

450 INTERSTATE NORTH PARKWAY

4 +/- ACRE DEVELOPMENT OPPORTUNITY
CUMBERLAND | GALLERIA | COBB COUNTY, GA



MACALLAN
REAL ESTATE

HEATH MILLIGAN
PRINCIPAL
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450 INTERSTATE NORTH PARKWAY

INTRODUCTION



SITE

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Macallan Real Estate is pleased to present 450 Interstate North Parkway, a rare opportunity to develop 4+ acres of raw land in Southeast Cobb County. Due to the addition of SunTrust Park and the consistent influx of corporate relocations, Cumberland/Galleria is one of the fastest growing submarkets in metro-Atlanta. 450 Interstate North Parkway offers substantial visibility along I-285 (242,000 VPD) and convenient access to I-75, I-285, Cumberland/Galleria and SunTrust Park.



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PROPERTY FEATURES

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- Address: 450 Interstate North Parkway, Atlanta, GA 30339
- 4 +/- Acres
- Zoned O&I: Office and Institutional
- 500+ feet of road frontage on Interstate North Parkway
- Quick access to Interstate 285, Interstate 75 and new Northwest Express Toll Lanes
- Unimpeded views of Downtown and Buckhead
- Traffic count of 242,000 daily on this section of Interstate 285
- 1 mile from SunTrust Park



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WINDY HILL ROAD

POWERS FERRY ROAD

WINDY RIDGE PKWY

INTERSTATE N PARKWAY



SITE



41



CHATTAHOOCHEE RIVER NATIONAL RECREATION AREA



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AREA OVERVIEW

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The Cumberland/Galleria submarket is growing at a record pace. Known as the corporate hub of Cobb County, companies are attracted to Cobb's pro-business policies and reputation for a reliable government with the lowest property taxes across the Atlanta region. The addition of SunTrust park and The Battery has turbo-charged all types of development including retail, office, hotel, multifamily and single family. The lack of available land for new product has and will continue to force consistent rent growth in all asset classes for the foreseeable future.

