

7,778± SF Office Condominium for Sale

2255 Cumberland Parkway, Buildings 100 & 200
Atlanta, GA 30339



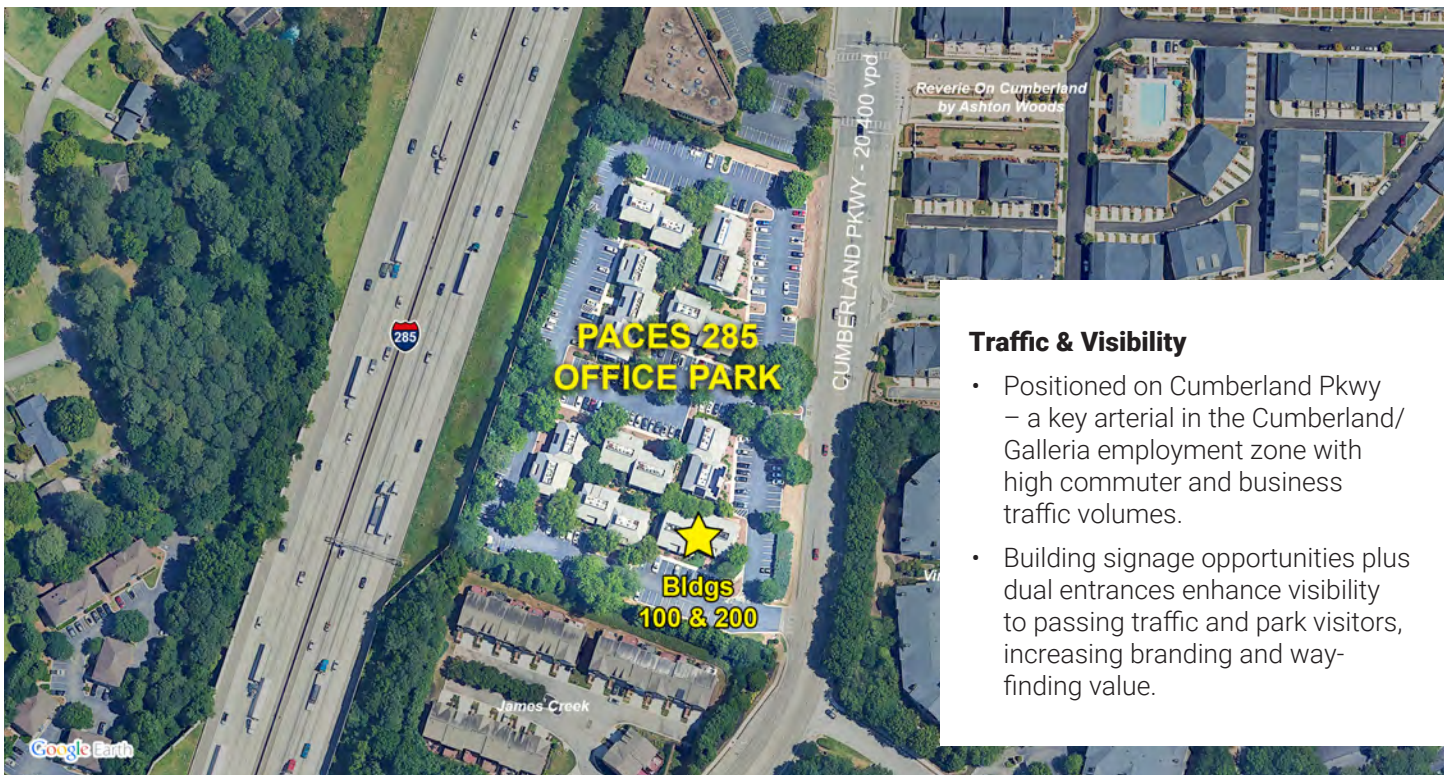
McWhirter

Property Overview

Located in the heart of the vibrant Cumberland/Galleria submarket at 2255 Cumberland Pkwy SE, Buildings 100-200 offers a fully renovated (2022) two-story office condo of approximately 7,778 square feet, thoughtfully designed for modern professional use. With dual entrances and a floor-plan that allows for subdivision, this asset is ideal for an owner-user, a small institutional investor or an occupier seeking flexibility. The recently updated finishes reflect current standards and the building provides immediate presence in one of Atlanta's most sought-after business corridors.

