

Atlanta



Cumberland/Galleria Submarket

5063

TX 5063

TX 5063



▶ 32A

33

▶ 33A

34

▶ 34A

35

▶ 35A

TX 5063

TX 5063



▶ 36A

37

▶ 37A

38

▶ 38A

39

▶ 39A

FILM KJ188 PLUS

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FILM KJ188 PLUS



OUR WHY

We set out to play an active role in providing companies with reliable, accessible, and desirable spaces where their people can do their best work and live fuller lives outside of it.

Our office properties sit within sought-after suburban communities that support true work-life balance, complete with lifestyle amenities and easy access to the area's major thoroughfares. The ability to run a handful of errands at lunch, grab coffee without a detour, and make it to a recital on time, provides our tenants with the autonomy they need to reclaim what's most valuable in this life: their time.

And time is about more than convenience, it's about presence, about how and where we choose to invest ourselves. Presence means connecting, collaborating, and building together. Our spaces are more than walls; they're homes for ideas, innovations, and the services and products our tenants contribute to our world. Within our square footage, brands are built, communities grow, and life unfolds. And it's the people who fill these spaces each day—sharing energy, sparking ideas, and building momentum—who bring it all to life. We're proud to provide the foundation where futures take shape.

OFFICE SPACE CLOSE TO HEART AND HOME, BECAUSE TIME IS BEST SPENT LIVING.

workspace
property management



In-House Design and Construction Team



2500 Windy Ridge Lobby



2.5 miles to Truist Park

Location, Location, Location



The Wildwood Business Park (WBP) sits 10 minutes from Buckhead, 15 minutes from Midtown, and 20 minutes from Downtown Atlanta, with its easy access to I-75, 285 and Powers Ferry Road.

Population	2 Miles	5 Miles	10 Miles
2024 Population	42,681	219,580	959,973
2029 Population Projection	43,292	224,351	979,203
Median Age	34.6	36.8	36.9
Bachelor's Degree or Higher	52%	57%	56%

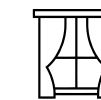


The area also benefits from proximity to major universities, including **Georgia Tech** and **Georgia State University**, which are within a 20- to 30-minute commute and supply strong pipelines of engineering, business, and technology talent. **Kennesaw State University**, one of Georgia's largest public universities, is also nearby, along with Emory University and the Atlanta University Center. This concentration of higher education institutions supports ongoing recruitment, internships, and early-career talent development.



Shopping at the Cumberland Mall

Office Space Close to Home and Homeruns



Employees can choose from a wide range of desirable neighborhoods within a 30-minute drive from the office, many of which are frequently recognized on "best places to live" lists for the Atlanta region. Nearby **Vinings** offers a charming village atmosphere with upscale dining and a strong sense of community, while **Smyrna** is popular with families for its parks, trails, and neighborhood feel.

Neighborhood	Distance	Drive Time
Vinings	~2-3 miles	5-10 min
Smyrna	~5-6 miles	10-15 min
Sandy Springs	~10-12 miles	15-20 min
Dunwoody	~13-15 miles	20-25 min
Roswell	~18-20 miles	25-35 min

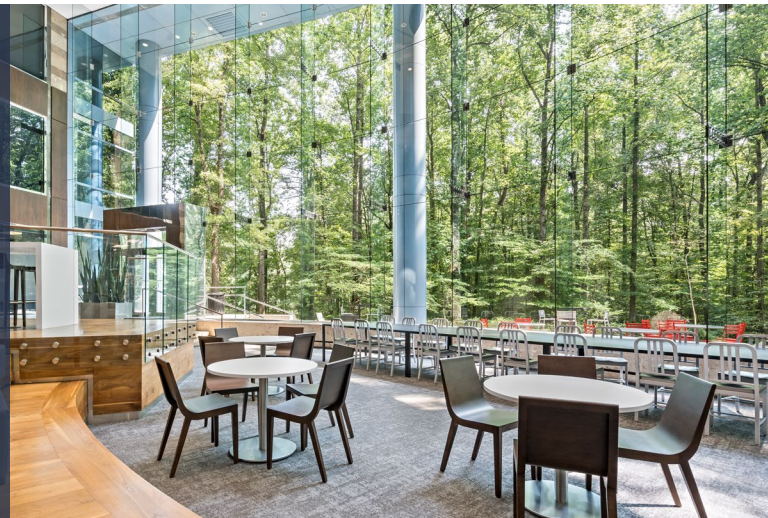


The area surrounding Wildwood Business Park offers abundant after-work and weekend options that enhance overall quality of life. The Battery Atlanta and Truist Park are just minutes away, providing a dynamic mix of restaurants, bars, live entertainment, and sporting events. Outdoor enthusiasts enjoy quick access to the **Chattahoochee River National Recreation Area**, with trails, river access, and green space ideal for walking, running, and unwinding after the workday.









