



BAILEY PARK



TRANSWESTERN

# OVERVIEW

Ideally located in Atlanta's northwest submarket, Bailey Park is a 197,511-square-foot flex office/industrial property featuring four single-story buildings and one two-story building. With an office to warehouse ratio of 70% and 30%, respectively, Bailey Park offers tenants a full warehouse experience without compromising their office needs.

Bailey Park offers flexible floorplans, a park-like setting, access to an abundance of surrounding amenities, and proximity to a robust local employment base.



# BUILDING HIGHLIGHTS



## Location Highlights

- ▶ Located at the intersection of Barrett Parkway and Cobb Pkwy
- ▶ Minutes from I-75 and I-575 and Cobb County International Airport
- ▶ Near Barrett Park, a 1,000-acre mixed use complex
- ▶ Surrounded by dozens of restaurants, retailers, entertainment venues and service providers



## Property Highlights



5 office/flex  
buildings



12', 14' and 18'  
clear heights



Grade level  
and dock high  
loading with  
rear building  
entry



Generous  
surface parking  
of 3.5/1,000



Attractive office  
park setting

# NEARBY AMENITIES

## Restaurants

- 1 Carrabba's Italian Grill
- 2 Copeland's of New Orleans
- 3 IHOP
- 4 Popeye's Louisiana Kitchen
- 5 Flying Buscuit Cafe
- 6 Caper's Restaurant and Bar
- 7 Mersi Chef Parsian Food
- 8 Hooters
- 9 Tacos Del Chavo
- 10 Bahama Breeze
- 11 Golden Corral Buffet & Grill
- 12 Firestone Chinese Cuisine
- 13 The Rotisserie Shop
- 14 Provino's Italian Restaurant
- 15 Chick-fil-A
- 16 The Melting Pot
- 17 Buffalo Wild Wings
- 18 Pacific Buffet
- 19 Ruth's Chris Steak House
- 20 Rico Tropical Grill
- 21 Taziki's Mediterranean Cafe
- 22 Mediterranean Bistro
- 23 First Watch
- 24 McDonald's
- 25 Come and Get It
- 26 Zaxby's

## Shopping

- 27 Town Center at Cobb
- 28 Town Center Market
- 29 Town Center Plaza
- 30 Cobb Place Shopping Center
- 31 Town Center Commons
- 32 Barrett Corners
- 33 Kennesaw Marketplace

## Hotels

- 34 Town Place Suites by Marriott
- 35 Homewood Suites by Hilton
- 36 Hampton Inn Town Center
- 37 Days Inn by Wyndham
- 38 Courtyard by Marriott
- 39 La Quinta Inn & Suites
- 40 Holiday Inn Express
- 41 Home2 Suites by Hilton
- 42 Extended Stay America
- 43 Spring Hill Suites by Marriott
- 44 Hampton Inn Kennesaw
- 45 Fairfield Inn & Suites
- 46 Sonesta ES Suites Atlanta
- 47 Embassy Suites by Hilton

## Financial

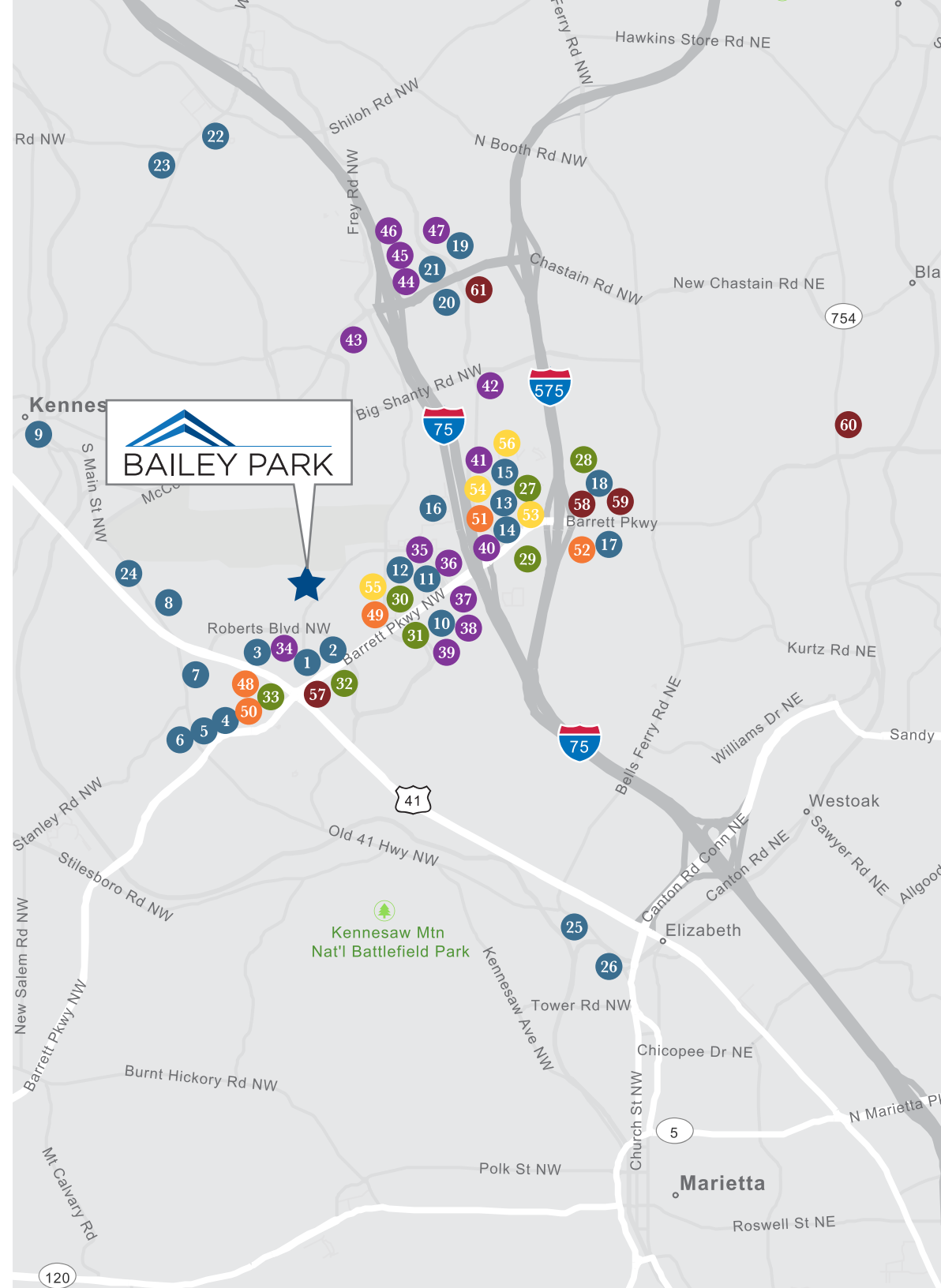
- 48 SunTrust Bank
- 49 Wells Fargo Bank
- 50 PNC Bank
- 51 Bank of America
- 52 Chase Bank

## Business Convenience

- 53 FedEx Office Print & Ship Center
- 54 The UPS Store
- 55 United States Post Office
- 56 PrintGraphics

## Fitness

- 57 LA Fitness
- 58 Workout Anytime
- 59 Orangetheory Fitness
- 60 Planet Fitness
- 61 Dream Results Fitness



**LOCATION**





**TRANSWESTERN**

For leasing information, please contact Bailey Park's Exclusive Leasing Agent:

**Matt Spickard**

Senior Managing Director

[matt.spickard@transwestern.com](mailto:matt.spickard@transwestern.com)

O: 404.842.6566

M: 803.238.0719