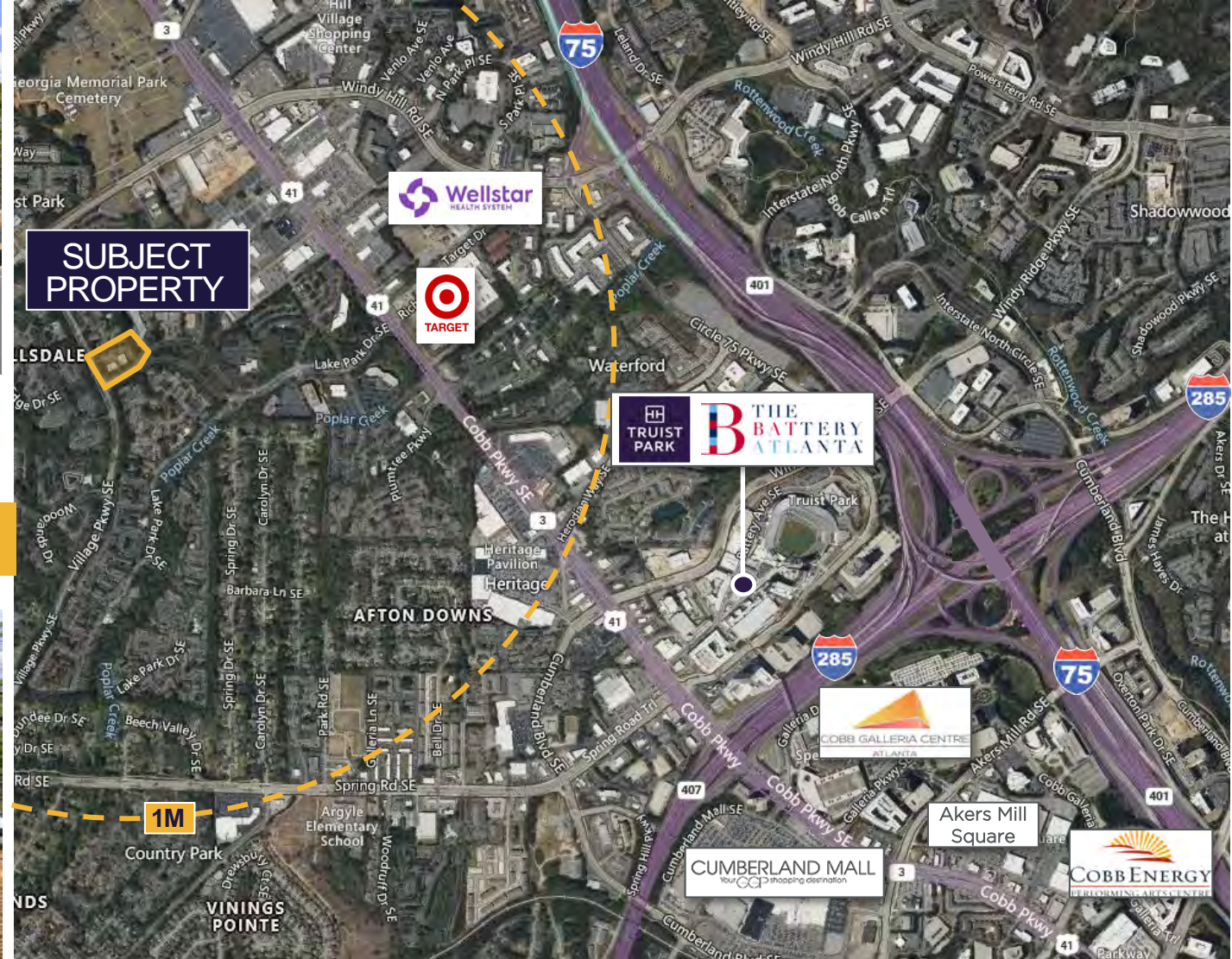




FOR SALE
34,688 SF



2-BUILDING OFFICE PORTFOLIO

1800 - 1850 LAKE PARK DRIVE, SMYRNA, GA 30080

Prime Cumberland/Galleria Location



AFFILIATED BUSINESS DISCLOSURE & CONFIDENTIALITY AGREEMENT

This Confidential Offering Memorandum ("Memorandum") is being delivered to you for the sole purpose of evaluating the possible investment in The Property located at 1800 & 1850 Lake Park Drive, Smyrna, GA 30080 (the "Project"), and is not to be used for any other purpose or made available to any other party without the prior written consent of the Owner, or its exclusive broker, Cushman & Wakefield. This Memorandum was prepared by Cushman & Wakefield based primarily on information supplied by Owner. It contains select information about the Project and the real estate market but does not contain all the information necessary to evaluate the Project. The financial projections contained herein (or in any other Confidential Information) are for general reference only. They are based on assumptions relating to the overall economy and local competition, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or a legal analysis of such documents. While the information contained in this Memorandum and any other Confidential Information is believed to be reliable, neither Cushman & Wakefield nor Owner guarantees its accuracy or completeness. Because of the foregoing and since the investment in the Project is being offered on an "As Is, Where Is" basis, a prospective investor or other party authorized by the prospective investor to use such material solely to facilitate the prospective purchaser's investigation, must make its independent investigations, projections and conclusions regarding the investment in the Project without reliance on this Memorandum or any other Confidential Information. Although additional Confidential Information, which may include engineering, environmental or other reports, may be provided to qualified parties as the marketing period proceeds, prospective purchasers should seek advice from their own attorneys, accountants, engineers and environmental experts. Neither Cushman & Wakefield nor Owner guarantees the accuracy or completeness of the information contained in this Memorandum or any other Confidential Information provided by Cushman & Wakefield and Owner. Owner expressly reserves the right, at its sole discretion, to reject any offer to invest in the Project or to terminate any negotiations with any party at any time with or without written