

**OFFICE FOR LEASE**



# **THE EXCHANGE**

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**RISE**  **PROPERTY GROUP**

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Every property is unique. It takes proper skills and expertise to understand the nuances of valuing, marketing, and executing commercial real estate transactions. At Rise Property Group, we provide a standard of excellence to our clients, driven by our principled approach. Our four guiding principles are: relationships, integrity, hustle, and innovation.

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THE  
EXCHANGE

EXECUTIVE  
SUMMARY

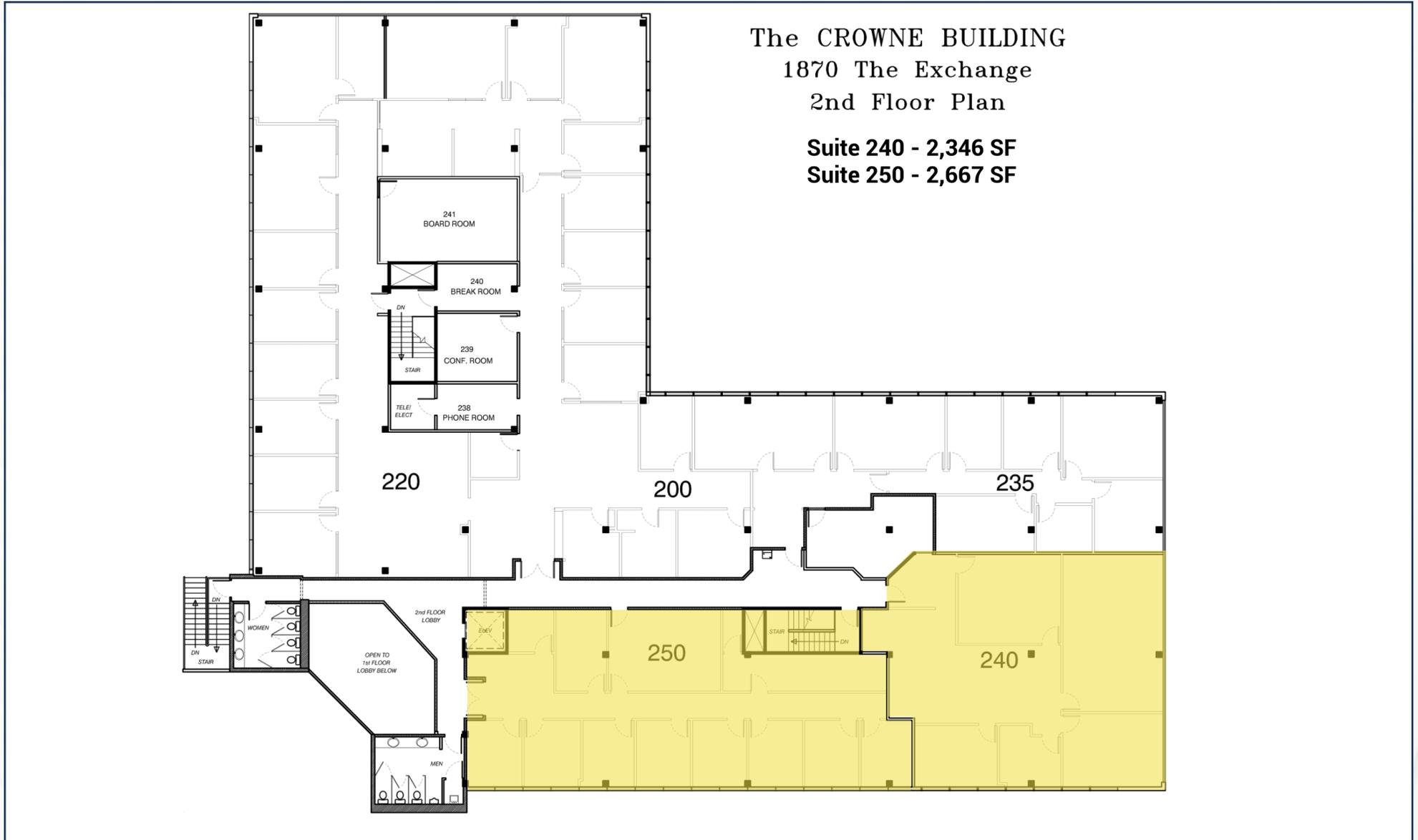
## PROPERTY OVERVIEW



## PROPERTY INFORMATION

- Available Square Footage: 2,346 SF - 5,013 SF
- Potential for Subdivision
- Zoning: OI
- Year Built: 1979 - Renovated in 2018
- Parking:  $\pm$ 132 Spaces
- High accessibility from I-75 and I-285
- Great proximity to local amenities

