

2675

CUMBERLAND PKWY

ATLANTA, GA 30339

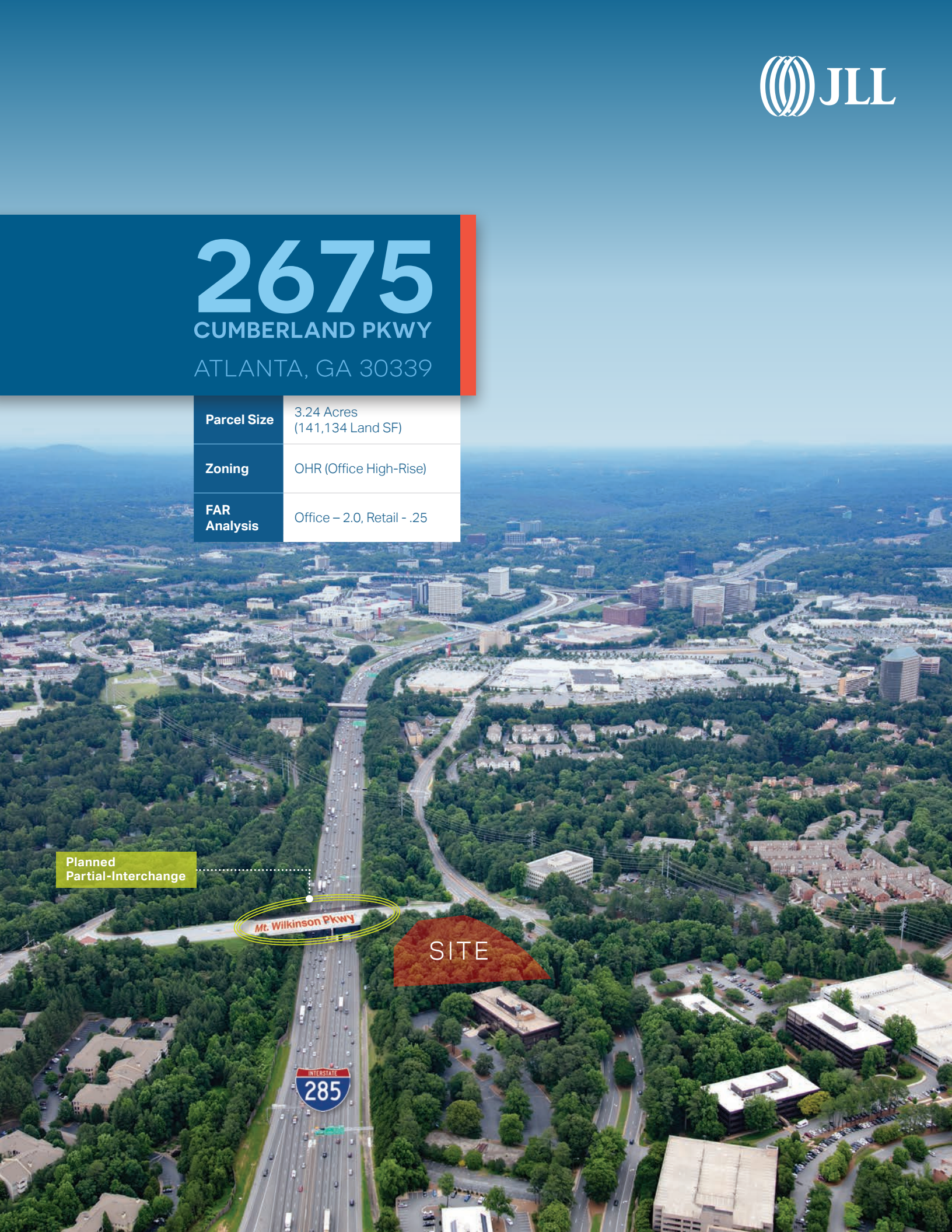
Parcel Size	3.24 Acres (141,134 Land SF)
Zoning	OHR (Office High-Rise)
FAR Analysis	Office – 2.0, Retail - .25

Planned
Partial-Interchange

Mt. Wilkinson Pkwy

SITE

INTERSTATE
285





Location

This offering outlines the opportunity to acquire fee-simple interest in approximately 3.2 acres at 2675 Cumberland Parkway SE, Atlanta, GA 30339 (the "Property"). Located along Interstate-285 at Mt. Wilkinson Pkwy and Cumberland Pkwy, the parcel is directly adjacent to a newly planned interstate interchange.

