

RAISE YOUR FLAG SOMEWHERE SPECIAL



With an uncommon combination of proximity and possibility, situated at the center of attention, Atlanta's booming NW submarket, Pennant Park is close to everything in Cumberland and nestled within some of Atlanta's most beautiful green spaces. Alive with potential within a thriving community. Peppered with parkland and walkable to both major-league nightlife and workday necessities. The right place for organizations ready to step into the spotlight: primed, well-positioned and wide open for business.

Welcome to Pennant Park. Do not hold your applause.

HIGHLIGHTS

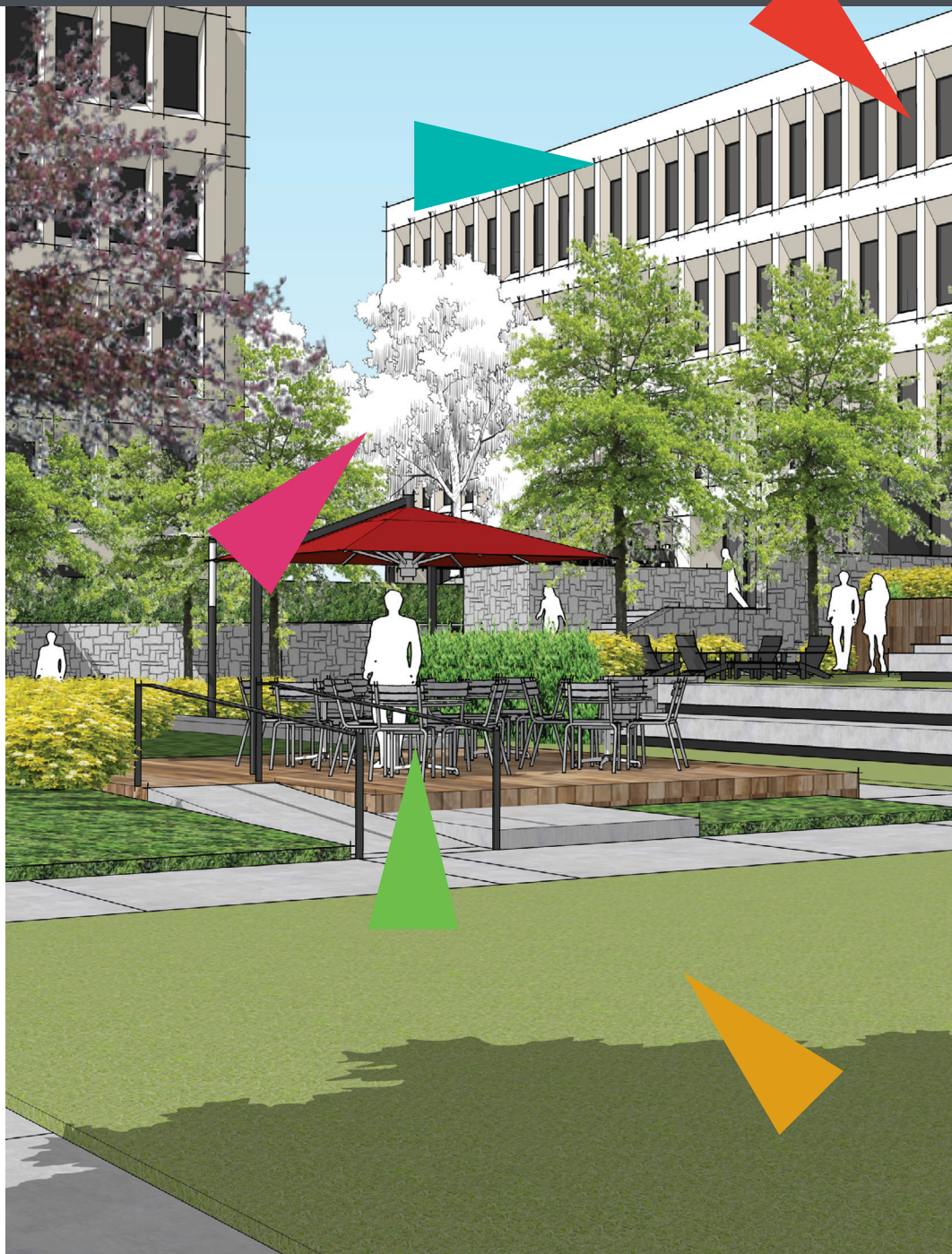
- ▶ Up to 240,000 square feet contiguous available
- ▶ Unique branding opportunities with monument and top of building signage
- ▶ Superior access to I-75 and I-285
- ▶ Mid-day and evening dining, entertainment and nightlife a short walk away
- ▶ Pedestrian bridge to SunTrust Park, The Battery and the Cobb trail system

