

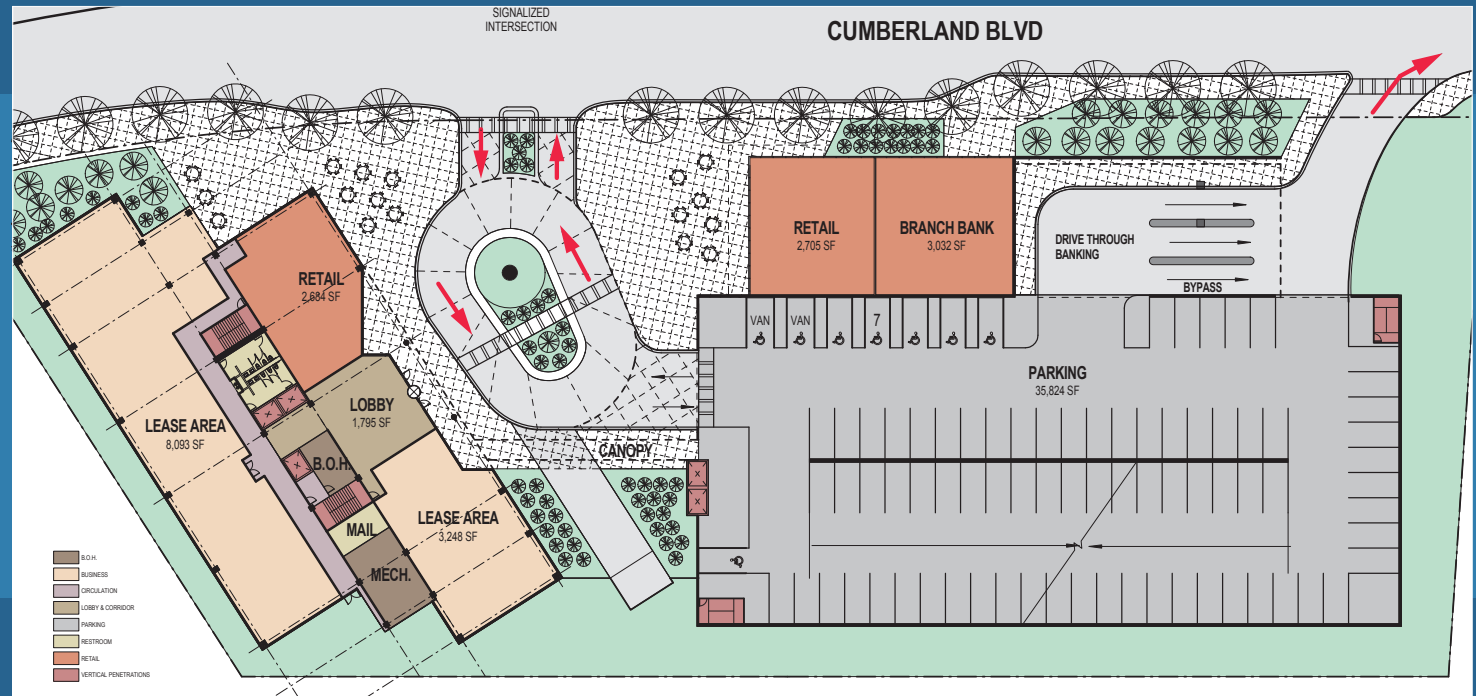
NOW PRELEASING  
BOUTIQUE OFFICE @ **3240 CUMBERLAND BLVD**



**LEASING INFORMATION**

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# NOW PRELEASING BOUTIQUE OFFICE @ 3240 CUMBERLAND BLVD



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## PROPOSED DEVELOPMENT

- 85,000 SF, 5 stories of Class A boutique office
- Two to three retail spaces ranging from ~2,600-6,000sf
- Site for a Branch bank with drive thru
- 4 levels of parking, two of which are subterranean
- Parking ratio for office 3.2:1000
- Parking ratio for retail 7:1000

## PROPOSED PROPERTY INFORMATION

- Direct access into site at the Cumberland Blvd & Riverwood Parkway traffic signal
- Excellent access to I-75 and I-285
- Landscaped plaza
- Structured parking with covered connection to the building

## NEARBY AMENITIES

- Chick-fil-A
- Corner Bakery
- Zoe's Kitchen
- Grub Burger Bar
- LongHorn Steakhouse
- Chuy's
- Cinco
- Bank of the Ozarks
- Charles Schwab
- First Citizens Bank
- Wells Fargo Bank
- Bank of America
- Over 1000 apartment units
- Quizno's
- CCT bus station
- Cumberland Mall, including:
  - Costco
  - Stoney River Steakhouse and Grill
  - Buffalo Wild Wings
  - P.F. Chang's
  - Cheesecake Factory