notice. Owner shall have no legal commitment or obligations to any prospective investor unless and until a written sale agreement has been fully executed, delivered and approved by Owner and any conditions to Owner's obligations thereunder have been satisfied or waived. Owner has retained Cushman & Wakefield as its exclusive broker and will be responsible for any commission due to Cushman & Wakefield in connection with a transaction relating to the Project pursuant to a separate agreement. Cushman & Wakefield is not authorized to make any representation or agreement on behalf of Owner. Each prospective investor will be responsible for any claims for commissions by any other broker in connection with an investment in the Project if such claims arise from acts of such prospective investor or its broker. This Memorandum is the property of Owner and all parties approved by Owner and may be used only by parties approved by Owner. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as permitted under the Confidentiality Agreement.



PROPERTY HIGHLIGHTS

Prime Owner-Occupier & Investment Opportunity in the Cumberland/ Galleria Submarket

1800 & 1850 Lake Park Drive presents an exceptional opportunity for owner-occupiers and investors in the highly desirable Cumberland/Galleria submarket. This two-building office portfolio consists of:

- 1800 Lake Park Drive (22,656± SF) – Vacant and move-in ready, making it an ideal option for an owner-occupier seeking a headquarters or office space.
- 1850 Lake Park Drive (12,032± SF) – Leased to multiple tenants, providing a stable income stream to help cover debt service and significantly reduce occupancy costs.

Unmatched Location & Accessibility

Centrally located in Smyrna, just off Windy Hill Road, the property offers unparalleled access to:

- Cumberland Galleria & The Battery Atlanta, with a wealth of dining, shopping, and entertainment options.
- Major highways, including I-285 and I-75, ensuring seamless connectivity.
- Top-tier medical facilities, leading colleges, and a best-in-class public school system.
- Excellent public transportation and nearby affordable housing options.

Convenience & Usability

- Ample drive-up surface parking with a 4.0 spaces per 1,000 RSF ratio.
- Perfect blend of owner-user potential and investment stability.

This is a rare opportunity to secure office space in one of Metro Atlanta's most dynamic business districts while benefiting from immediate rental income.

Please reach out for more information or to schedule a tour.