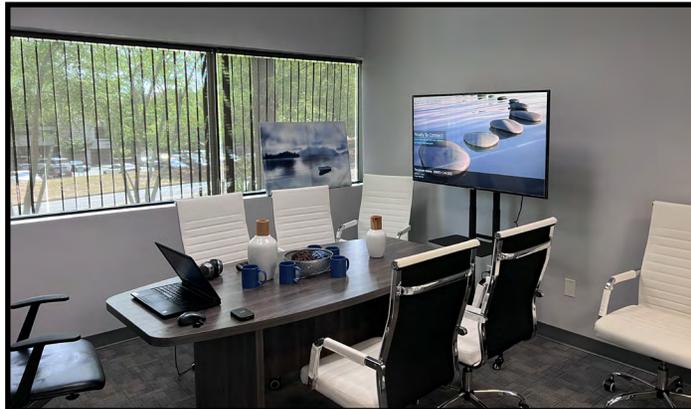
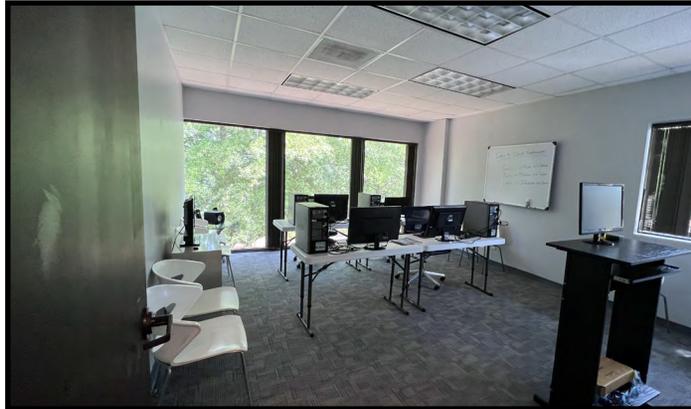
SUITE 240 & 250 FLOOR PLAN



# EXECUTIVE SUMMARY

# LOCATION SUMMARY

## SUITE 240 INTERIOR PHOTOS



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THE  
EXCHANGE

LOCATION  
SUMMARY

Cobb County has a population of 756,000 with a median household income of ~ \$78,800. Population expected to surpass one million by 2050.

65,000+ city population | Population doubles during work days

Dobbins Air Base in Marietta, is the largest multi-service reserve training base in the world. Dobbins supports more than 5,000 guardsmen and reservists from the Air Force, Army, Navy and Marines.

Cobb County is one of the most sought-after locations for businesses across diverse and growing industries, including aerospace, technology, healthcare, and professional services.

The heart of Cobb's economy beats from the "Platinum Triangle," an area comprising millions in square feet of office space at the juncture of interstates 285 and 75.

The Battery Atlanta, a \$900 million mixed-use development covering two million square feet, continues to expand just across from the Thyssenkrupp site.