Cumberland Mall

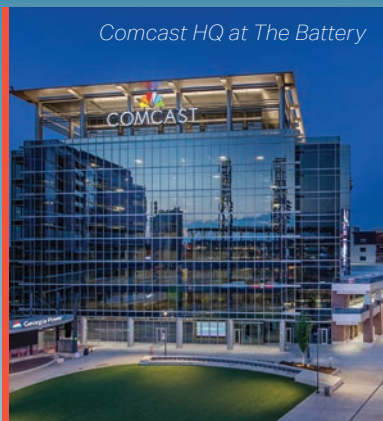


Vinings



✍ highlights

- The Georgia Department of Transportation plans to construct a partial interchange at I-285 and Mt. Wilkinson Parkway, allowing for **direct access to and from I-285** at the Property. The project is included in the Atlanta Regional Commission's Transportation Improvement Plan Amendment #3.
- Passion City Church owns the Property, as well as the adjacent existing office building. Passion City is currently **renovating the existing office space** and **building a new connected sanctuary** building along Cumberland Parkway.
- The Property is **located only 1.5 miles from The Battery and SunTrust Park**, driving additional demand for the site.
- **Zoned Office High Rise (OHR)** allowing for dense office development, among other uses.
- There are very few undeveloped sites of similar size in the submarket.





Wildwood
Office Park

Pennant
Park

Heritage
Pavilion

B THE
BATTERY
ATLANTA

Galleria
Office Park

Riverwood
Office Park

Akers Mill
Square

Cumberland
Mall

The Pointe
At Vinings

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Planned
Partial-Interchange

Self Storage
Development

Mt. Wilkinson Pkwy

SITE

Park at
Vinings

Post Spring
Apartments

passion city church

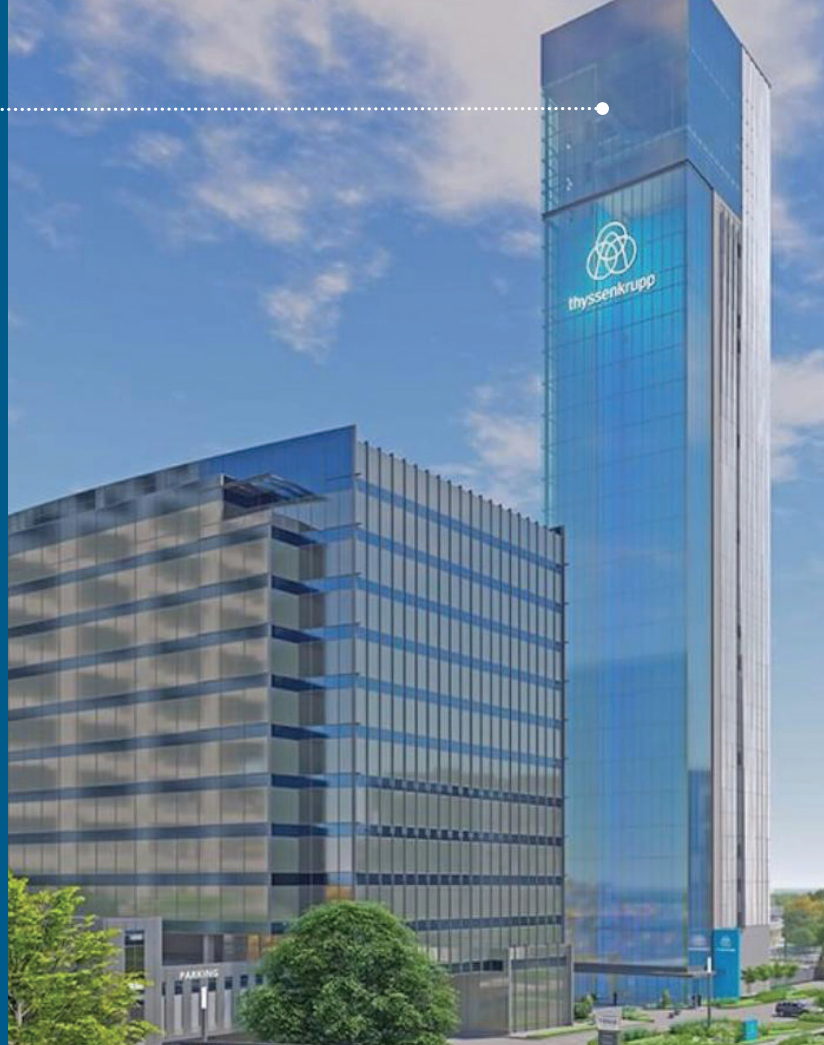
THE BATTERY ATLANTA





new development

The \$200+ million world-class **thyssenkrupp North American headquarters** will house nearly 1,000 new jobs at the new complex adjacent to The Battery Atlanta. The three building complex is headlined by a 420-foot-tall Innovation and Qualification Headquarters that includes 18 elevator test shafts, a showroom and event spaces. Also included in the complex are the 155,000 square foot headquarters building and an 80,000 square foot business administration building.