ASKING PRICE:

\$4.35M (\$125.40)

FOR SALE AS PORTFOLIO OR INDIVIDUALLY

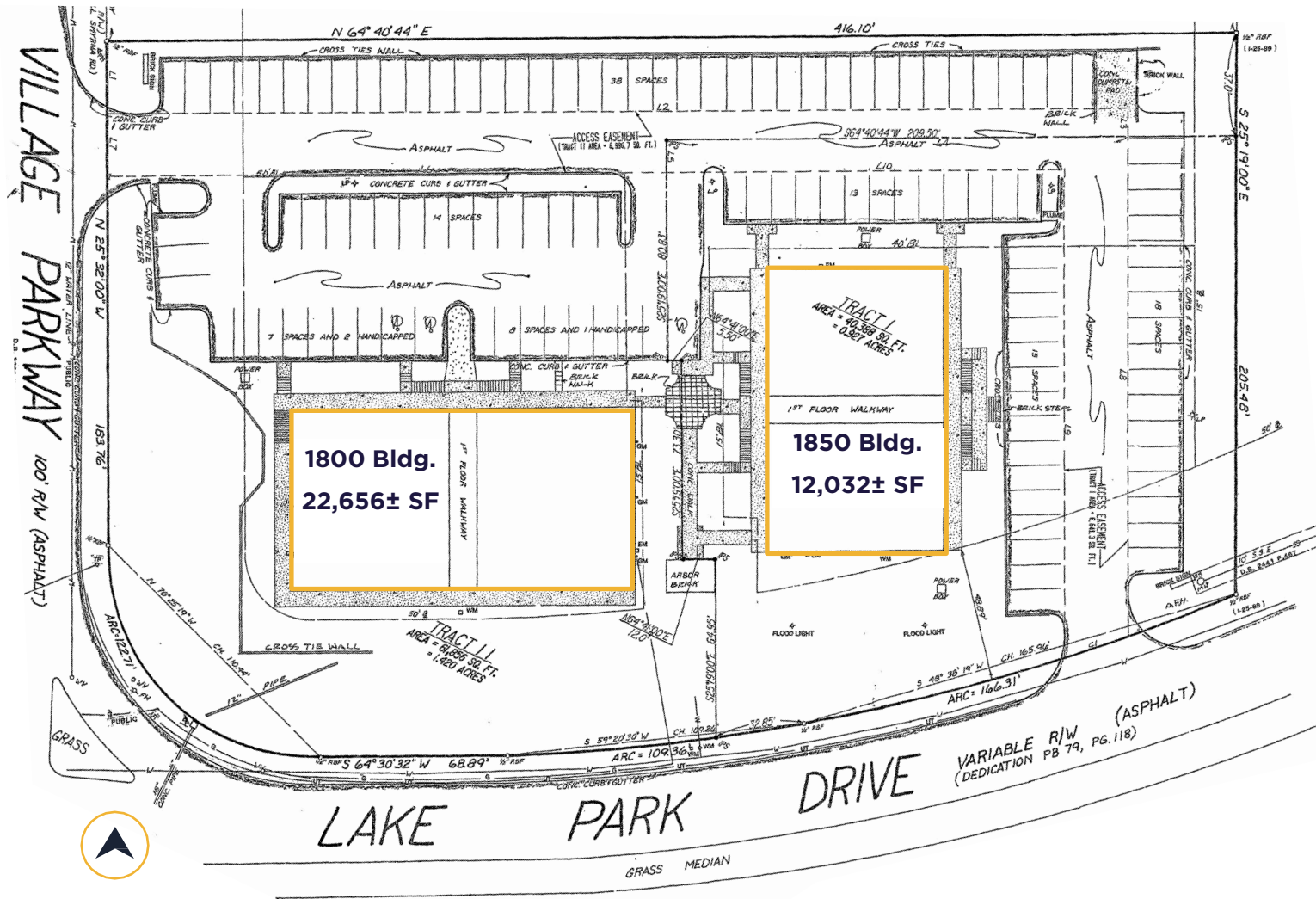
PROPERTY HIGHLIGHTS



	1800 Lake Park Drive	1850 Lake Park Drive
Building Size:	22,656± SF	12,032± SF
Year Built	1984, renovated 2024	1984, renovated 2024
Land Area:	2.347 Acres	2.347 Acres
Parcel #:	17073400220	17073400220
Occupancy:	Vacant and move-in ready	Leased to multiple tenants and cash flowing
HVAC:	27 total HVAC units (24 of 27 units have been recently replaced)	
Fire Suppression:	Sprinkler risers and pumps	
