

725  
—  
PONCE

# RARE, BELTLINE-CONNECTED SPACE TO CALL YOUR OWN



PONCE CITY MARKET

NEIGHBORING PONCE CITY MARKET



DIRECT BELTLINE ACCESS



SWEEPING BELTLINE VIEWS

UNMATCHED BELTLINE ENERGY

6

3

2

DEDICATED TERRACE




Cousins



# BELTLINE VIEWS, ACCESS & DELIGHTS AT YOUR LEISURE

## OPPORTUNITY HIGHLIGHTS

- 46,138 RSF available across floors 2 and 3 with a **CONNECTING STAIR, DEDICATED TERRACE** and **WALK-OUT ACCESS** to the BeltLine
- 39,466 RSF available on full 6th floor, **FULLY BUILT OUT** and **MOVE-IN READY**
- Direct access to the Eastside BeltLine Trail and dozens of F&B, shopping and lifestyle destinations
- **MONUMENT SIGNAGE AVAILABLE**
- **ANCHORED BY KROGER** (with wine tasting bar), **STARBUCKS** and Italian favorite, **INDACO**
- Offering **SEAMLESS COMMUTES** with a new bike rental program, on-site parking and private, **DIRECT SHUTTLE ACCESS TO MARTA'S NORTH AVENUE STATION**
- Trusted, **WELL-CAPITALIZED OWNERSHIP, LEASING AND MANAGEMENT** by Cousins 



**EXCLUSIVE BIKE VALET**   
Located at the BeltLine terrace



# IN THE HEART OF THE EASTSIDE BEAT

SIGNAL HOUSE

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PONCE CITY MARKET

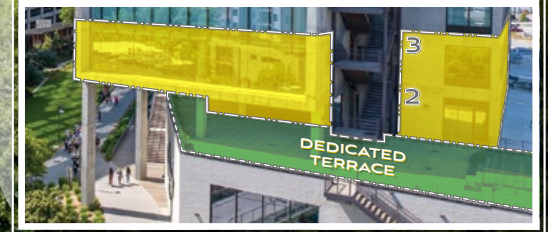
39,466 RSF

6

46,138 RSF

3  
2

2ND AND 3RD FLOOR BELTLINE-CONNECTING

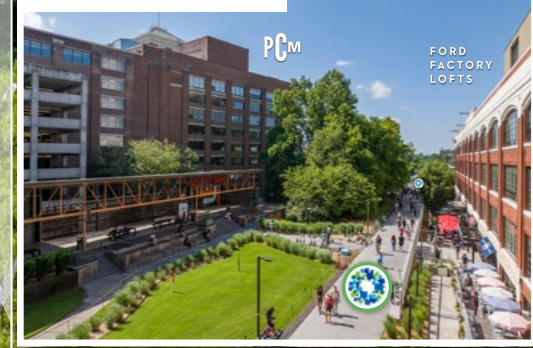


DEDICATED TERRACE

ENDLESS ADVENTURE ON FOOT



FAVORED NEIGHBORS



# NEIGHBORING AMENITIES



  
PONCE CITY MARKET

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NEIGHBORING PONCE CITY MARKET