# 3240 CUMBERLAND BLVD LOCATION

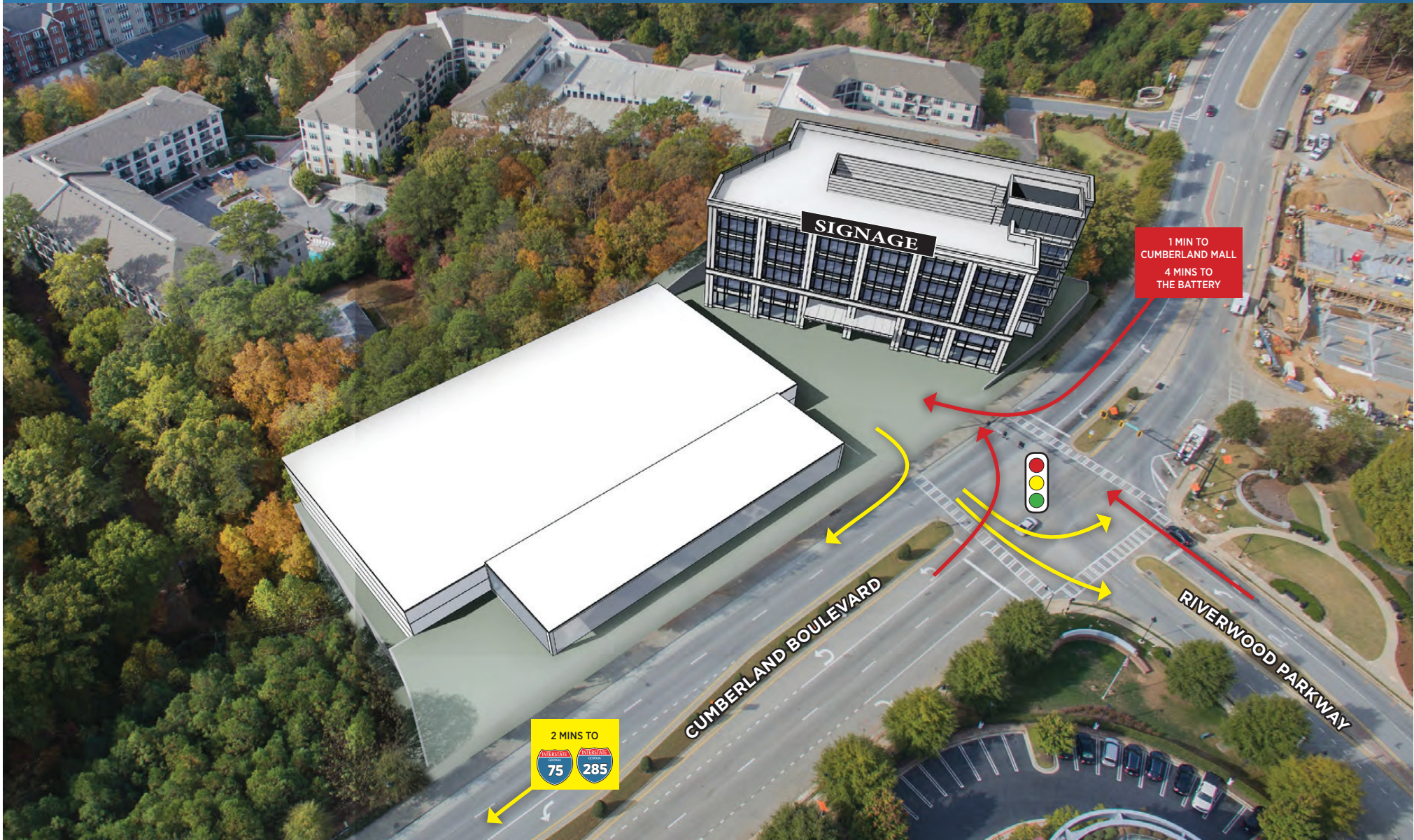
IDEALLY LOCATED IN THE SE QUADRANT OF THE AMENITY RICH CUMBERLAND LOOP



3240  
CUMBERLAND  
BLVD

# 3240 CUMBERLAND BLVD **ACCESS**

DEDICATED SIGNALIZED INTERSECTION AT CUMBERLAND BLVD AND RIVERWOOD PKWY



# 3240 CUMBERLAND BLVD **VIEWS**

PROMINENT VISIBILITY • BRANDING OPPORTUNITY AVAILABLE • DRAMATIC ATLANTA SKYLINE VIEWS