SITE

242,000 VPD

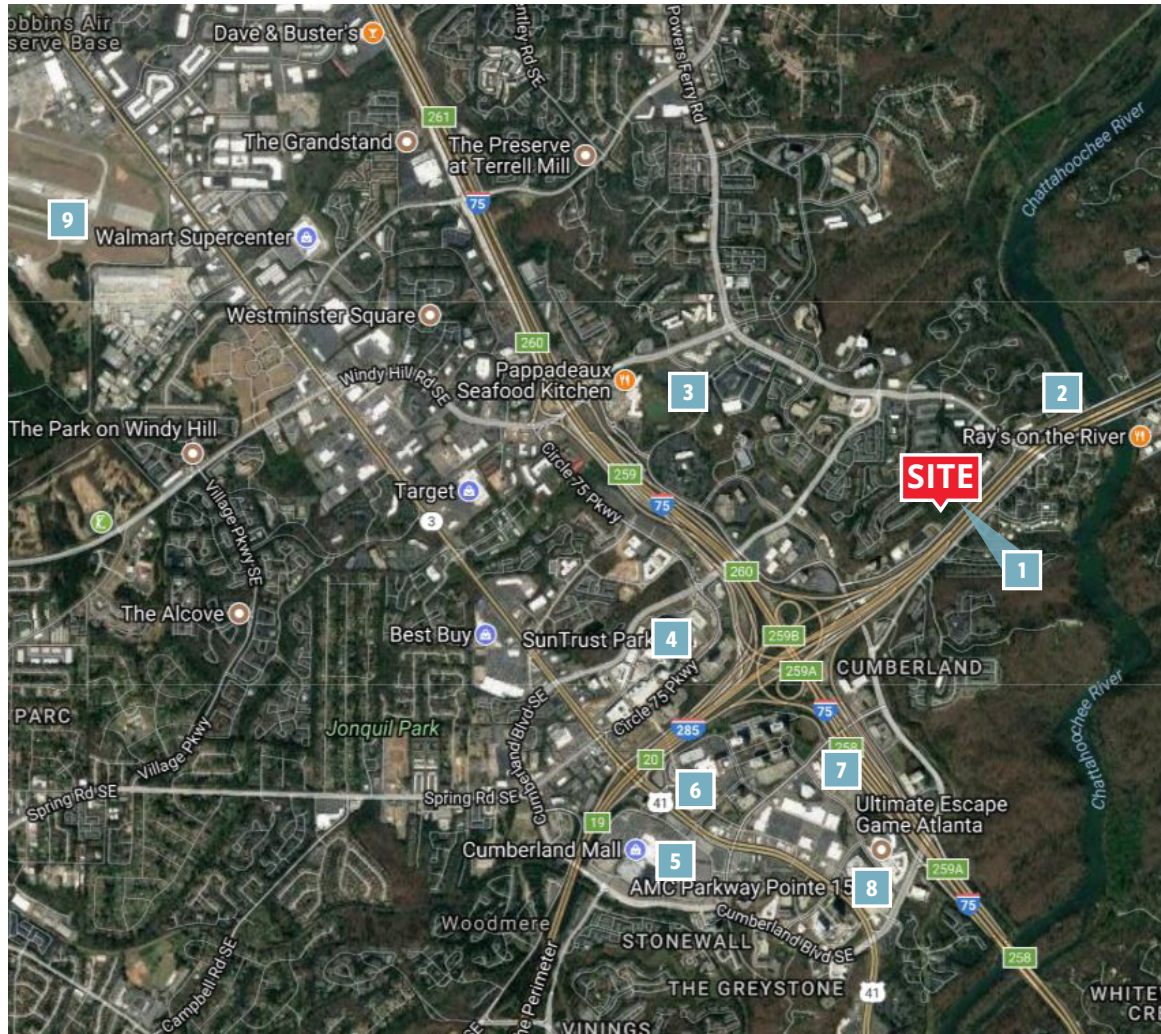


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POINTS OF INTEREST MAP



POINTS OF INTEREST MAP	
1	Global Imports BMW
2	Cochran Shoals State Park
3	Windy Hill Athletic Club
4	Braves Suntrust Park and Battery
5	Cumberland Mall
6	Galleria/Convention Center
7	Cobb Energy Performing Arts Center
8	AMC Parkway Pointe 15/ Main Event
9	Dobbins Air Force Base



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BOUNDARY AND TOPOGRAPHY MAP



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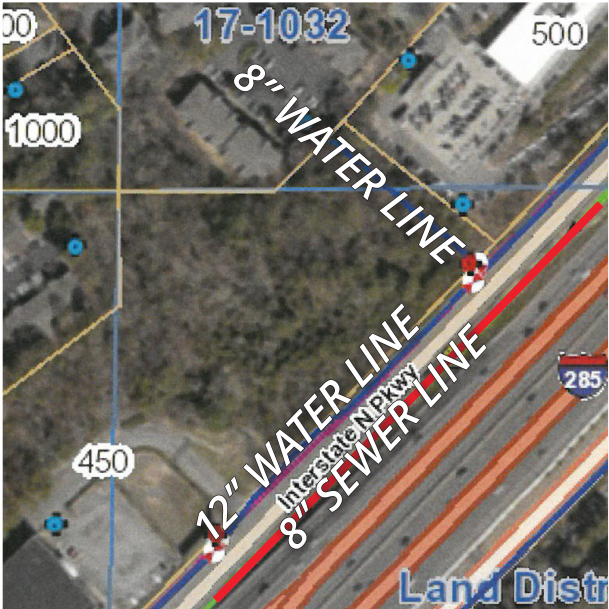
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UTILITIES MAP

UTILITIES MAP

All utilities are believed to be at the site. According to Cobb County Water and Sewer, both water and sewer have substantial capacity to handle any contemplated project for this site.