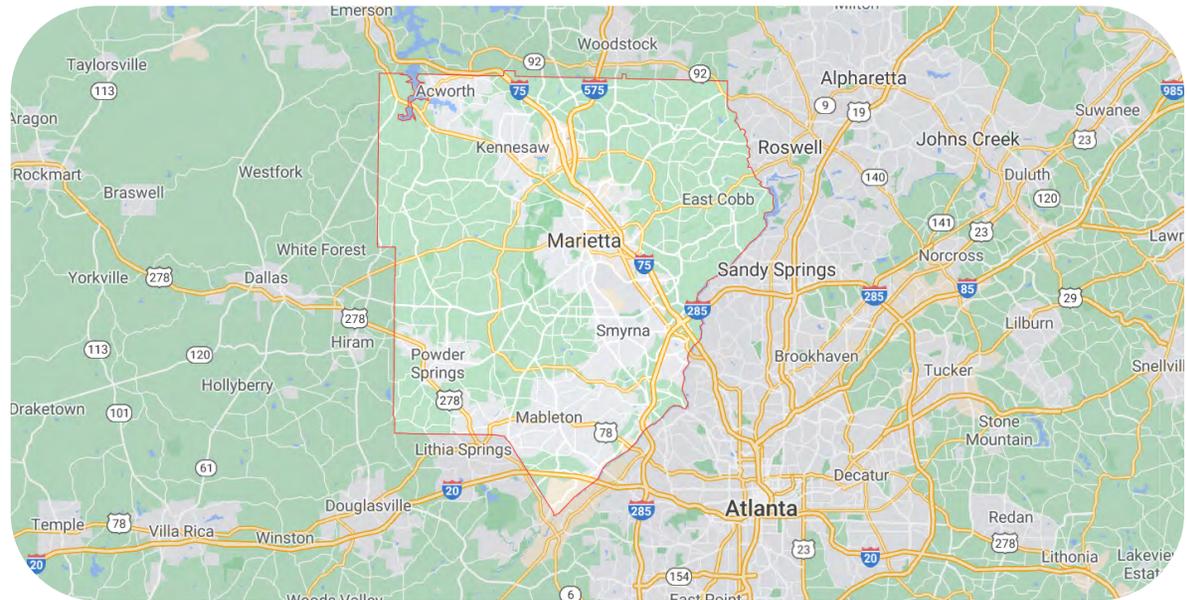
Thyssenkrupp recently opened \$240 million office space and 420-foot elevator test tower in Cumberland.

In 2020, Papa John's International announced their new headquarters at The Battery where they will occupy over 60,000 SF and add an additional 200 jobs in Atlanta.



Atlanta United FC, the metro's Major League Soccer team, recently relocated to Cobb County, where they invested \$60 million into their new 33-acre complex. Atlanta United is currently expanding its state-of-the-art training complex having purchased 17 adjacent acres of land for \$9.6 million.

- » **Ranked #1 for entrepreneurial activity, millennial growth (Atlanta), workplaces for commuters.**
- » **Most Educated County in US (US News and World Report)**
- » **Top 100 wealthiest counties in the US (US News & World Report)**





## THE BATTERY

The Battery Atlanta, a 2 million square-foot mixed-use development, located at the intersection of I-75 and I-285, offers an unmatched mix of boutique shopping, market-exclusive entertainment experiences, chef-driven restaurants, the Omni and Aloft Hotels, The Coca-Cola Roxy and 531 residences.

Truist Park, the home of the Atlanta Braves is the first of its kind -- a destination that simultaneously builds and integrates a state-of-the-art Major League Baseball ballpark with a multi-use development and community.

The stadium was constructed in a public-private partnership with a project budget of \$622 million. Cobb-Marietta Coliseum & Exhibit Hall Authority issued up to \$397 million in bonds for the project. The county raised an additional \$14 million from transportation taxes and \$10 million cash from businesses in the Cumberland Community Improvement District. The Braves contributed the remaining money for the park and The Battery Atlanta. In March 2015, a security filing from Braves owners Liberty Media allotted \$672 million for Truist Park and \$452 million for The Battery Atlanta, which adds up to a total cost of above \$1.1 billion. The Braves will spend \$181 million over 30 years to help pay off the county's bonds on the project.

