

**FOR SALE  
Or LEASE  
5,706  
AVAILABLE**

# 2255 Cumberland Parkway

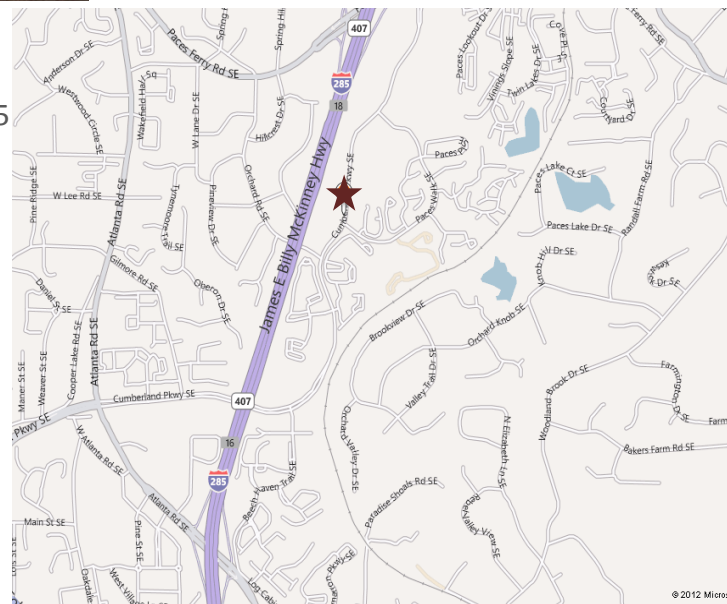
Building 800

Atlanta, Georgia 30339



## *Property Details:*

- Available for lease : 821-1,092 RSF
- Prime Vinings location with easy access to I-285, I-75
- Cumberland Mall and Cobb Galleria Centre are located only a short distance away, offering upscale retail amenities, restaurants, hotels and banking
- Abundant Free Parking with walk-up access
- Tenant Controlled HVAC
- Efficient office layouts with majority of the private offices on glass
- Unfinished basement can be utilized by Tenants for extra storage needs
- Building Monument Signage Available



## *Exclusive Agent:*

**Drew Griffin**

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404.816.1600

**Richard Bowers & Co.**

260 Peachtree St

Suite 2400

Atlanta, GA 30303



**Visit [www.richardbowers.com](http://www.richardbowers.com) | Call us at 404.816.1600**

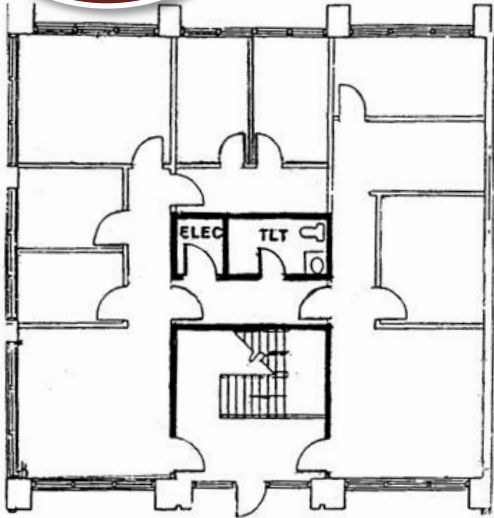
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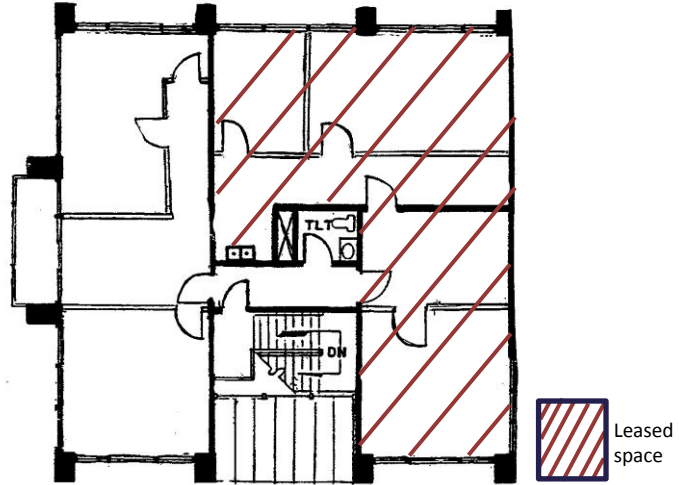
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First Floor



Second Floor

**Total Building Square Footage:** 5,706 RSF

**Square Footage Per Floor:** 1,902

**Year Built:** 1982

**City:** Atlanta

**County:** Cobb

**Asking Sales Price:** \$475,000.00 (\$83.25/SF)

**Quoted Lease Rate:** \$12.75/SF Modified Gross

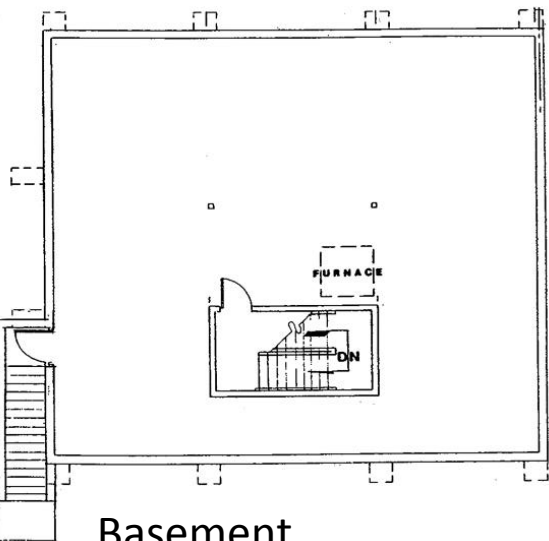
**Spaces Available For Lease:**

**Suite A (First Floor):** 1,902 RSF

**Suite C (Second Floor):** 821 RSF

**Parking:** Free Surface Parking

**Parking Ratio:** 4:1000



Basement

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