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POTENTIAL USES



The O&I district is established to provide locations for nonretail commercial uses such as offices and financial institutions, which are on properties delineated within or on the edge of a community activity center and a regional activity center as defined and shown on the Cobb County Comprehensive Plan. The office and institutional district is designed primarily to provide for four-story and smaller office developments, office uses, motels, hotels, banking and professional offices that complement and provide step-down nodal zoning away from more intensive commercial uses.

ALLOWABLE USES

- Office Tower
- Hotel
- Storage Facility
- Bank
- Data Center
- Parking Deck

[CLICK HERE FOR ZONING ORDINANCES](#)



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MARKET OVERVIEW



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Cumberland/Galleria is one of the six major office submarkets in Atlanta. Centered at the interchange of interstate highways, and the home to the Cobb Galleria Centre, it anchors northwest Atlanta as a significant employment node. The Home Depot, Genuine Parts (owner of Napa Auto Parts), and Comcast are some of the larger tenants here. In fact, Comcast's new home is at one Ballpark Center, which is part of the Battery, the Atlanta Braves' mixed-use development centered around the new SunTrust Park. This blend of high-end retail, office, apartment, and entertainment offerings serves as a destination.

**Information Provided by CoStar*

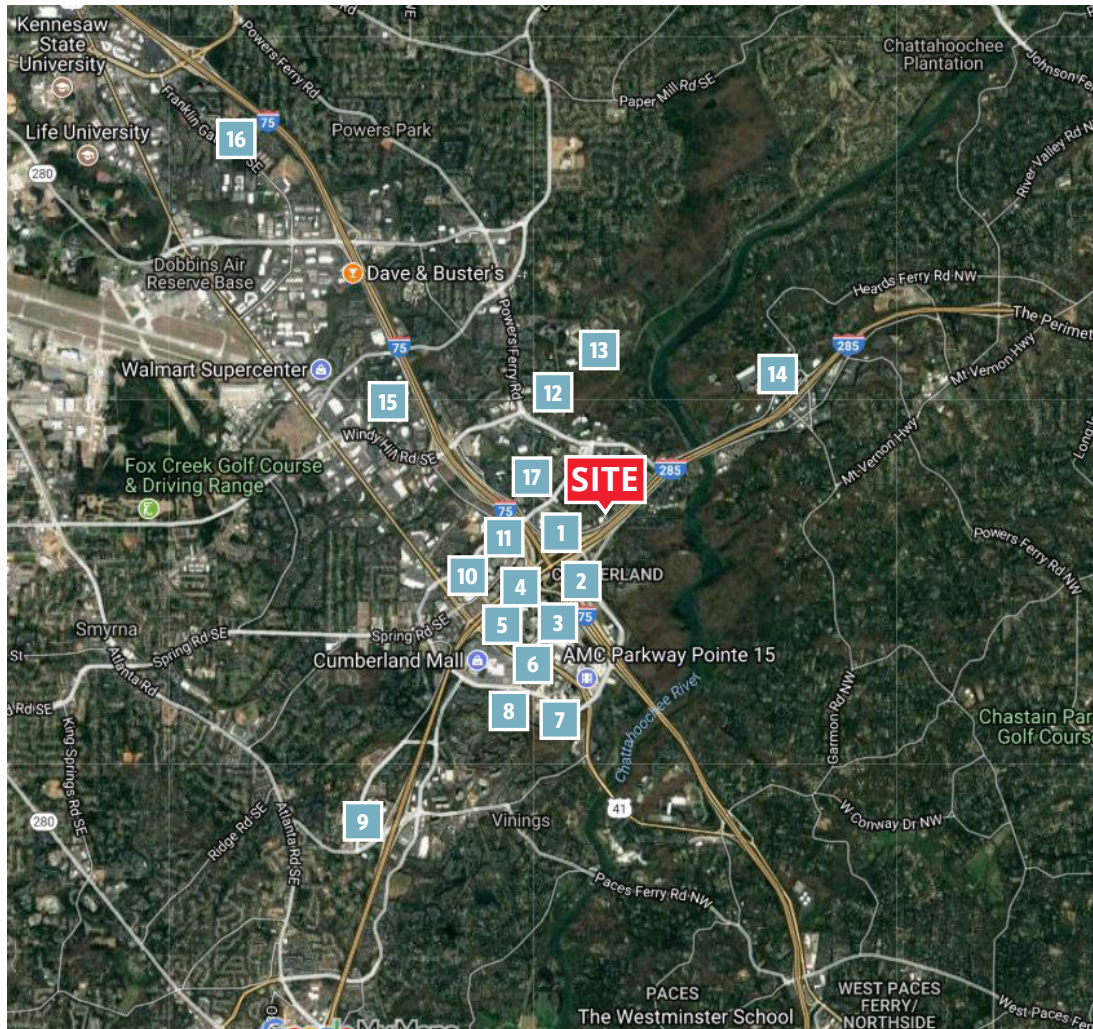


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CORPORATE HEADQUARTERS MAP



CORPORATE HEADQUARTERS MAP	
1	The Weather Channel
2	Synovus Bank
3	Aaron's Inc.
4	Travelport
5	Race Trac
6	Comcast
7	Delta Community Credit Union
8	HD Supply
9	Home Depot
10	Atlanta Braves
11	Boy Scouts of America
12	Coca-Cola Enterprises
13	Genuine Parts
14	Intercontinental Exchange
15	Hooters
16	Atlanta United Football Club
17	Assurant