FEATURES

- ▶ New tenant lounge and café
- ▶ Vibrant indoor spaces to gather, meet or work solo
- ▶ Collaborative, multipurpose outdoor spaces with communal tables and seating
- ▶ A 7,400 square foot upscale fitness center

Owned by
RUBENSTEIN PARTNERS
www.rubensteinpartners.com

Leased by
CUSHMAN & WAKEFIELD
www.cushmanwakefield.com



RAISE YOUR FLAG
SOMEWHERE WITH STAGE PRESENCE

COMMUNAL OR QUIET?

Under new ownership and with significant capital investment and improvements to the property, Pennant Park offers amenities that work: collaborative, multipurpose indoor and outdoor workspaces, expansive fitness center and on-site dining.

EASY ACCESS

In the heart of bustling Cumberland with connection points to major interstates, Pennant Park invites both easy access and more than one type of escape. Surrounded by some of the most beautiful natural spaces in the NW submarket—connected to the Bob Callan Nature trail, at the edge of the Chattahoochee River National Recreation Area, and adjacent to the Silver Comet trail—but also a short walk to world-class dining and shopping.

► Suntrust Park & The Battery

Major-league dining, shopping and entertainment are just a few minutes' walk away.

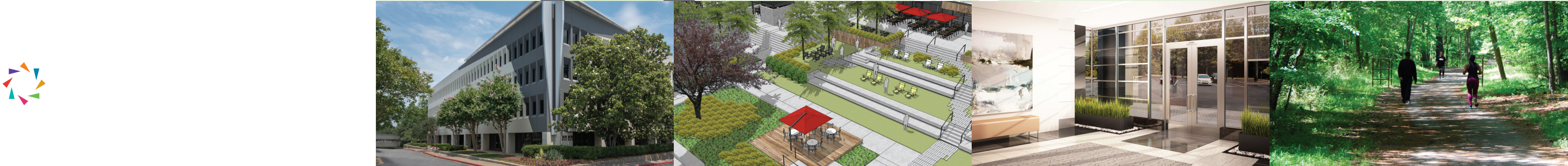
► Windy Ridge Pedestrian Bridge

A pedestrian-optimized bridge and diverging diamond interchange give Pennant Park excellent walkability to attractions across I-75.

► Trails & Greenspace

Exit the urban landscape and enter four miles of unspoiled river and walking trails at the Bob Callan Trailhead. A connected, larger network of trails lead to the nearby Chattahoochee River National Recreation Area's 1200 acres of national forestland.

It's Cumberland's turn on the Southeast's stage, and at Pennant Park, we're flying the welcome flag high and proud. Let's talk about your business finding its place at the crossroads of business and major league buzz.



RAISE YOUR FLAG SOMEWHERE READY FOR WORK

Pennant Park is surrounded by restaurants, shopping, dining, entertainment, and hotels, including The Battery and SunTrust Park, the most exciting new entertainment, hospitality and live/work property in the Southeast.

These are some of the many amenities that can be found within a five minute drive of Pennant Park. You can find a more extensive list of local amenities at pennantparkatl.com/amenities.

THE BATTERY

Dining

- ▶ Antico Pizza
- ▶ C. Ellet's
- ▶ Crú Food and Wine Bar
- ▶ El Felix
- ▶ Goldberg's
- ▶ Häagen Dazs
- ▶ Terrapin Taproom featuring Fox Bros. Bar-B-Q
- ▶ Todd English Tavern
- ▶ Wahlburgers
- ▶ Yard House

Hotel

- ▶ The Omni Hotel Atlanta

Event

- ▶ The Coca-Cola Roxy Theater
- ▶ Punch Bowl Social

CUMBERLAND MALL

Dining

- ▶ Cheesecake Factory
- ▶ Maggiano's
- ▶ Stoney River Lendengary Steaks
- ▶ Ted's Montana Grill

Retail

- ▶ Apple
- ▶ Costco
- ▶ DSW
- ▶ Macy's

AKERS MILL SQUARE

Dining

- ▶ Bonefish Grill
- ▶ Corner Bakery
- ▶ Longhorn Steakhouse
- ▶ Pinkberry
- ▶ Top Spice
- ▶ Zoës Kitchen