## THYSSENKRUPP'S ELEVATOR

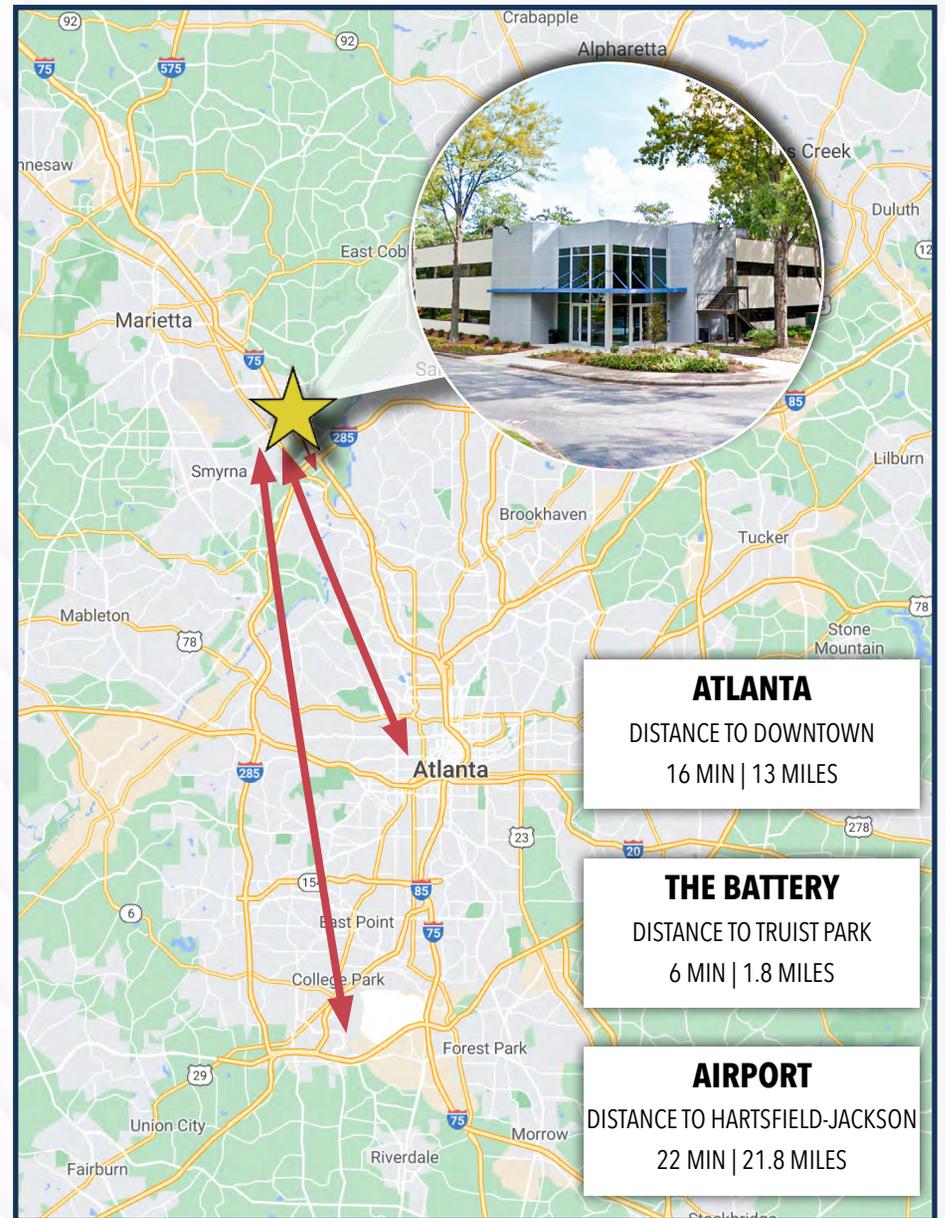
Thyssenkrupp Elevator officials announced that Brasfield & Gorrie has begun building the marquee, which will be the most visible component of the global elevator company's new North American headquarters next to Interstate 285 in Cobb County.

The three-building complex will include thyssenkrupp's Innovation and Qualification Center—the tallest elevator test tower in the Western Hemisphere.

The tower is scheduled to be finished by summer 2021, with roughly 900 employees moving in to all three buildings by the end of next year.

The \$200 million investment is expected to bring about 650 new jobs to Georgia, according to earlier reports.





	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2028 POPULATION PROJECTION	19,108	100,962	229,383
2023 POPULATION	18,382	98,704	225,882
2010 POPULATION	13,476	81,699	196,252
GROWTH 2023-2028	3.9%	2.3%	1.5%
GROWTH 2010-2023	36.4%	20.8%	15.1%
<b>HOUSEHOLDS &amp; GROWTH</b>			
2028 PROJECTION	8,727	47,394	98,951
2023 ESTIMATE	8,460	46,447	97,510
2010 CENSUS	6,589	39,091	85,096
<b>2022 HOUSEHOLDS BY HH INCOME</b>			
<b>2023 HOUSEHOLDS BY HH INCOME</b>			
<\$25,000	1,239	5,241	11,058
\$25,000-\$50,000	2,770	10,277	19,698
\$50,000-\$75,000	2,112	10,117	18,282
\$75,000-\$100,000	799	6,928	12,704
\$100,000-\$125,000	853	4,921	9,570
\$125,000-\$150,000	234	2,113	5,576
\$150,000-\$200,000	230	2,802	7,444
\$200,000+	222	4,049	13,178
<b>2023 AVG HOUSEHOLD INCOME</b>	<b>\$ 66,438</b>	<b>\$ 92,286</b>	<b>\$ 106,402</b>
<b>DAYTIME EMPLOYMENT</b>	<b>19,212</b>	<b>116,062</b>	<b>163,324</b>