Electrical:	Electric power 3-phase 4-wire alternating current system	
Lighting	Exterior light available to illuminate site at night	
Roof Age:	2023 roof (under warranty)	
Parking:	Shared lot with a total of 121 spaces with three (3) ADA compliant (4.0/1,000 SF ratio)	
Asking Price:	\$2.7M (\$4.35M as portfolio)	\$1.75M (\$4.35M as portfolio)

SITE PLAN

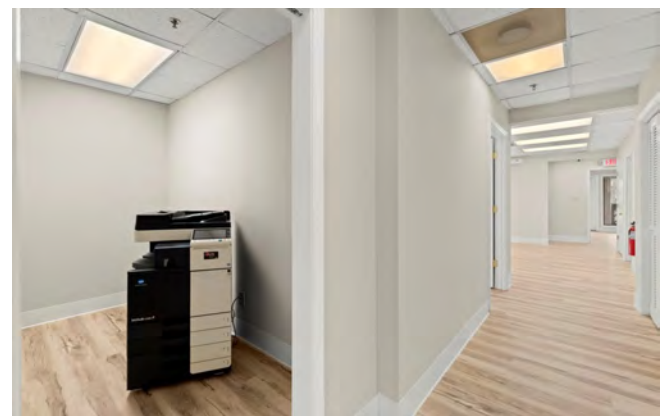
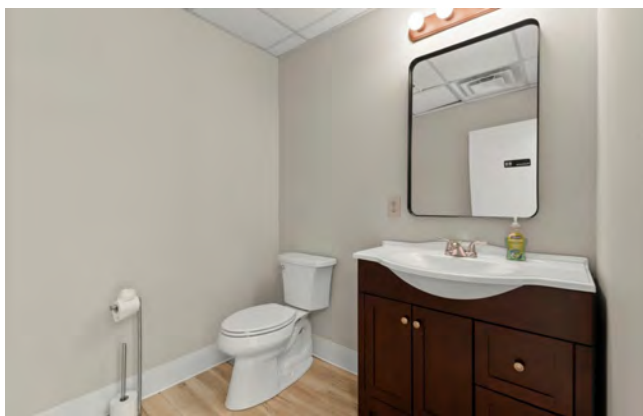
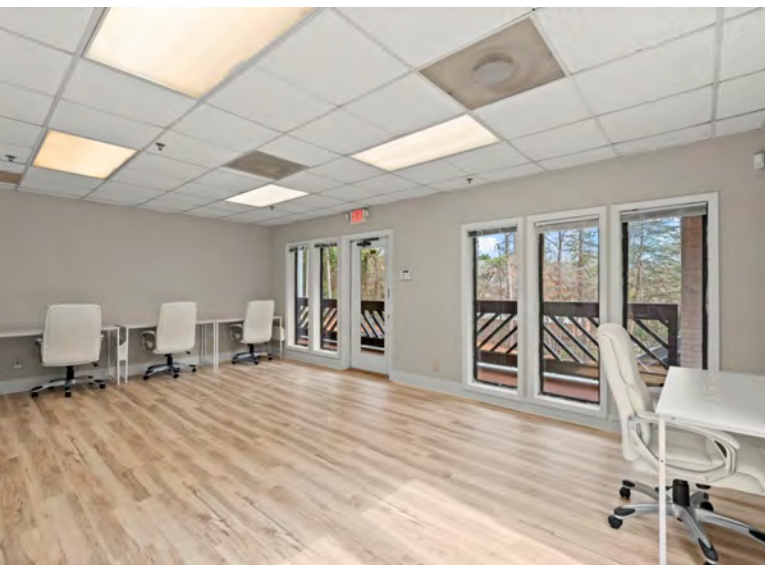
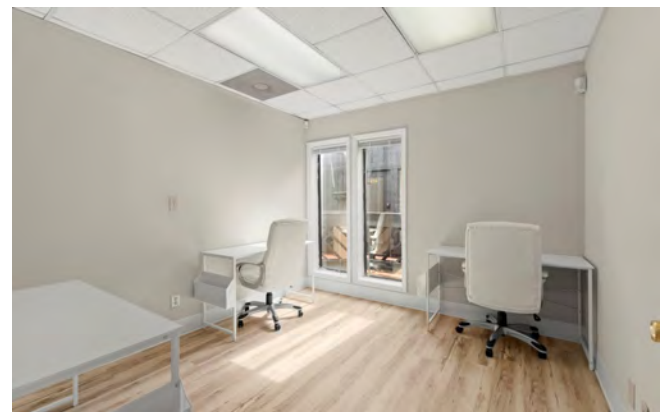
2.35 AC





