

725
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PONCE

RARE, BELTLINE-CONNECTING SPACE TO CALL YOUR OWN



PONCE CITY MARKET

NEIGHBORING PONCE CITY MARKET

SWEEPING BELTLINE VIEWS

UNMATCHED BELTLINE ENERGY

DIRECT BELTLINE ACCESS

Kroger

 Cousins

BELTLINE VIEWS, ACCESS & DELIGHTS AT YOUR LEISURE

OPPORTUNITY HIGHLIGHTS

- 39,466 RSF available on full 6th floor, FULLY BUILT OUT and MOVE-IN READY
- Direct, walk-out access to the Eastside BeltLine Trail and dozens of F&B, shopping and lifestyle destinations
- Intown views of the BeltLine, Ponce City Market and Historic O4W Park
- MONUMENT SIGNAGE AVAILABLE
- ANCHORED BY KROGER (with wine tasting bar), STARBUCKS and Italian favorite, INDACO
- NEIGHBORING PCM, home to 30+ RESTAURANTS, 40+ RETAILERS, daily and specialty services, on-site residential and a large roster of year-long community events
- 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



NEIGHBORING AMENITIES

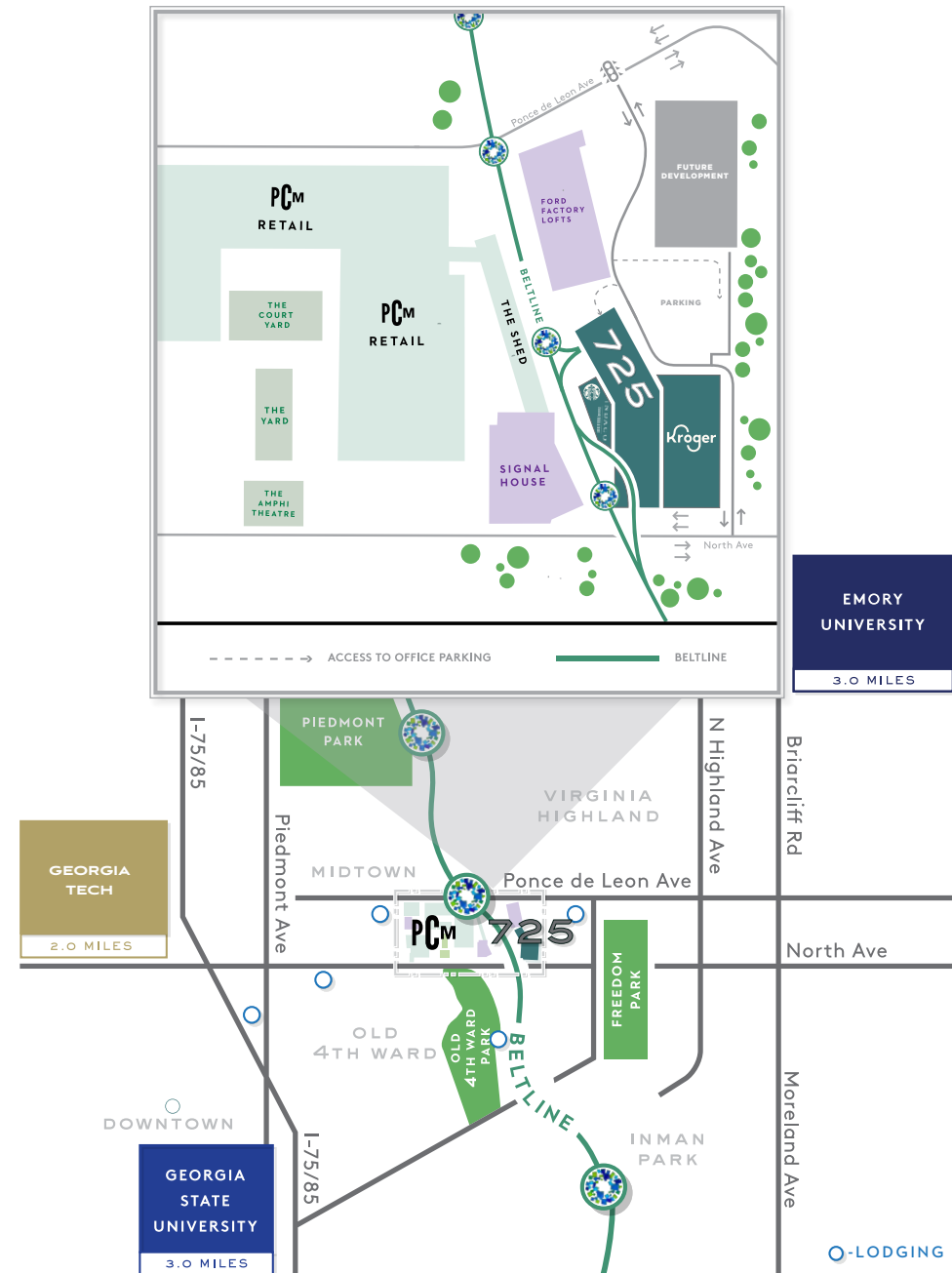
725 Ponce

PONCE CITY MARKET

NEIGHBORING PONCE CITY MARKET

BELTLINE-CONNECTING ACCESS

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.