Retail

- ▶ Barnes & Noble
- ▶ Bed, Bath & Beyond
- ▶ Office Max
- ▶ Old Navy
- ▶ Petco

Hotel

- ▶ Embassy Suites
- ▶ Hyatt House Atlanta

COBB GALLERIA CENTER

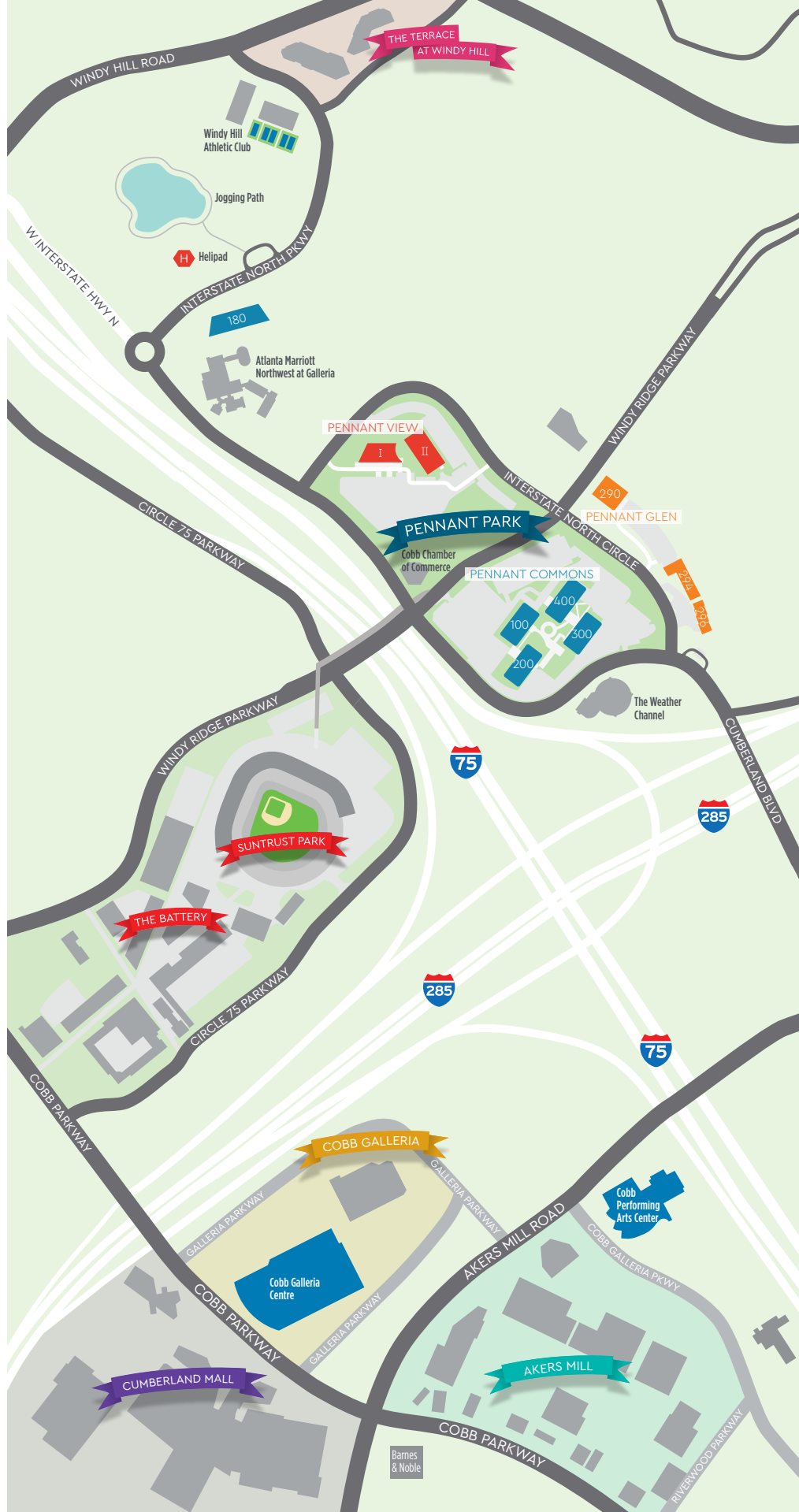
Event

- ▶ Renaissance Atlanta Waverly Hotel & Convention Center

TERRACE AT WINDY HILL

Dining

- ▶ George's Deli
- ▶ Mellow Mushroom
- ▶ N.Y. Pizza
- ▶ Red Elephant
- ▶ Rose and Crown Tavern



LEASING

ANDY SUMLIN | andy.sumlin@cushwake.com | 404-853-5219

CAROLINE NOLEN | caroline.nolen@cushwake.com | 770-956-3355

PORTER HENRITZE | porter.henritze@cushwake.com | 770-956-3438