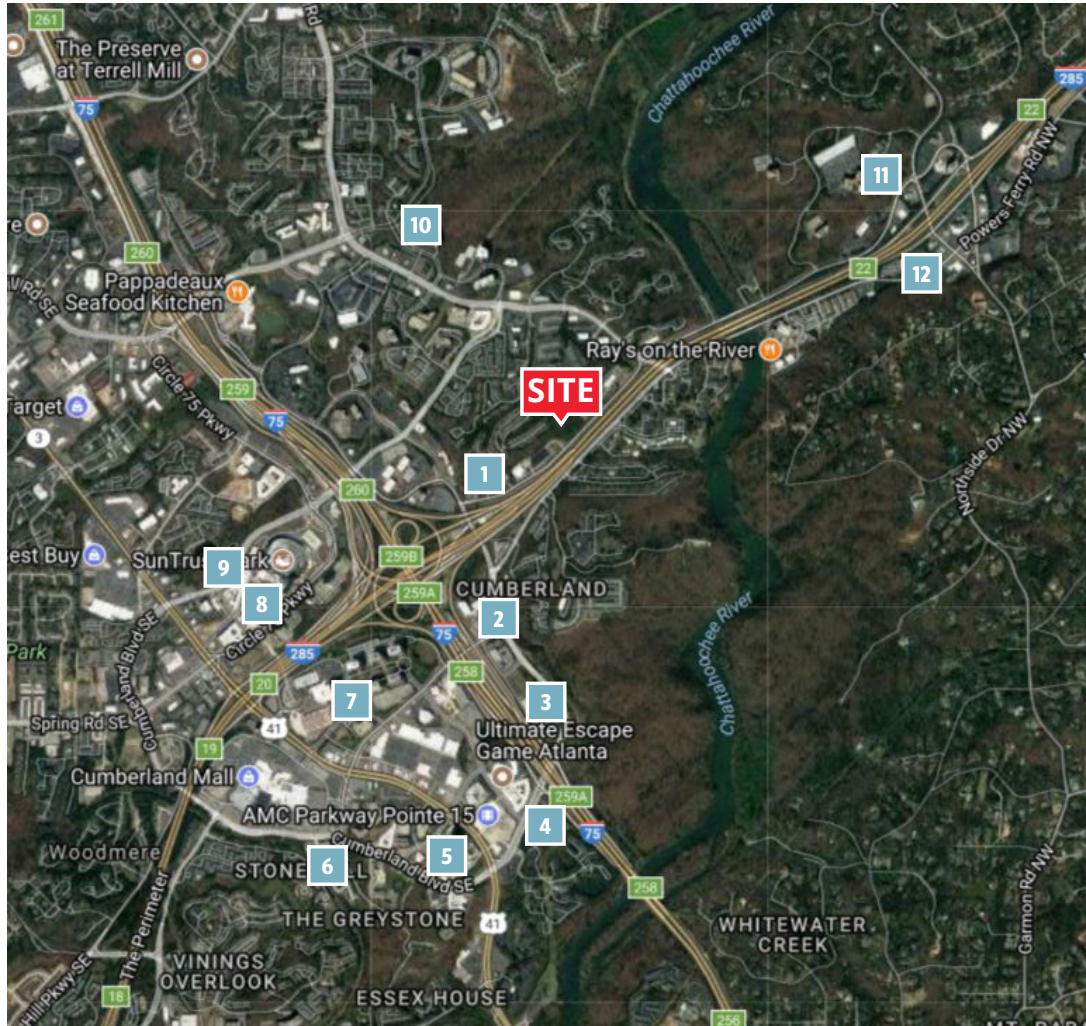


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AREA OFFICE BUILDINGS



OFFICES MAP	
1	Platinum Tower
2	Synovus Building (New)
3	One Overton Park
4	Encore Center (New)
5	Riverwood 200 (New)
6	Cumberland Center
7	Galleria Office Park