BELTLINE-CONNECTING ACCESS

## ON-SITE



**INDACO**  
ITALIAN FOOD & WINE



## NEXT DOOR






















## STEPS AWAY





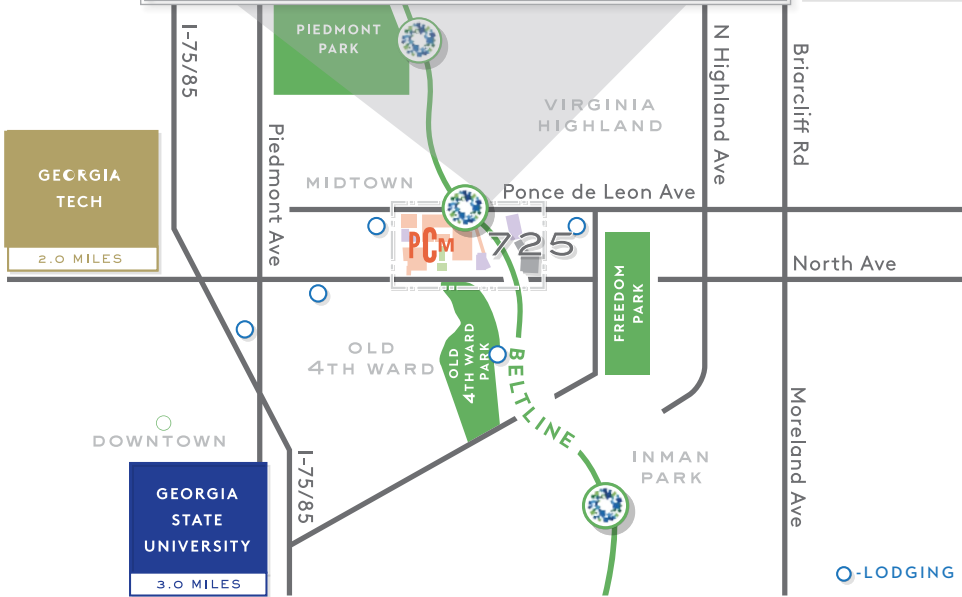


# WELL CONNECTED TO EVERYWHERE

725 Ponce is positioned on Ponce De Leon Ave, the main East-West corridor in Atlanta's Midtown neighborhood, **LESS THAN 0.25 MILES FROM FREEDOM PARKWAY**, which connects Midtown to I-85 and Downtown Atlanta, and along North Avenue, providing easy access to MARTA.



