

SHADOWWOOD

OFFICE PARK

2100, 2110, 2120 POWERS FERRY ROAD
ATLANTA, GA












NEW LEASING TEAM, NEW VISION, NEW HANDS-ON OWNERSHIP, & NEW LOW RATE

CBRE

PROPERTY HIGHLIGHTS



Conveniently located off of I-285 and I-75 and minutes from The Battery, Shadowood Office Park is repositioning itself as the Cumberland/Galleria submarket's best value from an accessibility and cost perspective. Highly visible along Powers Ferry and I-285, Shadowood is able to offer valuable building top signage.

-  Three building office park
-  \$3.5+ Million for Capital Expenditure
-  On-site Property Management
-  Move-in Ready Suites
-  Conference Center
-  EV Charging Stations
-  Building Café
-  Building Signage Opportunity
-  Building Parking Deck with Covered Access
-  3.5/1,000 Square Feet Parking Ratio

SURROUNDING AREA

It's centralized location provides easy accessibility to the numerous restaurants and executive housing communities in the area.

[VIEW THE BATTERY'S AMENITIES →](#)

Infill Development Energizing the Powers Ferry Corridor

Cumberland Mall

Cobb Galleria Centre

B THE BATTERY ATLANTA
TRUIST **HH** *Brewery*

75

Overture Powers Ferry

Greystar | Nov 2021
171 Units | 12K SF Retail
\$2.63/SF Asking Rent

Bexley Powers Ferry

Weinstein Properties
Oct 2021
276 Units | \$2.03/SF Asking Rent

WITHIN 1 MILE:

4,900+
Multifamily Units

1,200+
Hotel Rooms

400,000+ SF
of Retail

SHADOWOOD

285

Chattahoochee River

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