8	One Ballpark Center (New)
9	Two Ballpark Center (New)
10	Wildwood Center
11	Riveredge Center
12	Powers Ferry Landing West



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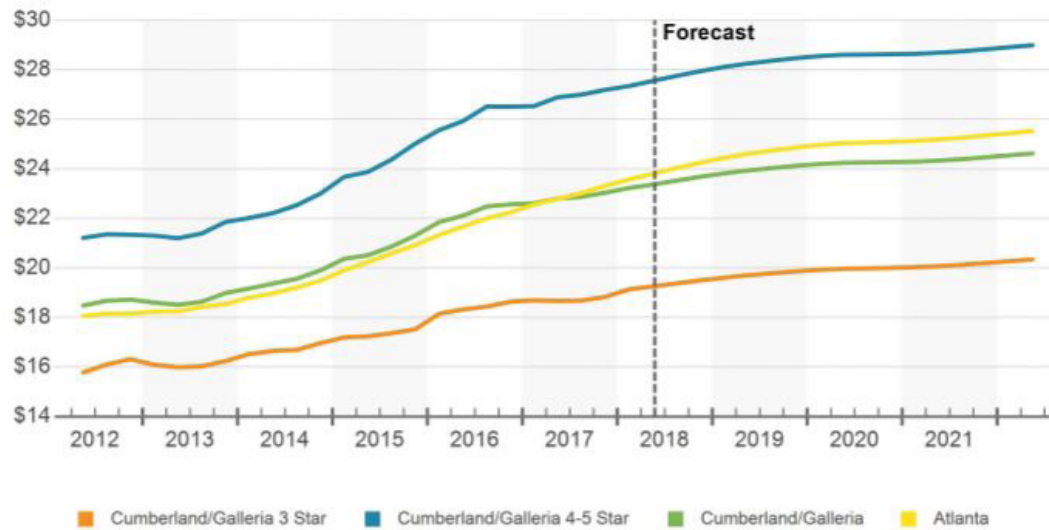
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OFFICE STATISTICS