2500

WINDY RIDGE
PARKWAY



Windy Ridge is located in the prestigious Wildwood Office Park, a sought-after business hub in suburban Atlanta that hosts several Fortune 100 companies. This 16-story building offers modern, premium commercial office space and represents the second-largest block of available space in the city. Prominent top-of-building signage ensures visibility from nearby offices, retail destinations, and residential communities.



-  Fitness Center
-  On-site cafeteria and grab & go café
-  Extensive recreational space with soft seating
-  Expansive outdoor patio
-  Grand lobby with ample collaborative spaces
-  Abundant parking



4100

WILDWOOD
PARKWAY

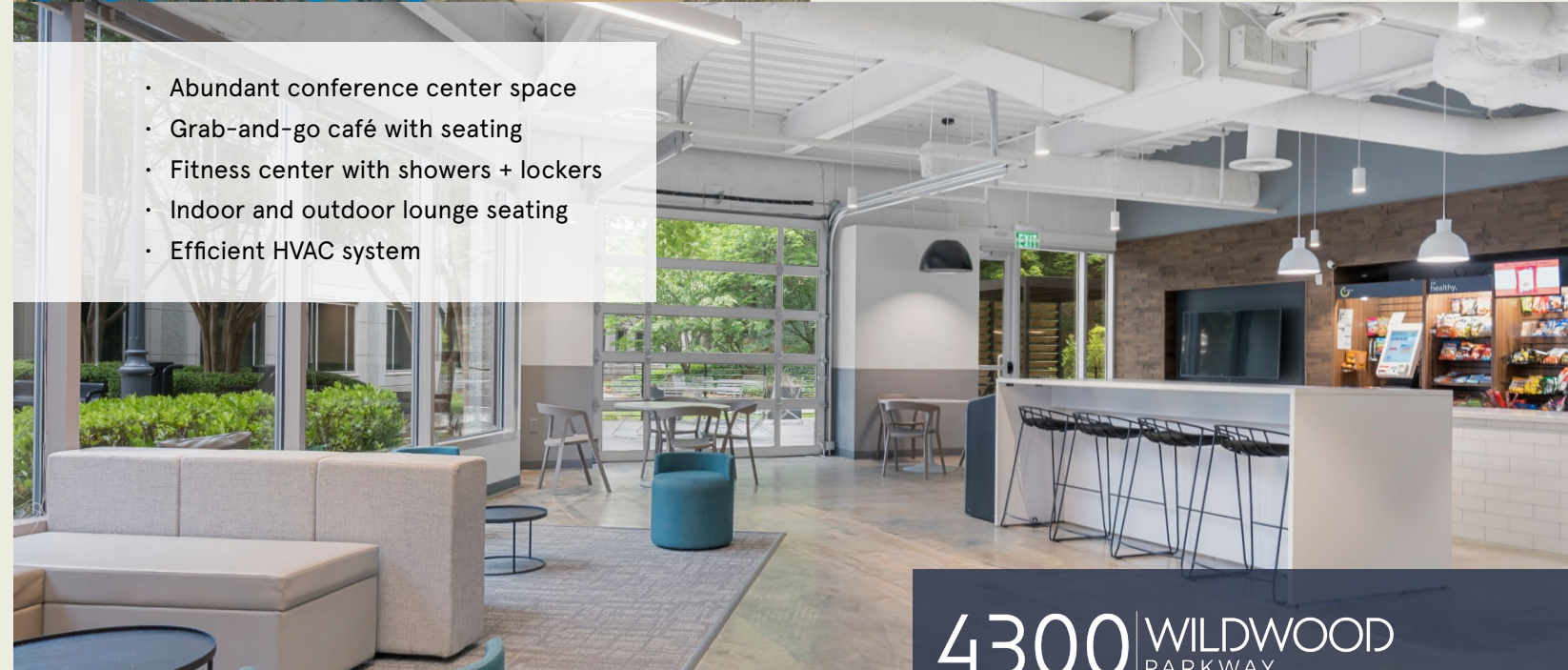
- Furniture available
- 1 megawatt backup generator available
- Short-term leases considered
- Conference + break-out rooms
- Employee recreation area
- Kitchen + lounge seating
- Efficient HVAC system
- Fitness center