**EXTERIOR
PHOTOS**

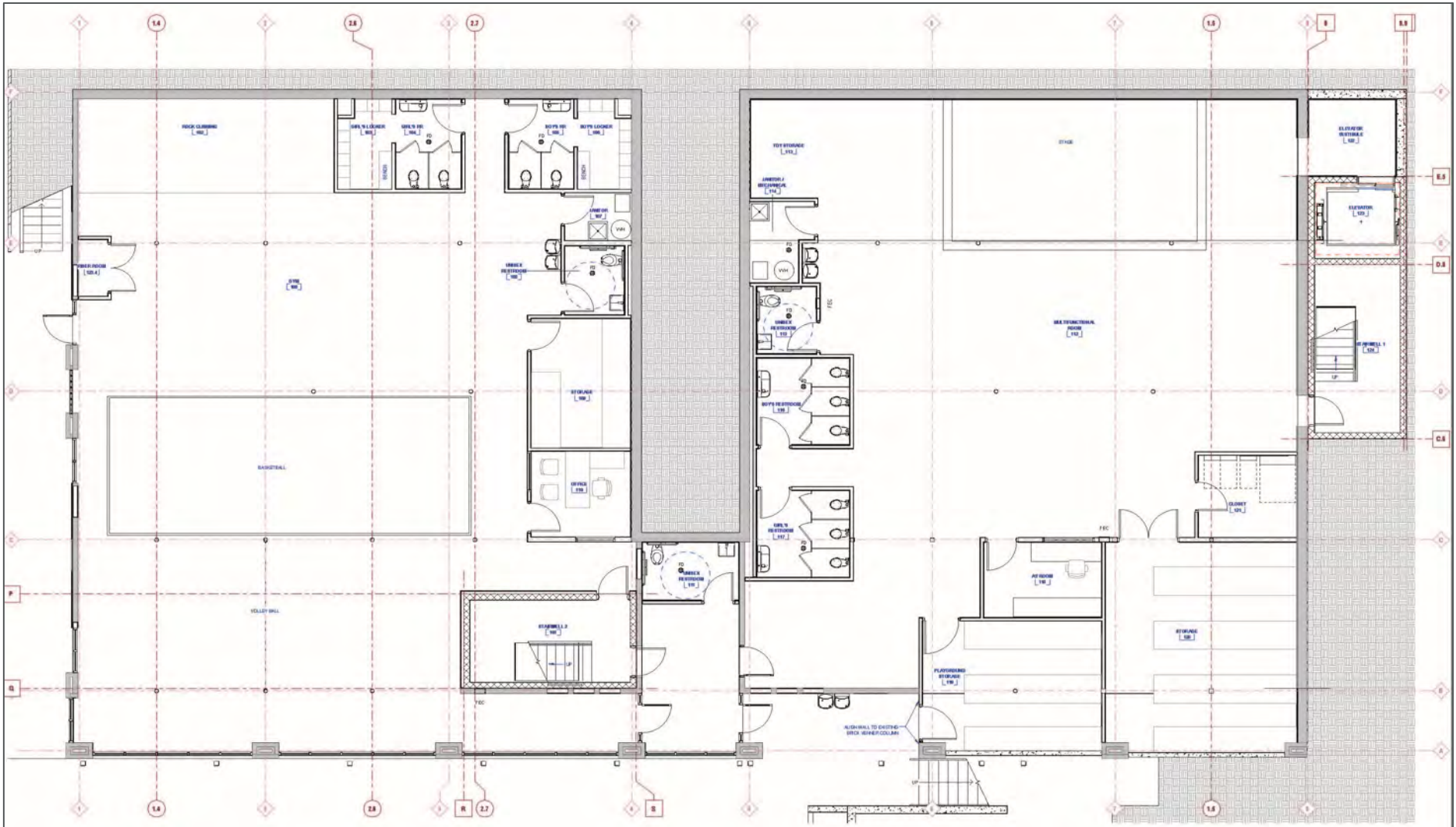
INTERIOR PHOTOS



FLOOR PLAN