Rent

Cumberland/Galleria Office

GROSS ASKING RENT PER SQUARE FOOT



Overview

Cumberland/Galleria Office

12 Mo Deliveries in SF

877 K

12 Mo Net Absorption in SF

221 K

Vacancy Rate

16.2%

12 Mo Rent Growth

2.5%



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CONCEPTUAL SITE PLAN



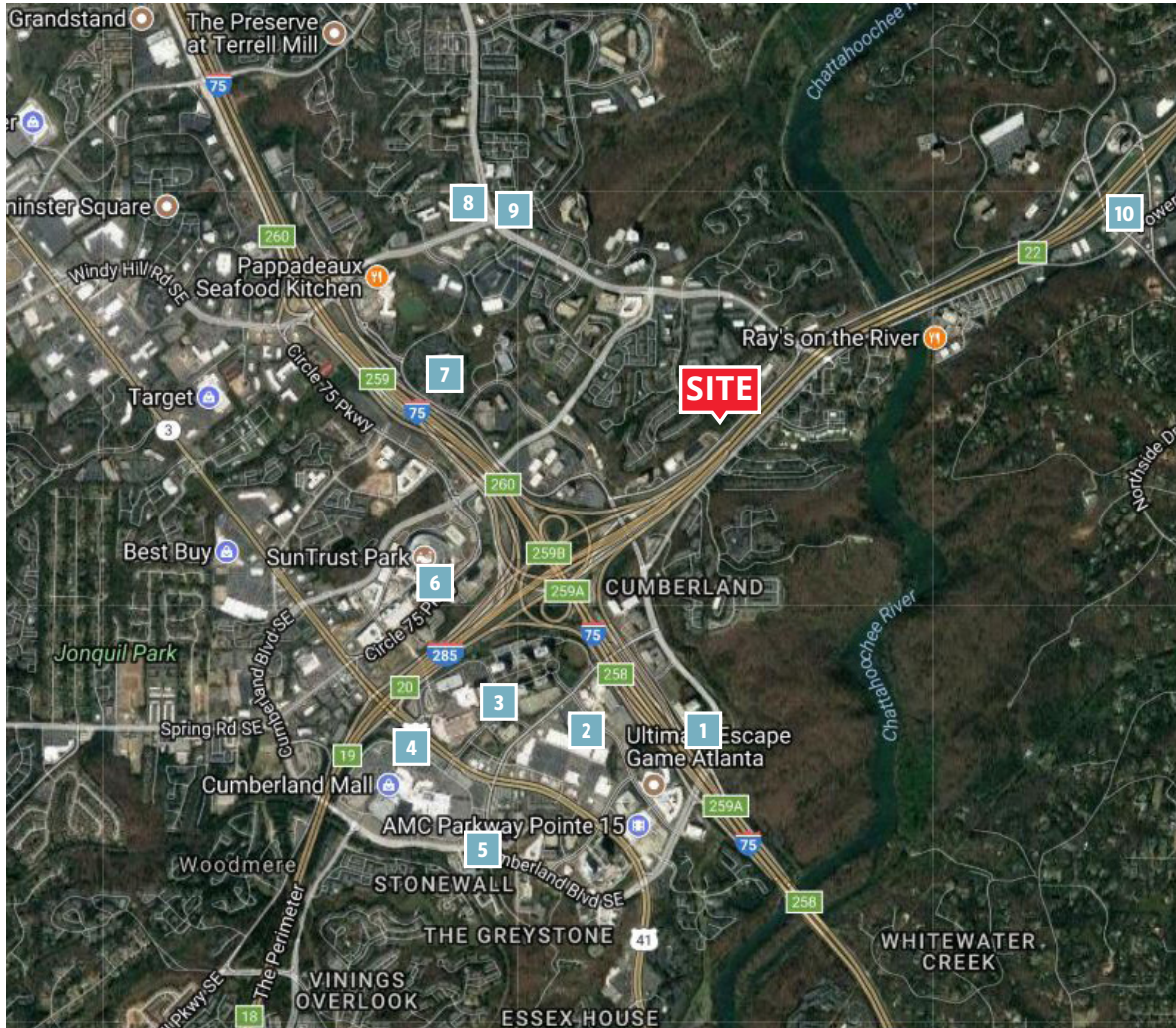
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AREA HOTELS



HOTELS MAP	
1	Hyatt House
2	Embassy Suites
3	Renaissance Atlanta Waverly Hotel
4	Sheraton Suites
5	Courtyard by Marriott
6	Omni Hotel
7	Atlanta Marriott Northwest
8	Hyatt Regency Suites
9	Hilton Garden Inn
10	Wyndham Atlanta