4200

WILDWOOD
PARKWAY

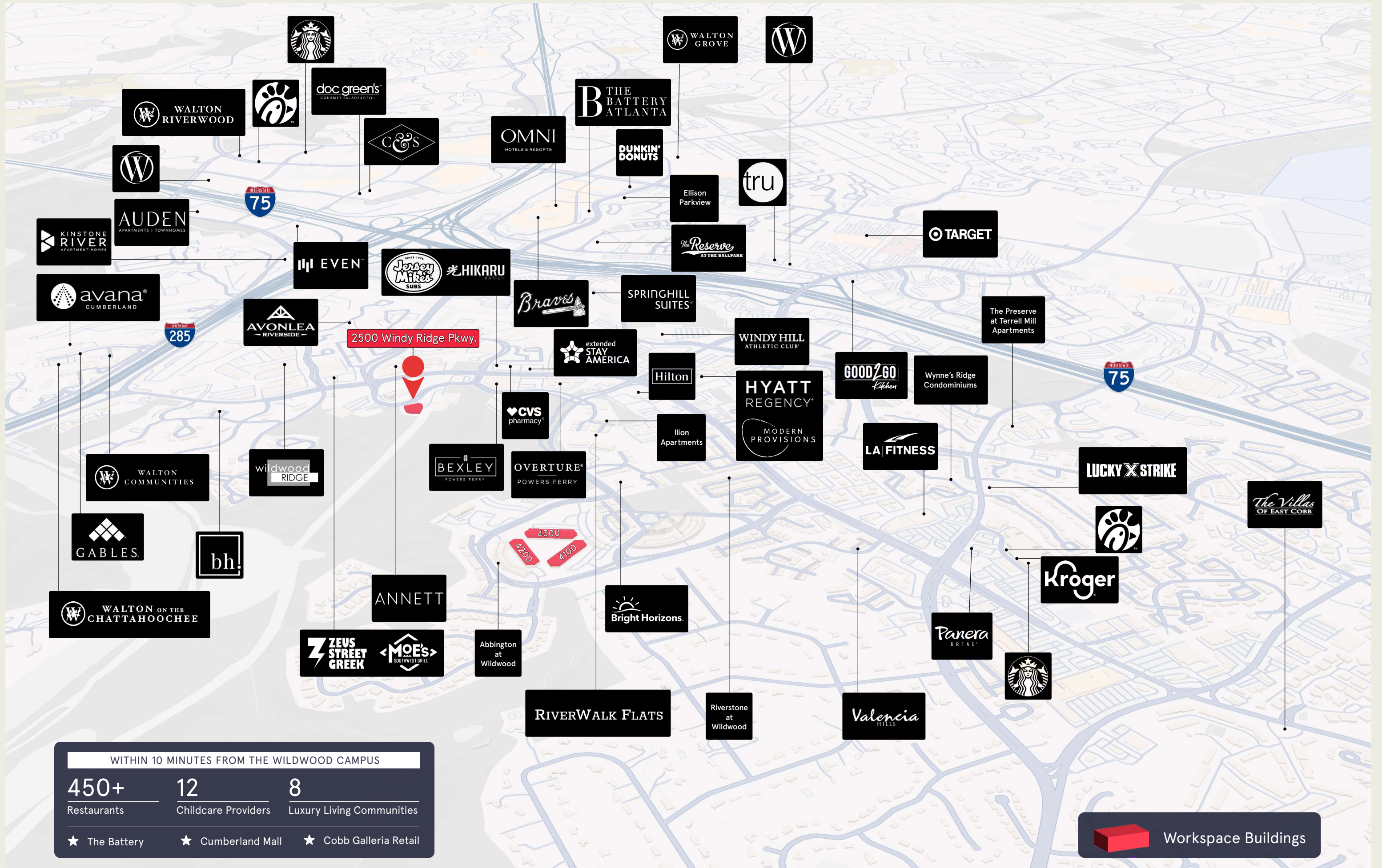
- Large conference center with multiple configurations
- Highly efficient floor plates with great lighting
- Cafeteria with serving area and ample seating
- Approximately 140-seat auditorium
- 1,000 car parking with EV chargers and a covered garage
- New elevators



- Abundant conference center space
- Grab-and-go café with seating
- Fitness center with showers + lockers
- Indoor and outdoor lounge seating
- Efficient HVAC system

4300

WILDWOOD
PARKWAY



WITHIN 10 MINUTES FROM THE WILDWOOD CAMPUS

450+	12	8
Restaurants	Childcare Providers	Luxury Living Communities

★ The Battery ★ Cumberland Mall ★ Cobb Galleria Retail

 Workspace Buildings

WALTON RIVERWOOD

AUDEN

KINSTONE RIVER

avana

AVONLEA

2500 Windy Ridge Pkwy.

wildwood RIDGE

WALTON COMMUNITIES

GABLES

bh.