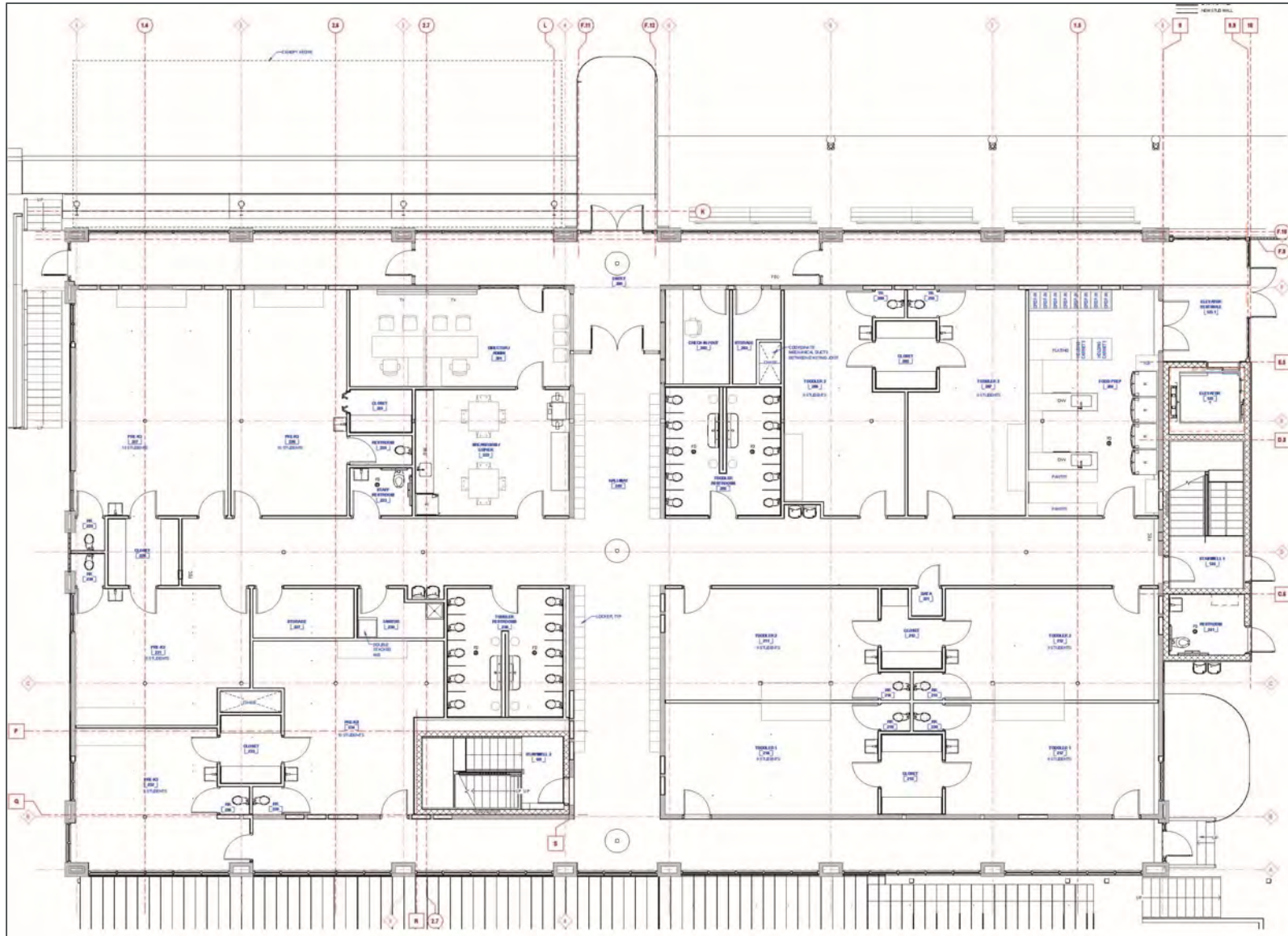
1800 LAKE PARK DRIVE - BOTTOM FLOOR INDOOR RECESS*



FLOOR PLAN