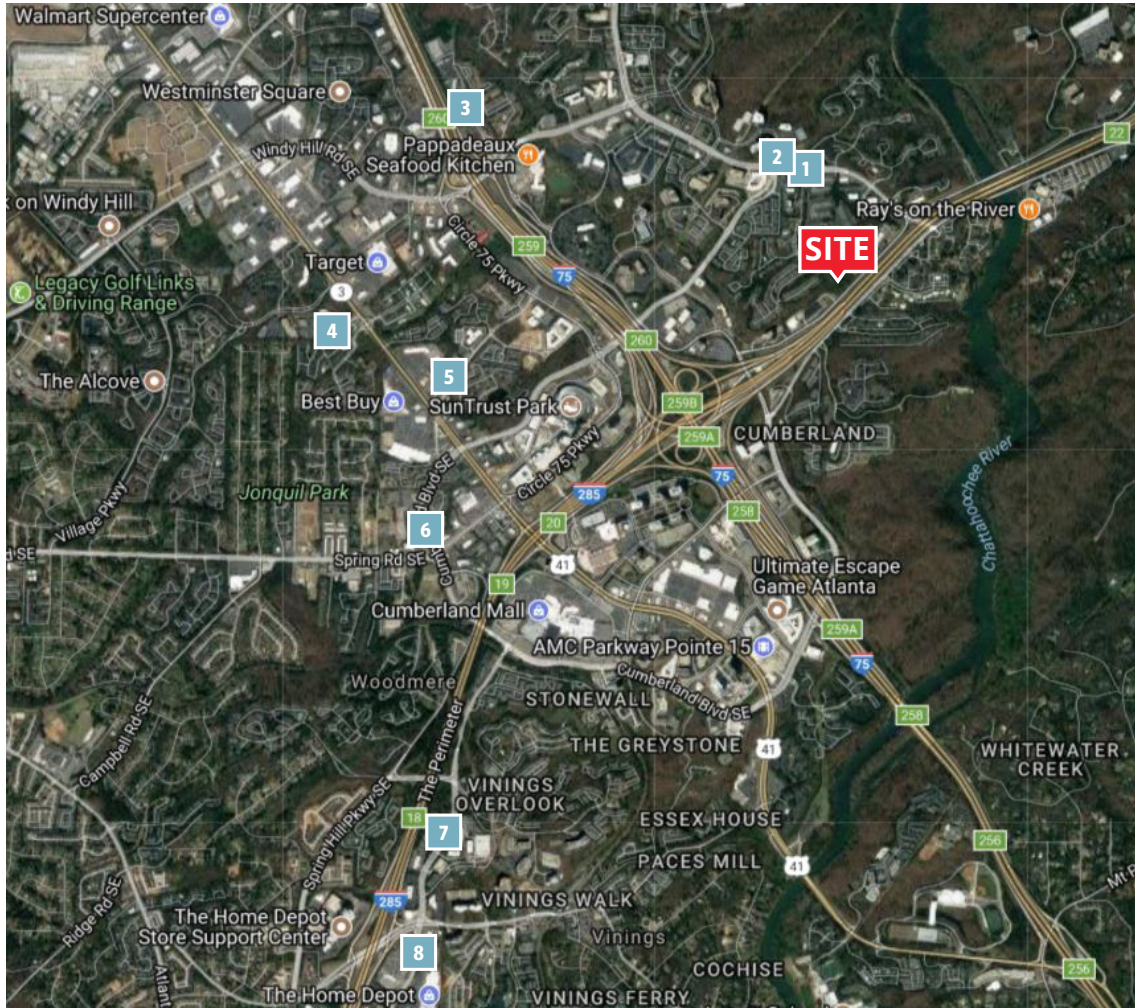


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STORAGE FACILITIES AREA



SELF STORAGE MAP	
1	Extra Space Storage
2	Space Max Storage
3	Windy Hill Self Storage— Coming Soon
4	Extra Space Storage
5	Public Storage
6	Public Storage
7	Universal Storage Group
8	Public Storage



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