WALTON ON THE CHATTAHOOCHEE

ANNETT

ZEUS STREET GREEK

MOE'S

Abbingdon at Wildwood

RIVERWALK FLATS

Riverstone at Wildwood

Valencia HILLS

BEXLEY

OVERTURE

Bright Horizons

Hilton

Ilion Apartments

HYATT REGENCY

LA FITNESS

LUCKY X STRIKE

Kroger

Panera BREAD



The Reserve AT THE BALLPARK

SPRINGHILL SUITES

extended STAY AMERICA

Braves

Jersey Mike's SUBS

EVEN

KINSTONE RIVER APARTMENTS | TOWNHOMES



doc green's

C&S

OMNI HOTELS & RESORTS

THE BATTERY ATLANTA

DUNKIN' DONUTS

Ellison Parkview

tru

TARGET

The Preserve at Terrell Mill Apartments

GOOD2GO

Wynne's Ridge Condominiums

WINDY HILL ATHLETIC CLUB

WALTON GROVE



WALTON GROVE

The Villas OF EAST COBB



4300
4200
4100



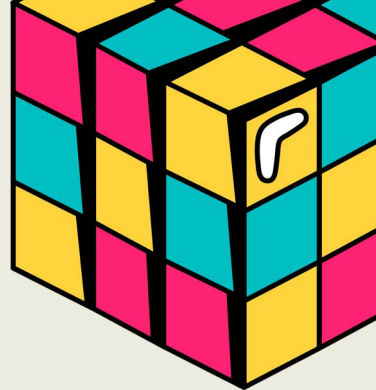
workspace

property management

Where You Are + Where You Want to Be

OFFICE SPACE

for the way work happens today



BENEFITS OF THE WORKSPACE PLATFORM



SCALE
National network of suburban office properties across 18 US markets.



FLEXIBILITY
Our national portfolio offers flexibility to help your business grow.



CAPITALIZATION
Fortified balance sheet. No near term debt maturities.



DESIGN + DEVELOPMENT SERVICES
In-house construction and design management teams for a holistic approach.



EMPLOYEE ENGAGEMENT
A focus on employee experience, offering unique programming, access to amenities, and food & beverage options.



MANAGED BY WORKSPACE
Our properties are managed by a team of seasoned in-house professionals with on-site offices.

Atlanta

Where smart

companies go to grow.



workspace
property management

NATIONAL CASE STUDIES



2500 Windy Ridge Parkway, Atlanta, GA

Nationally recognized multi-discipline consulting firm, Freese and Nichols, relocated its Atlanta, GA office to accommodate its expanding team and to partner with a landlord experienced in delivering full-service, sophisticated property management. From the outset, Freese and Nichols brought a clear creative vision: a comprehensive 'kit of parts' that served as the foundation for their branded office environments nationwide.

Our design and construction teams identified a local contractor who could execute at a high level while honoring the firm's brand integrity throughout every detail of the buildout – delivering the project under budget with meaningful upgrades that elevated the final space well beyond initial expectations.

The completed office is a dynamic, inspiring workplace that reflects Freese and Nichols' culture and standards – and a powerful example of what becomes possible when tenants align with a truly integrated landlord partner. By bringing inhouse leasing, property management, and construction services together under one roof, we delivered a seamless, best-in-class experience from start to finish.



4424 W Sam Houston Pkwy N
Houston, TX

When Higginbotham, a leading insurance, financial, and HR services firm, needed a new Houston headquarters to support its growth, they selected 78,000 SF at Westway II. The space would bring together more than 200 employees daily and provide room for future expansion.

Meeting their ambitious 6-month timeline was critical. Our project management and construction team oversaw the \$4.5 million buildout, coordinating contractors and ensuring every detail was delivered on time and to standard.

The result was a smooth relocation from multiple satellite offices into a modern headquarters with amenities designed to enhance collaboration, shorten commutes, and support the company's continued success.

Class A Corporate Office



workspace
property management

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