THE BATTERY ATLANTA

at SunTrust Park



20 restaurants



Entertainment



Omni Hotel



Shops



Multifamily



CUMBERLAND INVESTMENT

Mixed-Use

1. Atlanta Braves' The Battery Atlanta
2. Denton's Broadstone at Windy Ridge
3. JLB Realty LLC 2747 Paces Ferry
4. Encore Center, Cobb Galleria Pkwy, DRI w/ ARC
5. Riverview- Cobb Pkwy & Paces Mill
6. Encore Center 100-Greenstone-Cobb Galleria Pkwy
7. Winchester Partners, L.P
8. Powers Ferry Rd

Office

9. Childress Klein's Galleria 500
10. Childress Klein's Galleria 555
11. Greenstone's HD Supply
12. Highwoods and Seven Oaks' Riverwood 200
10. Hines' Two Overton Park
14. Pope & Land's 200 City View
15. TPA Group's 3400 Overton
16. Cumberland Blvd Boutique Office
17. thyssenkrupp
- I. Comcast Regional Headquarters Office

Residential

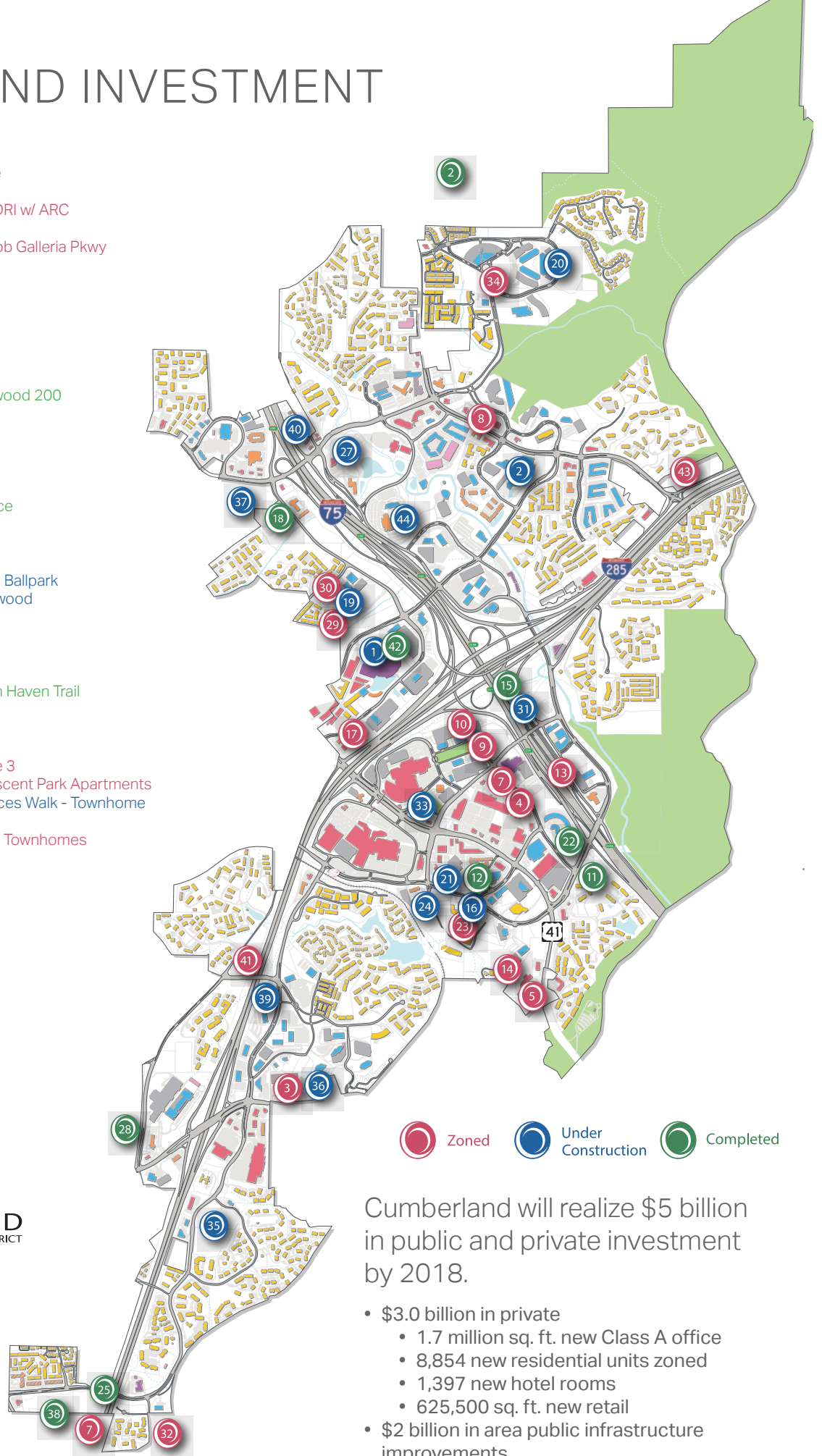
18. Ackerman's Stadium Walk
19. Atlantic Realty's The Reserve at the Ballpark
20. JW Acquisitions' Arbington at Wildwood
21. Mill Creek Residential
22. Oxford Properties' Encore
23. Pope & Land/River Oaks Drive
24. Pope & Land's Stillhouse Ridge
25. Pulte Homes' Cumberland at Beech Haven Trail
26. Pulte Homes' Terrell Mill Ivy Gate
27. The District at Windy Hill
28. Brooks Chadwicks' Capital
29. Atlantic Realty Development, Phase 3
30. Pollack Shores Development - Crescent Park Apartments
31. Ashton Woods - Cumberland at Paces Walk - Townhome Condos
32. EAH ACQ LLC - Beech Haven Trail - Townhomes
33. Ck Charlotte - Multifamily
34. Ashton Woods - Townhomes