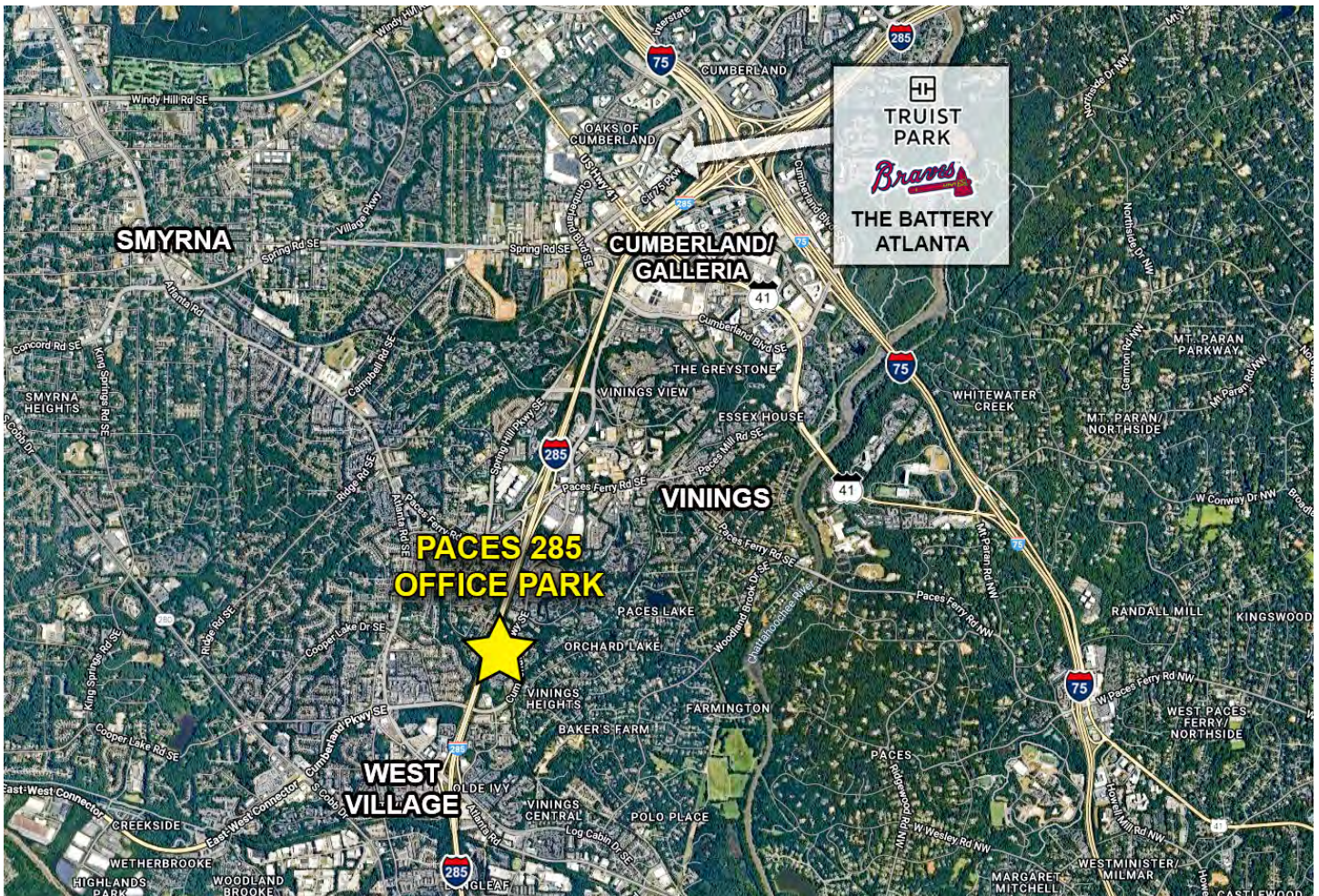
Key Highlights:

- Total area approx. 7,778 SF, two stories — flexibility to occupy whole or subdivide.
- Comprehensive renovation completed in 2022 (modern finishes, updated MEP systems, lobby refresh).
- Two dedicated entry points: one front-facing, one side/parking-lot facing — enhances tenant separation or user/tenant split.
- Ample surface parking on-site; signage opportunities on Cumberland Pkwy for visibility.
- Located within the high-energy Cumberland/Galleria business district — strong backdrop of office users, hospitality, retail and entertainment.
- Immediate access to major regional transportation arteries (I-285, I-75, GA-400) and only minutes to major employment and amenity hubs.
- Flexible floor plan — ideal for professional services, tech/design firms, wellness or a user-tenant mix.
- List price: \$2,000,000



Traffic & Visibility

- Positioned on Cumberland Pkwy — a key arterial in the Cumberland/Galleria employment zone with high commuter and business traffic volumes.
- Building signage opportunities plus dual entrances enhance visibility to passing traffic and park visitors, increasing branding and way-finding value.