EMORY UNIVERSITY  
3.0 MILES



725 PONCE OFFERS A WALKABLE, TALENT-RICH LOCATION PACKED WITH CHOICE AND **DESIGNED FOR MORE.**



TOP TALENT-RICH  
**<3MI.**  
COMMUTE TO TOP UNIVERSITIES

BRIMMING WITH DAYTIME ENERGY  
**185,345**  
2020 TRADE AREA POPULATION

EDUCATED EMPLOYMENT BASE  
**82.6%**  
BACHELOR'S DEGREE OR HIGHER\*

PROVEN AREA GROWTH  
**25%**  
POPULATION INCREASE  
IN THE PAST DECADE

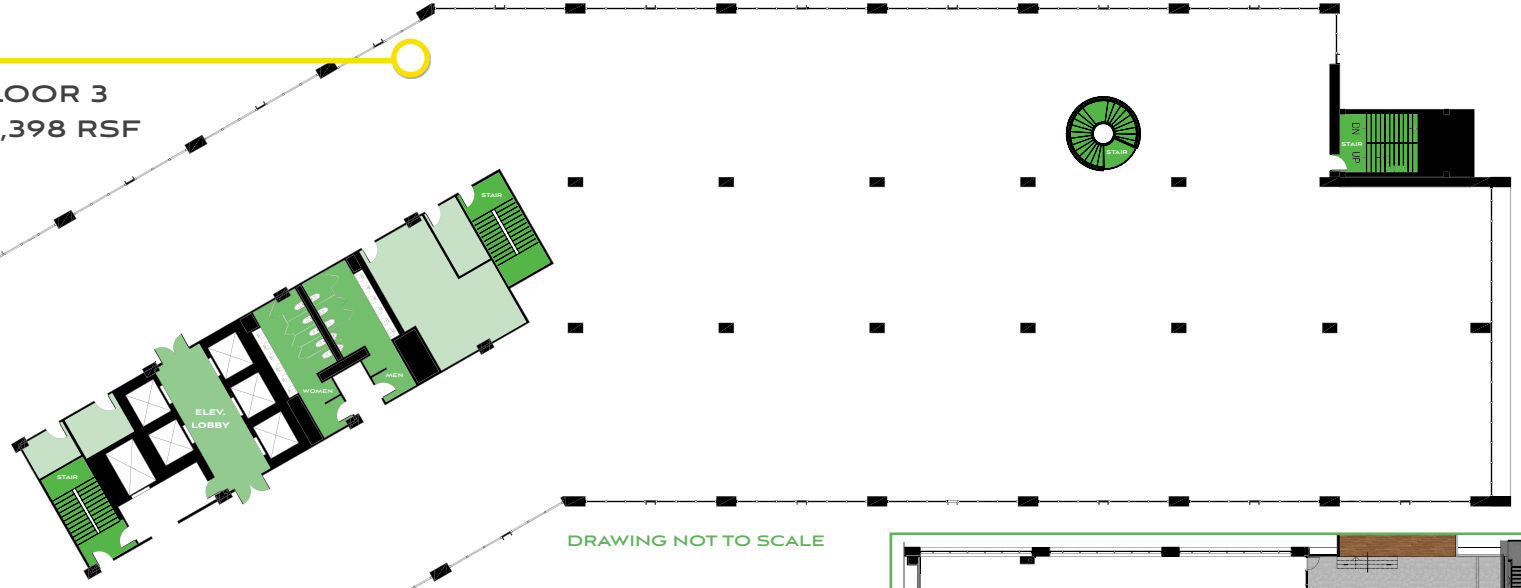


SOURCE: \*2020 UNITED STATES CENSUS

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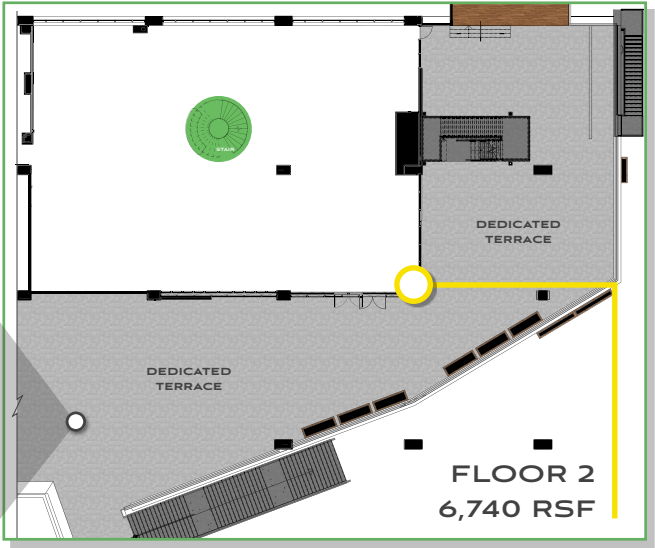
46,138 RSF OF LIFESTYLE WORKPLACE ON THE BELTLINE

FLOOR 3  
39,398 RSF



DRAWING NOT TO SCALE

DEDICATED TERRACE

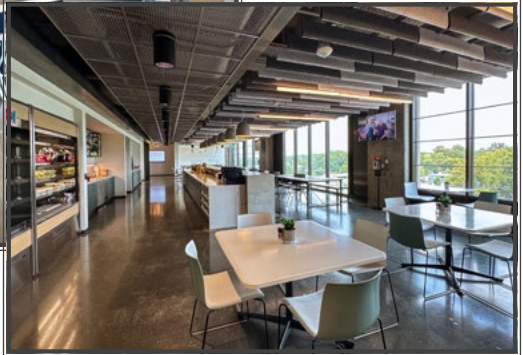


FLOOR 2  
6,740 RSF

**725**  
—  
**PONCE**

**39,466 RSF FULL FLOOR BUILT-OUT AND MOVE-IN READY**

**FLOOR 6**  
**39,466 RSF**





20MM

SF OF LIFESTYLE WORKPLACE  
ACROSS THE SUNBELT

HQ'D IN

ATL

17

ASSETS  
IN ATL

### DISCIPLINED AND WELL-CAPITALIZED

Nationally known and respected, we own, develop and invest in our buildings for the long-term.

We bring capital, ownership and development expertise to the table with no outside decision makers.

### RELATIONSHIP FOCUSED ATL-BASED TEAM FULLY INTEGRATED OPERATIONS

### CUSTOMER-CENTRIC APPROACH

We stay focused on our customer experiences, infusing our buildings with high-quality amenities and services with on-site management, leasing and operations.

IN GOOD COMPANY • TRUSTED CUSTOMERS

**BlackRock**  **slalom**



[725PONCE.COM](http://725PONCE.COM)

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**JEFF DILS**  
jdils@cousins.com | 404.407.1940

**EMILY HOLMES**  
eholmes@cousins.com | 404.407.2085

