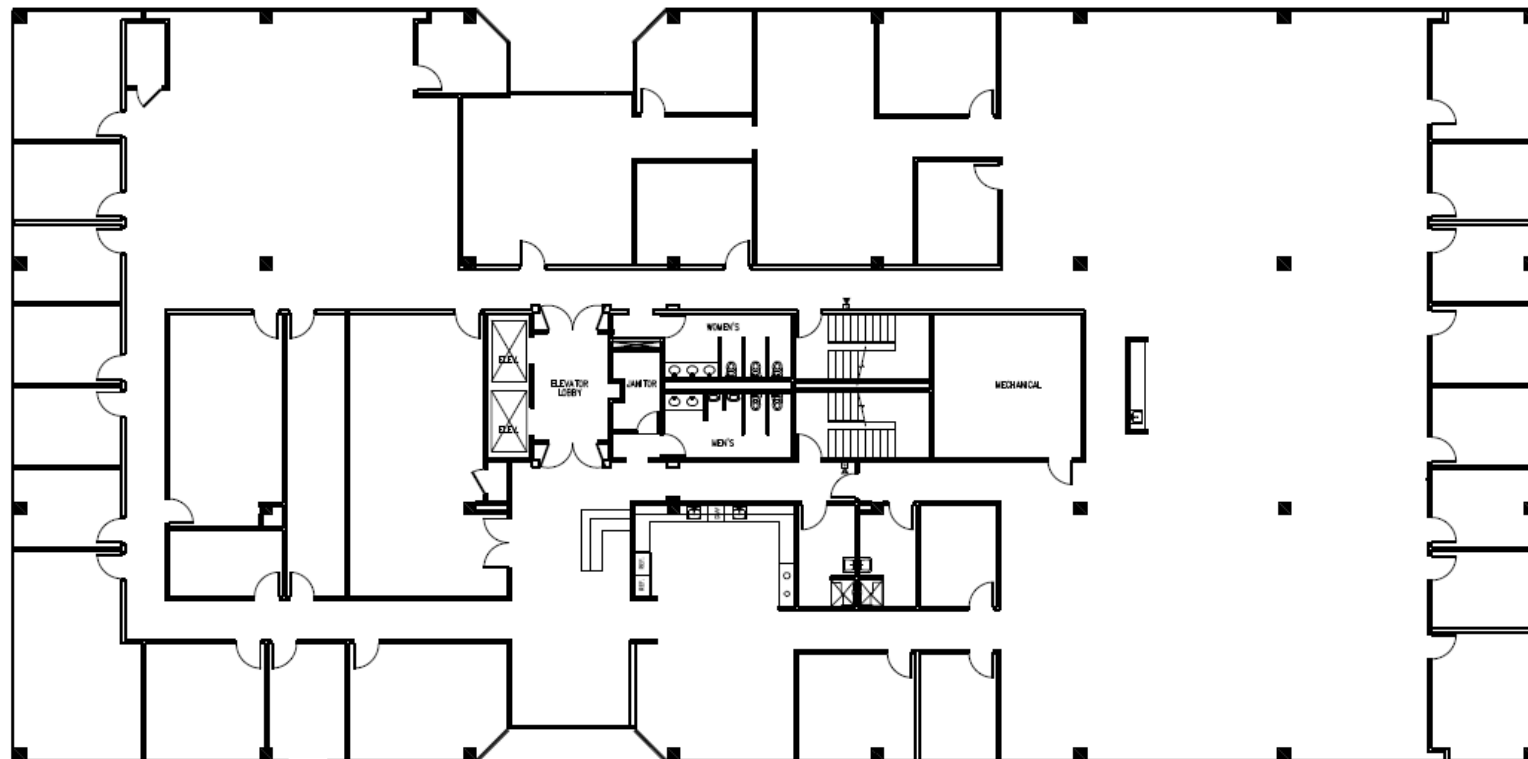


The Battery Atlanta | Truist Park
Year-round entertainment district and home of the Atlanta Braves stadium

GOLD STANDARD WORKSPACE



Suite 200 | 17,055 RSF



Suite 300 | 17,094 RSF



SUITE 200

17,055 RSF

- Expansive glass windows bringing in abundant natural light
- Modern glass-walled private offices promote visibility and open collaboration





SUITE 300

17,094 RSF

- Expansive open floorplan ideal for collaborative workspace
- Dedicated conference room for meetings and presentations
- Good mix of both offices on glass and cube space with natural light



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LEASING OPPORTUNITIES:

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