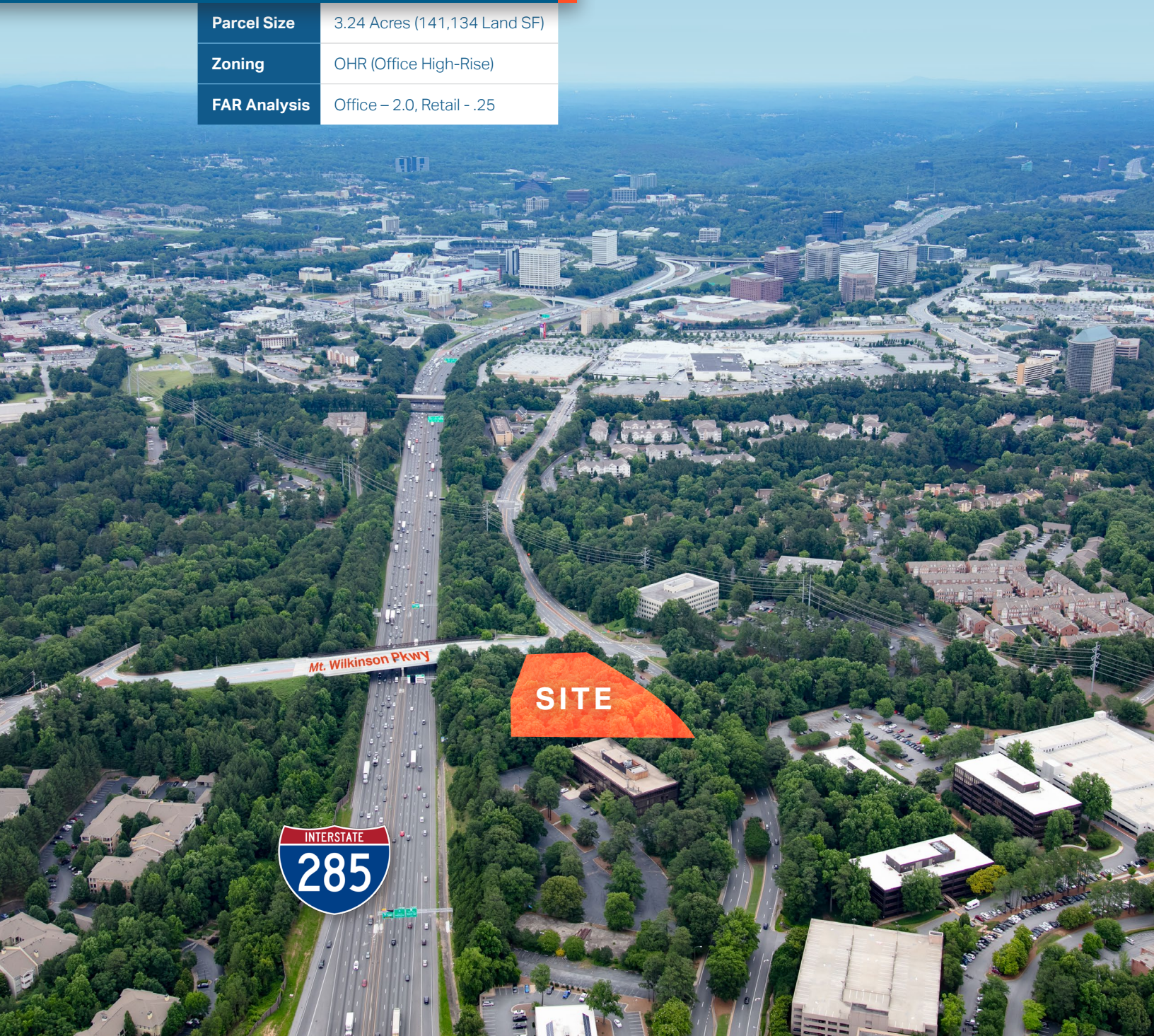


2675

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



highlights

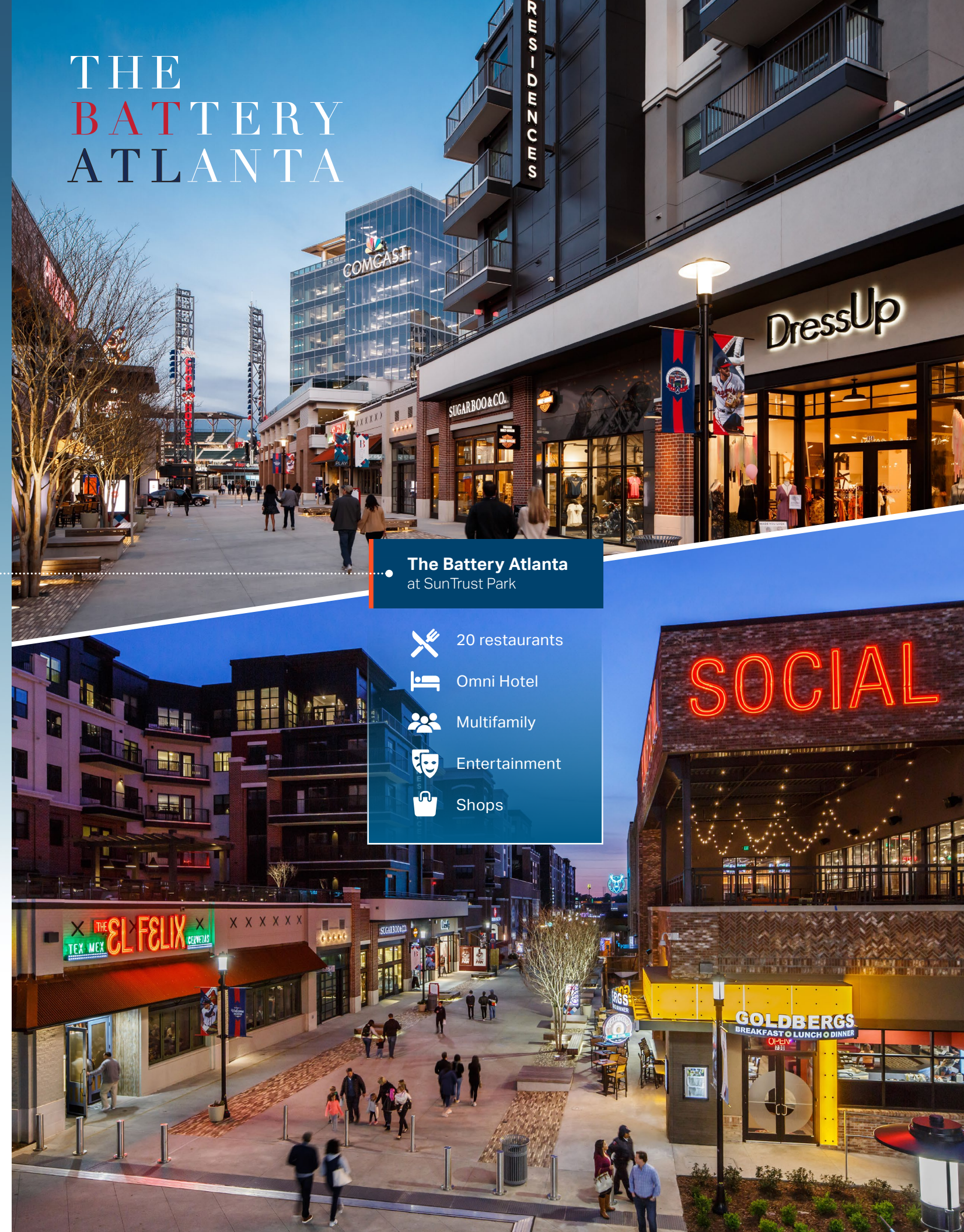
- The Georgia Department of Transportation plans to construct a partial interchange at I-285 and Mt. Wilkinson Parkway, allowinwg for **direct access to and from I-285** at the Property. The project is included in the Atlanta Regional Commission's Transportation Improvement Plan Amendment #3.
- The Property 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.
- Passion City Church owns the Property, as well as the adjacent existing office building. Passion City will **renovate the existing building** and **build a new sanctuary** building adjacent to the office building.

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.



THE BATTERY ATLANTA



The Battery Atlanta at SunTrust Park

- 20 restaurants
- Omni Hotel
- Multifamily
- Entertainment
- Shops

2675
CUMBERLAND PKWY
ATLANTA, GA 30339

THE BATTERY
ATLANTA

Wildwood
Office Park

Pennant
Park

Galleria
Office Park

Riverwood
Office Park

Heritage
Pavilion

Akers Mill
Square

Cumberland
Mall

The Pointe
At Vinings

Planned
Partial-Interchange

Park at
Vinings

Mt. Wilkison Pkwy

SITE

passion city church

Post Spring
Apartments

INTERSTATE
285



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