Area Amenities & Location Highlights

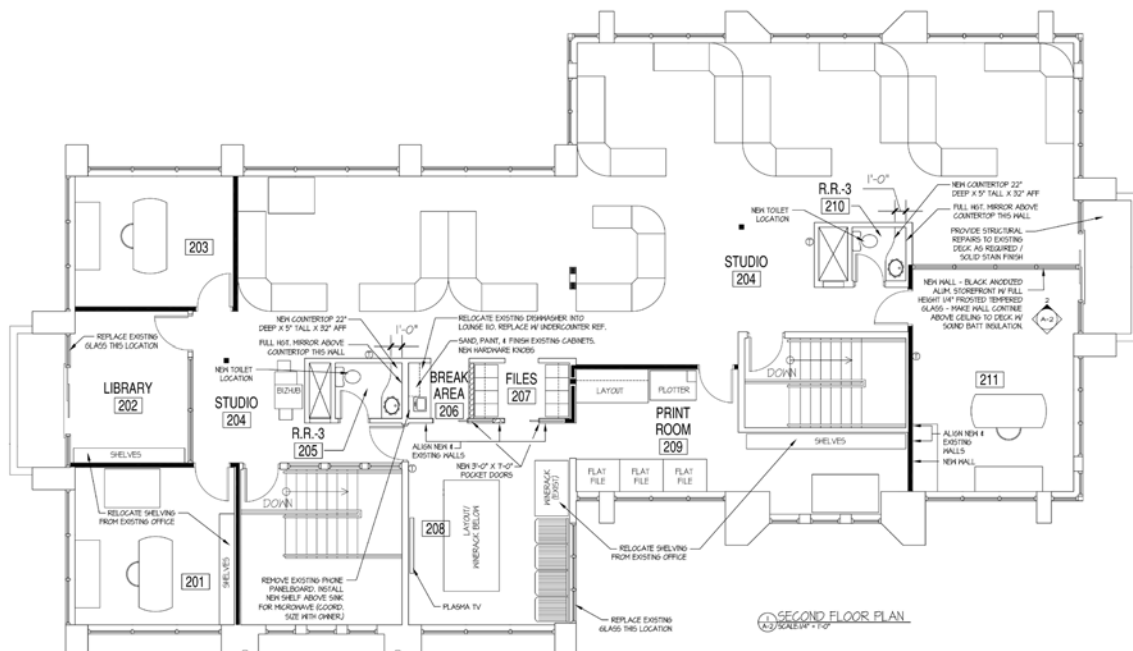
- Roofing over the “Cumberland/Galleria” node: walking distance to restaurants, hotels, shopping and fitness amenities; appealing workforce draw.
- Close proximity to major destination hubs such as the Battery Atlanta and professional services clusters – offering both daytime density and after-hours activity.
- Nearby hotels and conference facilities support visiting clients and employees; abundant retail and F&B options support employee retention and convenience.
- Strong public transportation access and regional visibility raise the building’s appeal for companies seeking prime suburban-Atlanta office location with metro connectivity.