Hotel

35. Even Hotel
36. Marriott Courtyard at Vinings
37. Candlewood Suites
- II. Omni Hotel
44. Marriott Spring Hill Suites

Retail/Other

38. WellStar Vinings Health Park
39. Passion City Church
40. Windy Hill Self Storage
41. Vinings Self Storage
42. SunTrust Park
43. Mequity Acquisitions, LLC



● Zoned
 ● Under Construction
 ● Completed

Cumberland will realize \$5 billion in public and private investment by 2018.

- \$3.0 billion in private
 - 1.7 million sq. ft. new Class A office
 - 8,854 new residential units zoned
 - 1,397 new hotel rooms
 - 625,500 sq. ft. new retail
- \$2 billion in area public infrastructure improvements



CUMBERLAND CID

POSITIVE IMPACT AT A GLANCE

Cumberland Demographics

61K

Median household income

32.7

Average age

Residential & Commercial Development to Date

1.8M

Square feet of office development

2050

Residential units

1400

New hotel rooms

500K

Square feet of retail

By the end of 2018, the CID will realize **\$5B** in private & public improvements.

MAJOR CORRIDOR IMPROVEMENTS

Major Corridor Improvements

\$225M

in roadway improvements & enhancements

\$1B

in select partner infrastructure projects pipeline

Projected to add another

\$2B

in real estate value by 2024

GREEN SPACE AND FRESH AIR

In and Around Cumberland

20%

Green space

840

Acres

Equivalent to New York's Central Park

60 Miles of Greenway and Urban Trails

38

Miles built

22

Miles proposed by the CID & partners

11

Points of access

\$100M in Community Value

\$34M IN URBAN & GREENWAY TRAIL IMPROVEMENTS

New and upcoming projects

- Akers Mill Trail East
- Akers Mill Streetscape Central and West
- Bob Callan Trail
- Paces Mill National Park Services Unit Improvements

A Beautiful Backdrop: Cumberland and the Chattahoochee

#8

on the National Geographic Top 10 Urban Escapes

38

tons of litter removed in 2016 by CID

740

street lights, banners, and decorations to be installed

SELECT CCID CAPITAL IMPROVEMENT PROJECTS

- Windy Hill Improvement Projects Including: Diverging Diamond Interchange
- US 41/Cobb Parkway Widening and Trail
- US 41/Cobb Parkway Bridge Replacement

- Street/Ped Lighting & Mast Arms Project (various routes)
- Cumberland Blvd West Intersection Improvements & Streetscape
- Cumberland Boulevard Bridgescape
- Bob Callan Trunk Trail Extension
- Riverwood Parkway Streetscape

- US 41/Cobb Parkway Central Streetscape & Mast Arms
- Akers Mill Road Central & West Streetscapes
- Akers Mill Trail East

OTHER SELECT PUBLIC INFRASTRUCTURE PROJECTS

- Atlanta Road Interchange

- Braves Related Infrastructure Improvements
- SPLOST Cumberland Related Projects Including: Terrell Mill Connector
- Water Main Infrastructure



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