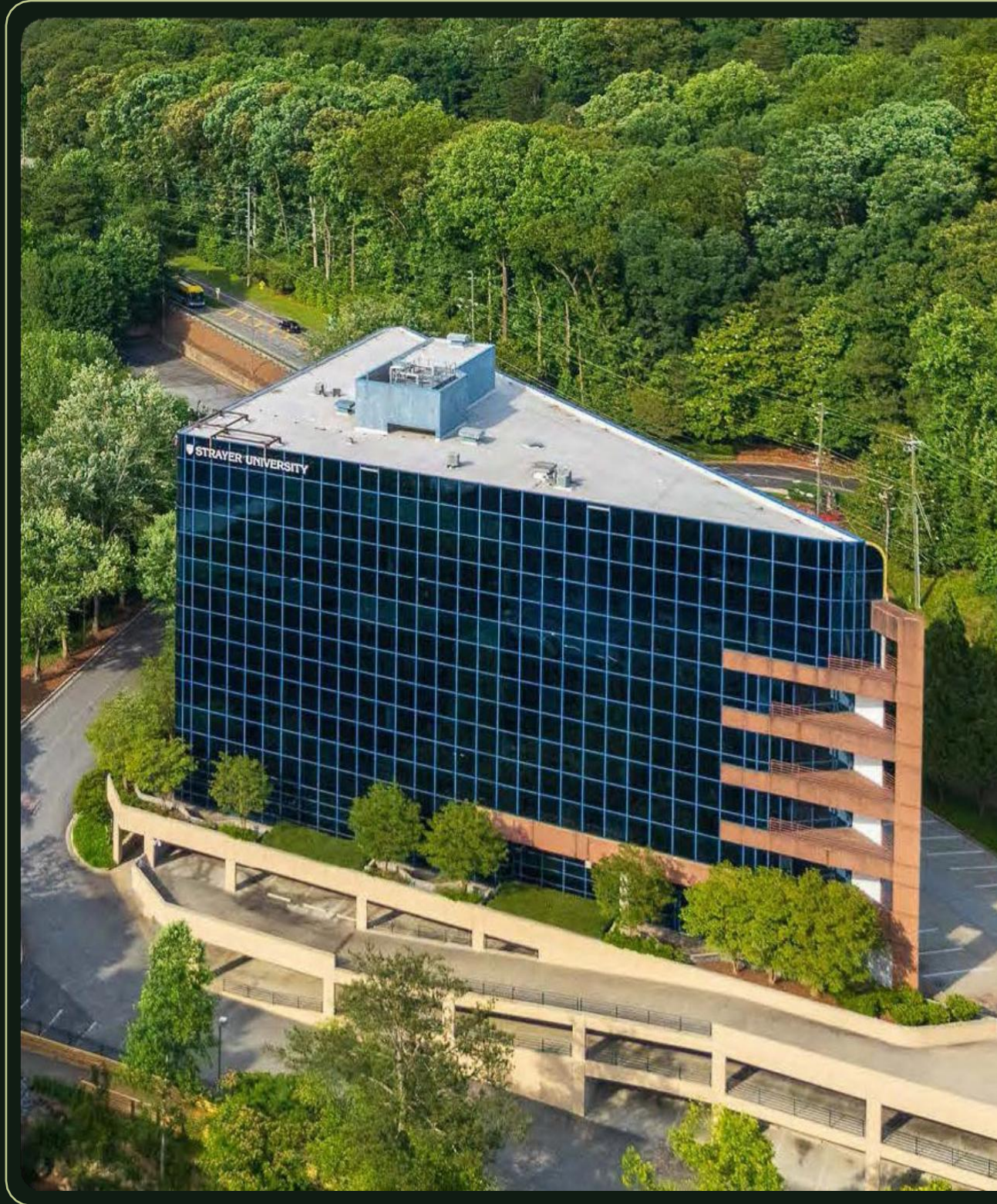


ONE TOWER CREEK

OFFICE SPACE FOR LEASE IN ATLANTA'S
THRIVING CUMBERLAND SUBMARKET

3101 TOWER CREEK PKWY
ATLANTA, GA



**NORMANDY
PARTNERS**

**BRADEN
FELLMAN**

BUILDING
OVERVIEW

Building Size
99,655 SF

Full Floors
4 FLOORS AVAILABLE

Available Space
65,000 SF

Easy Ingress / Egress
NEARBY I-75 AND I-285

Floor Plate
15,680 RSF

Exceptional Visibility