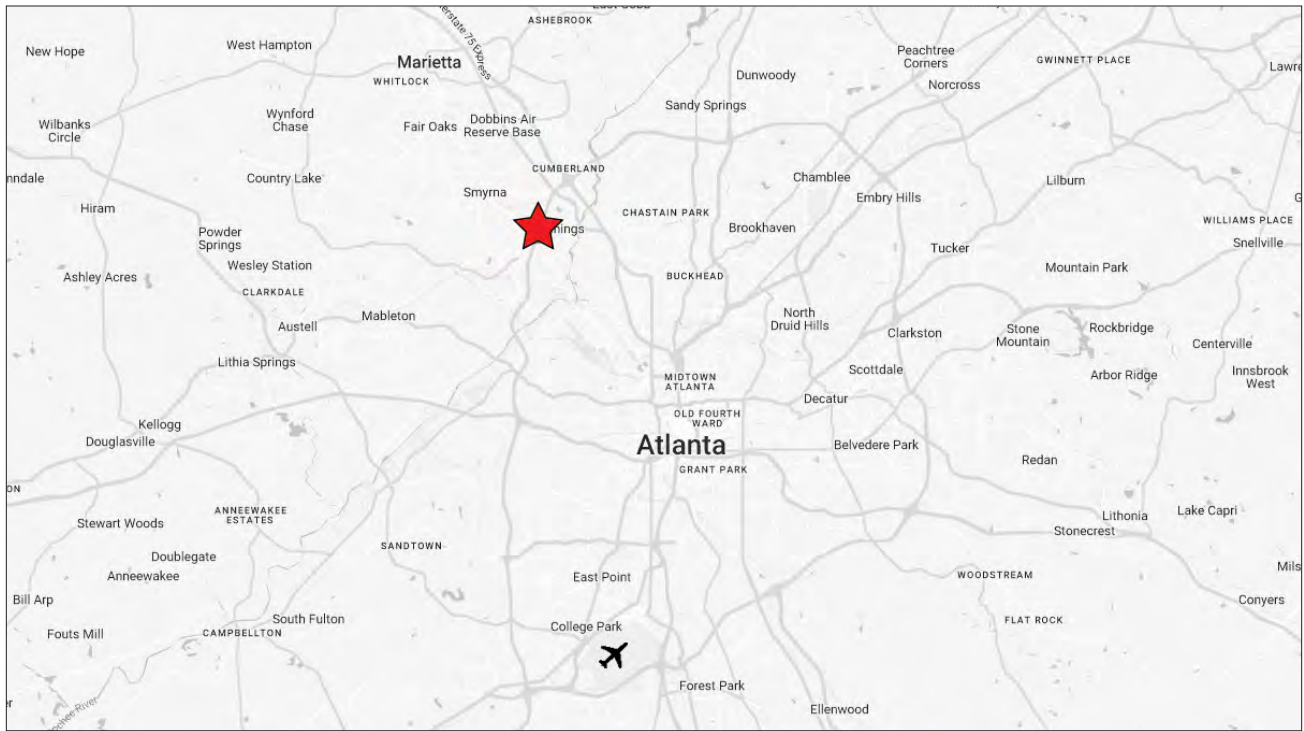
Area Demographics

	<u>1-mile</u>	<u>3-miles</u>	<u>5-miles</u>
2029 Population Projection	14,349	89,060	210,215
2024 Population	13,902	87,114	205,563
Median HH Income	\$97,769	\$94,120	\$91,680
Daytime Employment	22,418	79,932	161,740

Source: CoStar

- Owner-user seeking corporate headquarters in a premier suburban Atlanta business district.
- User/tenant combination: occupy one entrance/floor while leasing the other to offset costs.
- Investor acquiring a turnkey condo asset in a high-barrier-to-entry location with leasing upside and strong repositioning potential.
- Professional service firm (legal, engineering, fintech, creative) valuing accessibility, amenity-rich environment and proximity to metro employment nodes.





Select Distance & Travel Time Metrics

- Vinings Village/Cumberland retail/restaurant core: within 3-4 miles — immediate amenity base.
- Marietta Square: approx. ± 6 miles — cultural and residential appeal for employees.
- Buckhead/Perimeter: approx. ± 11 miles — accessible to major corporate tenants and regional business nodes.
- Downtown Atlanta: approx. ± 14.6 miles — convenient commute for execs or as client-facing hub.
- Atlanta Hartsfield-Jackson International Airport: approx. ± 22 miles (easy access to national/international flights).

For more information, please contact:

Peyton McWhirter
(404) 754-8519
pmm@mcwrealty.com



McWhirter Realty Partners, LLC
294 Interstate North Circle, SE
Building 2, Suite 150
Atlanta, GA 30339
770.955.2000
www.mcwrealty.com

Why This Location Matters

This building sits at a nexus of office, retail and transit in one of Atlanta's most dynamic suburban submarkets. The Cumberland/Galleria corridor continues to see strong tenant demand and amenity growth. Located just off major highways, the property combines suburban convenience with metropolitan accessibility — offering an appealing balance for employees, clients and investors alike.