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

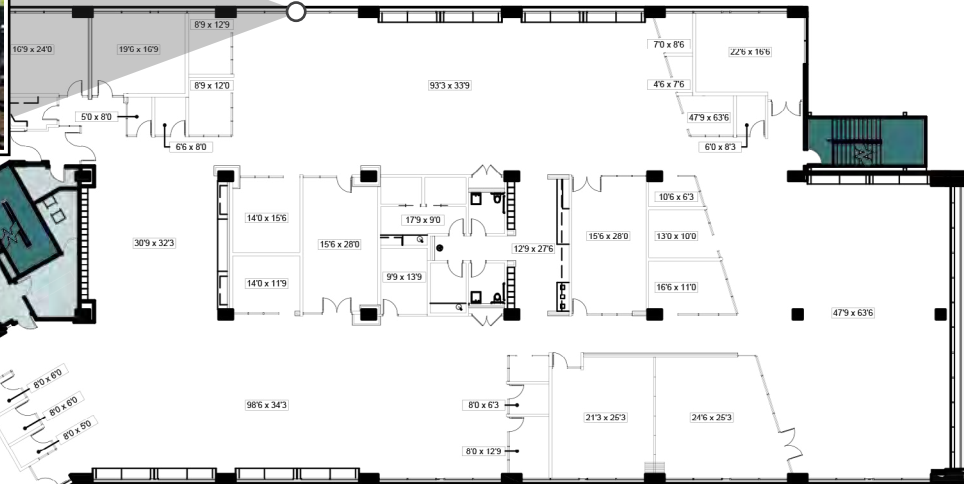
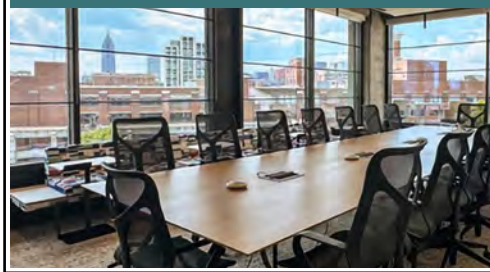


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FLOOR 6
39,466 RSF

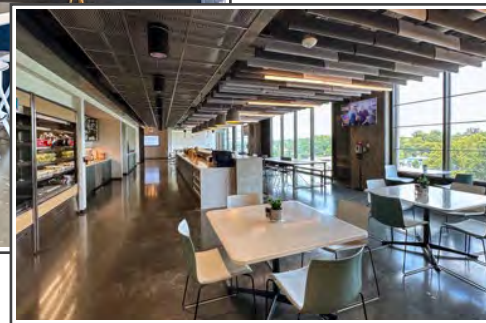
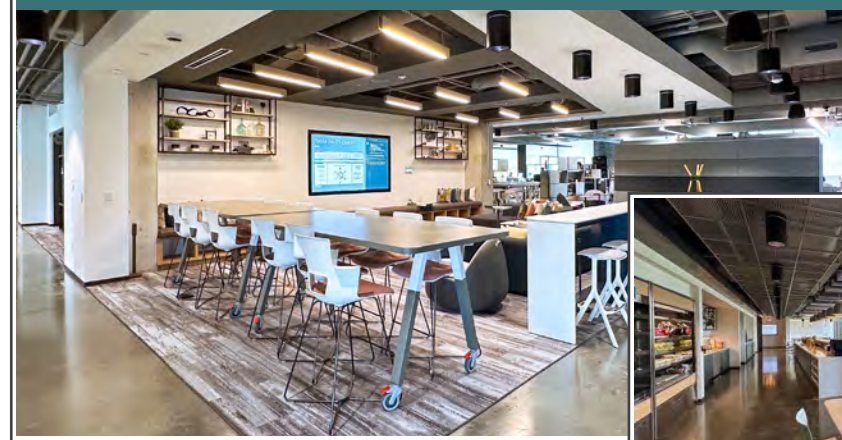
39,466 RSF FULL FLOOR BUILT-OUT AND MOVE-IN READY

UNOBSTRUCTED VIEWS OF THE BELTLINE



DRAWING NOT TO SCALE

EXCEPTIONAL BUILD-OUT READY FOR YOUR PERSONALIZATION



CLICK FOR A VIRTUAL TOUR

ABOUT Cousins



21MM

SF OF LIFESTYLE WORKPLACE
ACROSS THE SUNBELT

HQ'D IN
ATL

19
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 WITH 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 McKinsey & Company slalom CallRail



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