212,000 VEHICLES PER DAY ON I-285

Number Of Stories
7 STORIES

Parking Ratio
3.3 / 1000 RSF

NEW LOCAL
OWNERSHIP

BRADEN
FELLMAN

COVERED
PARKING

UPDATED LOBBY
LOUNGE

CONNECTED TO
BOB CALLAN
NATURE TRAIL

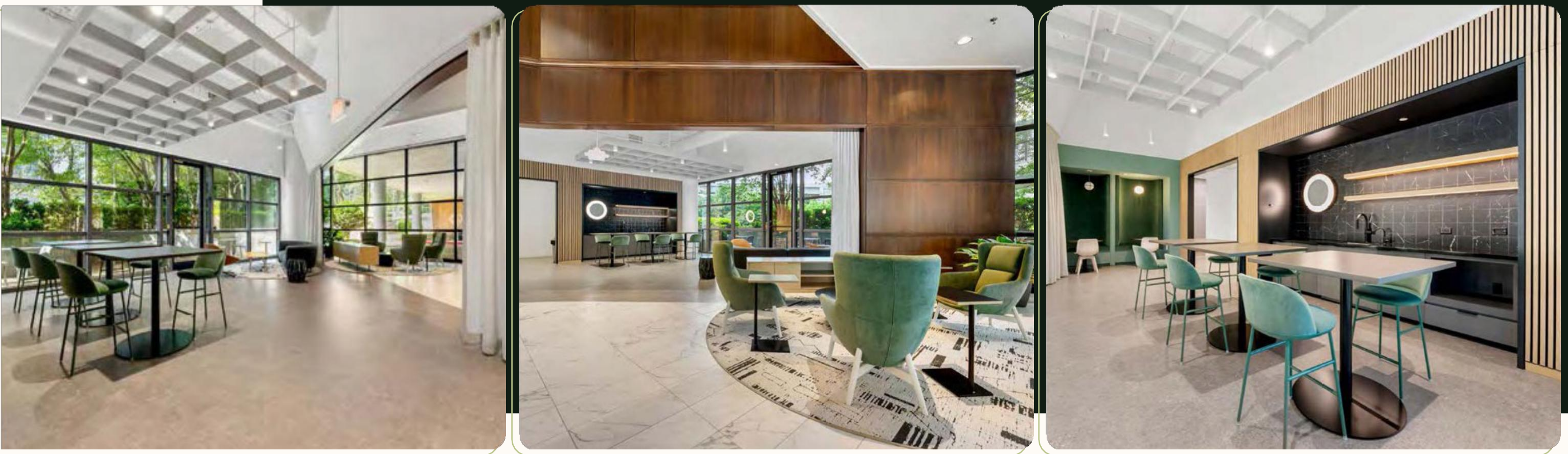
FITNESS
CENTER

CONFERENCING
FACILITY

WIFI



RENOVATED LOBBY

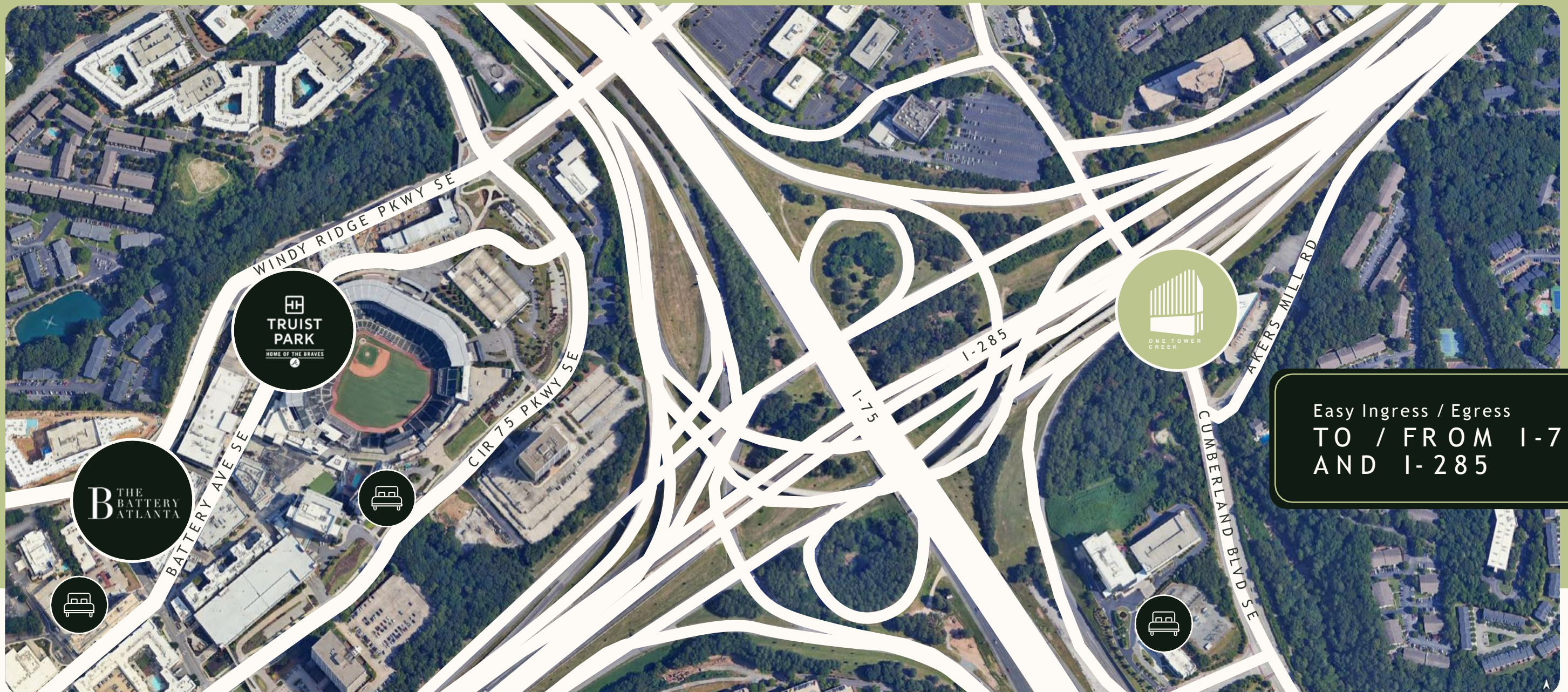


SHARED SPACES FOR MODERN WORKING

One Tower Creek offers a premier office leasing opportunity in Atlanta's thriving Cumberland submarket. Featuring exceptional visibility, modern amenities, and a prime location near leading corporate hubs and entertainment destinations, the property delivers an ideal balance of accessibility and prestige. The newly renovated lobby creates a welcoming, sophisticated environment for tenants and guests alike.

EASY ACCESS

IN THE HEART OF CUMBERLAND'S BEST



The Battery
1.4 MILES

Truist Park
1.2 MILES

Cumberland Mall
1.4 MILES

Nature Trails
STEPS AWAY

Cobb Energy Performing Arts Centre
0.9 MILES

LOCAL ATTRACTIONS

TRUIST PARK , THE BATTERY, TRAILS



Truist Park
Home of the Atlanta Braves



The Battery
Mixed-Use Entertainment District



Trail Network
With Direct Connection to the Building

+ MORE

Fitness

WINDY HILL
ATHLETIC CLUB



LA|FITNESS

Orangetheory

Coffee

DUNKIN' DONUTS

CAFE COMMA



chattahoochee
coffee company

REV COFFEE
ROASTERS

Lunch



CAVA



Dinner



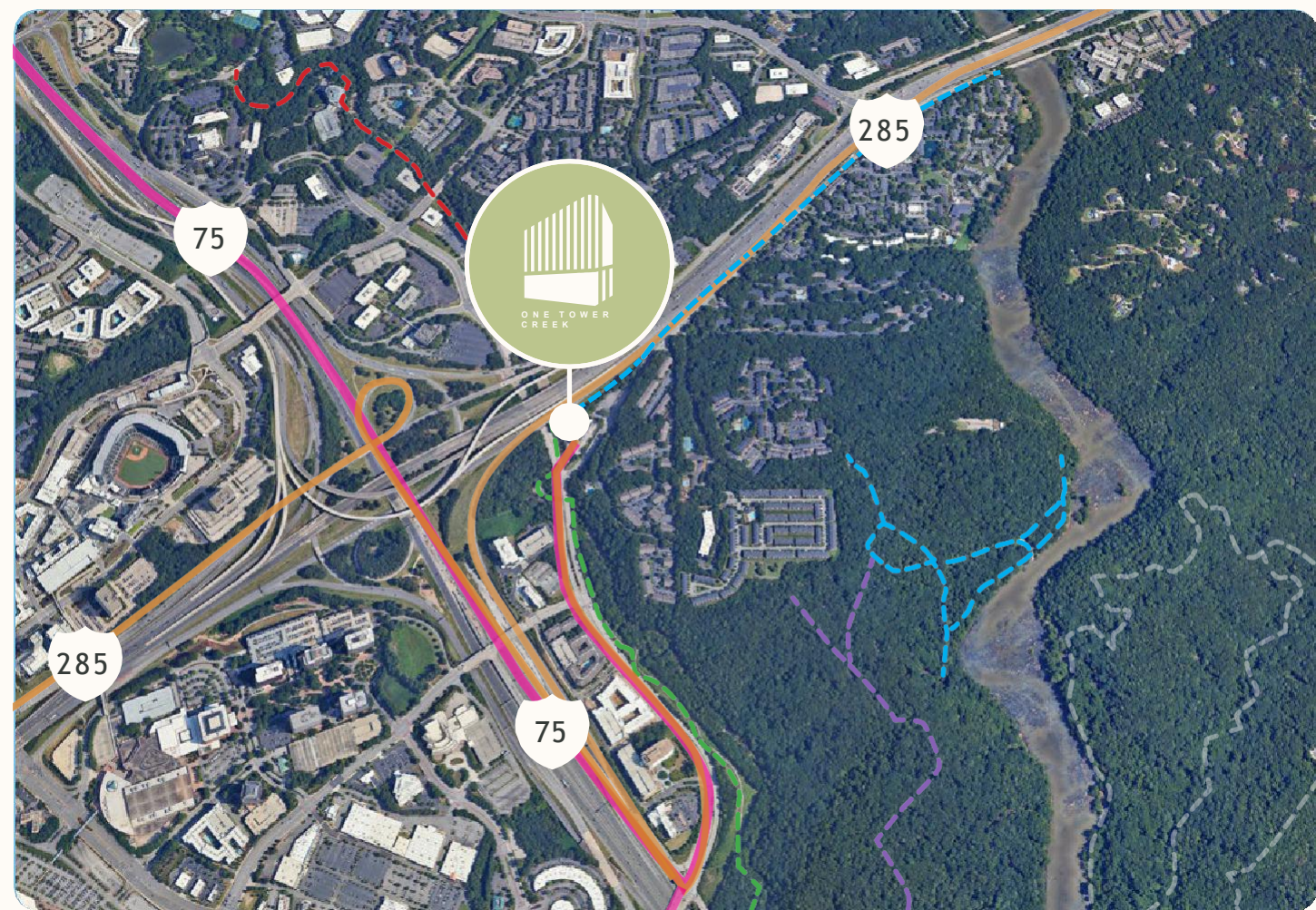
Ray's
ON THE RIVER



Copeland's
OF NEW ORLEANS

STONEY RIVER
STEAKHOUSE AND GRILL

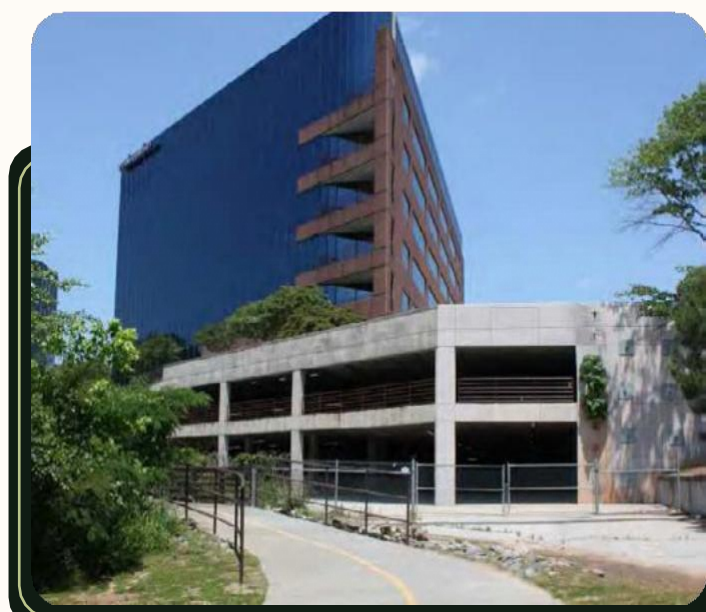
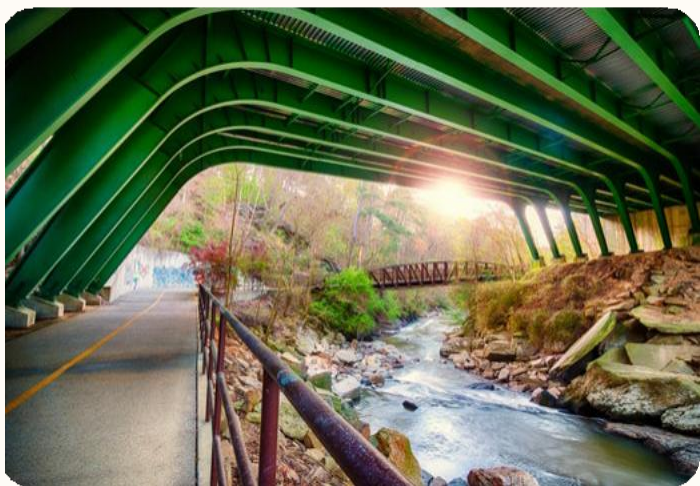
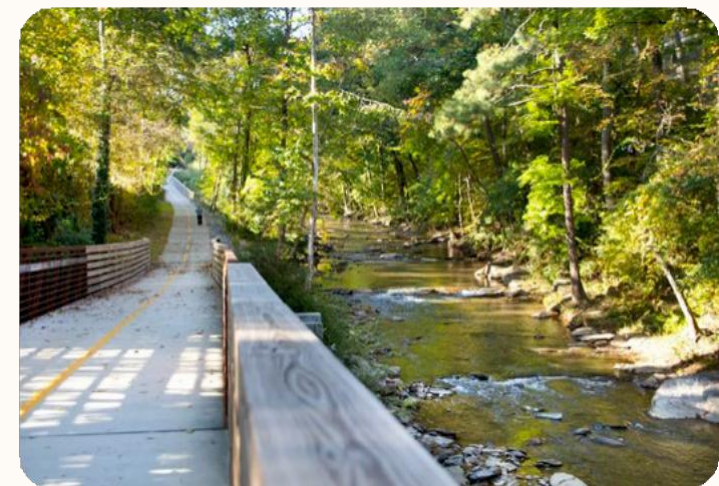
NEARBY TRAIL NETWORK



The Cumberland Trail Network—including the Bob Callan and Akers Mill Trails—offers seamless access to the Chattahoochee River National Recreation Area, featuring scenic paths for walking, biking, and outdoor exploration. These interconnected trails link directly to popular river access points such as Cochran Shoals and Palisades West.

Ideally situated in close proximity to both trails, One Tower Creek provides unparalleled connectivity to one of Atlanta’s premier trail systems, blending workplace convenience with natural tranquility.

- Akers Mill Trail
- Rottenwood Creek Trail
- I-75 Access
- Bob Callan Trail
- Palisades W Trail
- I-285 Access



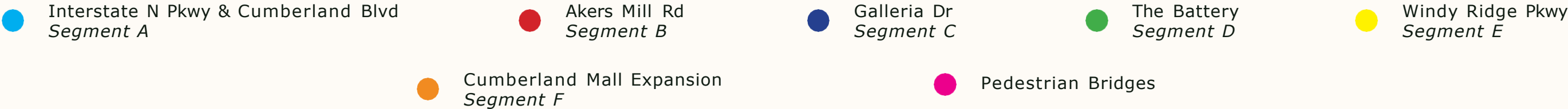
EASY ACCESS TO
BOB CALLAN TRAIL

CUMBERLAND CONNECTIVITY



The Region’s Version Of The Atlanta Beltline A \$135M+ Project Underway

- A three-mile multimodal corridor connecting Cumberland’s core
- Seamlessly linking the area’s major employment, cultural, and entertainment destinations — including The Battery Atlanta, Truist Park, Cumberland Mall, Cobb Galleria Centre, and CRNRA
- Designed with dedicated lanes for pedestrians, cyclists, and an autonomous shuttle system, the corridor enhances mobility and accessibility throughout the district
- Its mission: to connect people to where they work, live, and play — reducing car dependency and solving the region’s “first and last mile” challenge



AVAILABLE SPACES



± 15,000 RSF FULL FLOORS AVAILABLE
1,000 RSF - 5,000 RSF MOVE-IN-READY SPACES

BUILDING FLOORPLANS

AS - BUILT SUITES AT ONE TOWER CREEK

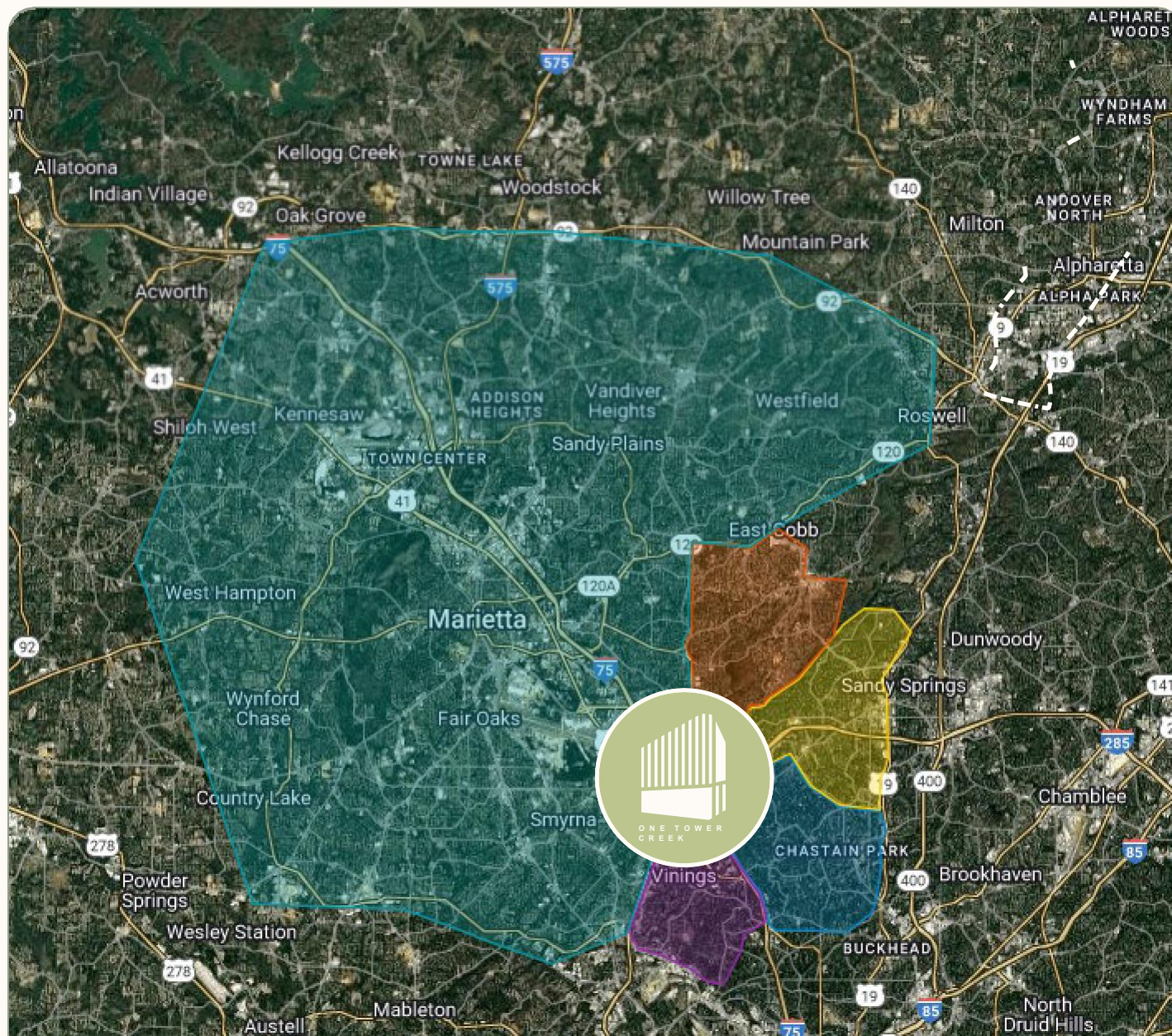
Typical Floor Size 15,680 RSF



CENTRAL TO YOUR TEAM

One Tower Creek boasts a premier location with exceptional visibility and seamless access to Atlanta's thriving north suburbs—home to a majority of the workforce—as well as to Buckhead, Vinings, Sandy Springs, and East Cobb, where there's an abundance of upscale executive housing.

● Buckhead ● Sandy Springs ● East Cobb ● Vinings ● Cobb/Fulton



IN GOOD COMPANY



Cumberland is home to a diverse, highly skilled workforce drawn from Atlanta's exceptional talent base. Ongoing growth and strategic development continue to elevate the area, making it an increasingly desirable place for businesses to succeed and professionals to work and connect.



ONE TOWER
CREEK

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BRADEN
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