1800 LAKE PARK DRIVE - MAIN FLOOR ENTRANCE*

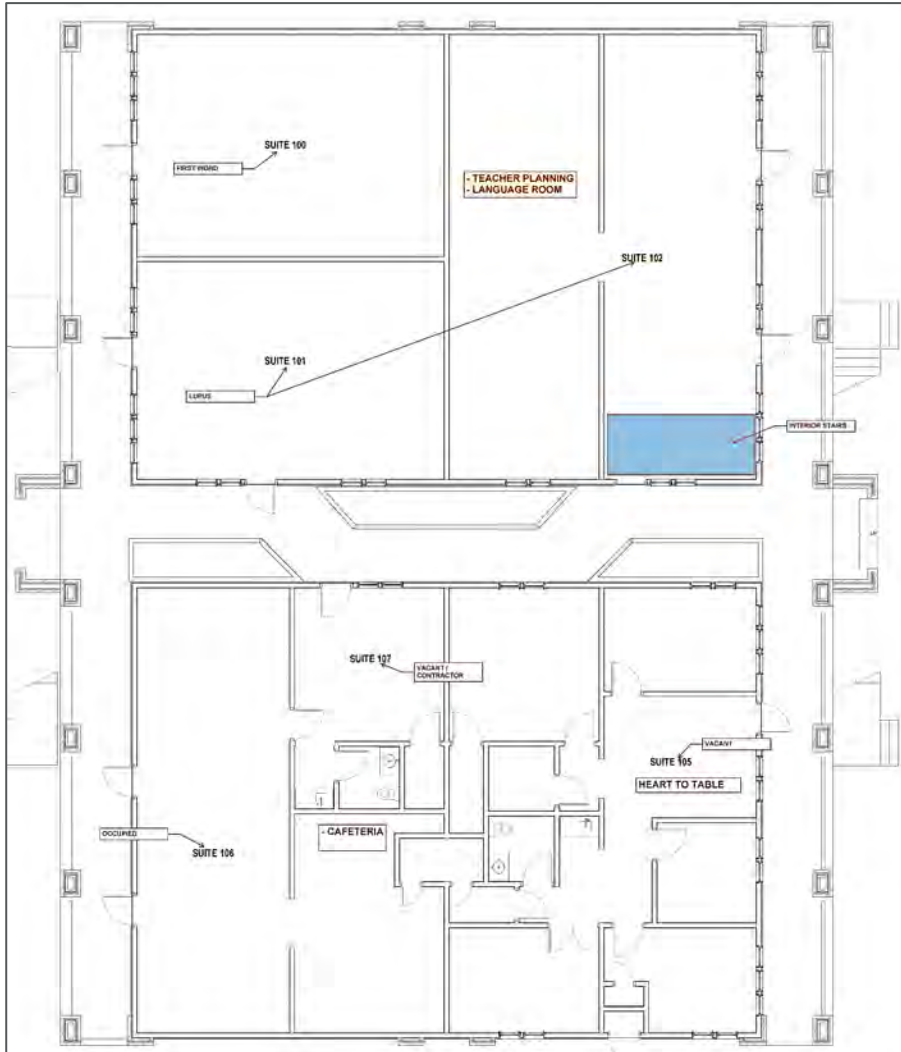


FLOOR PLAN

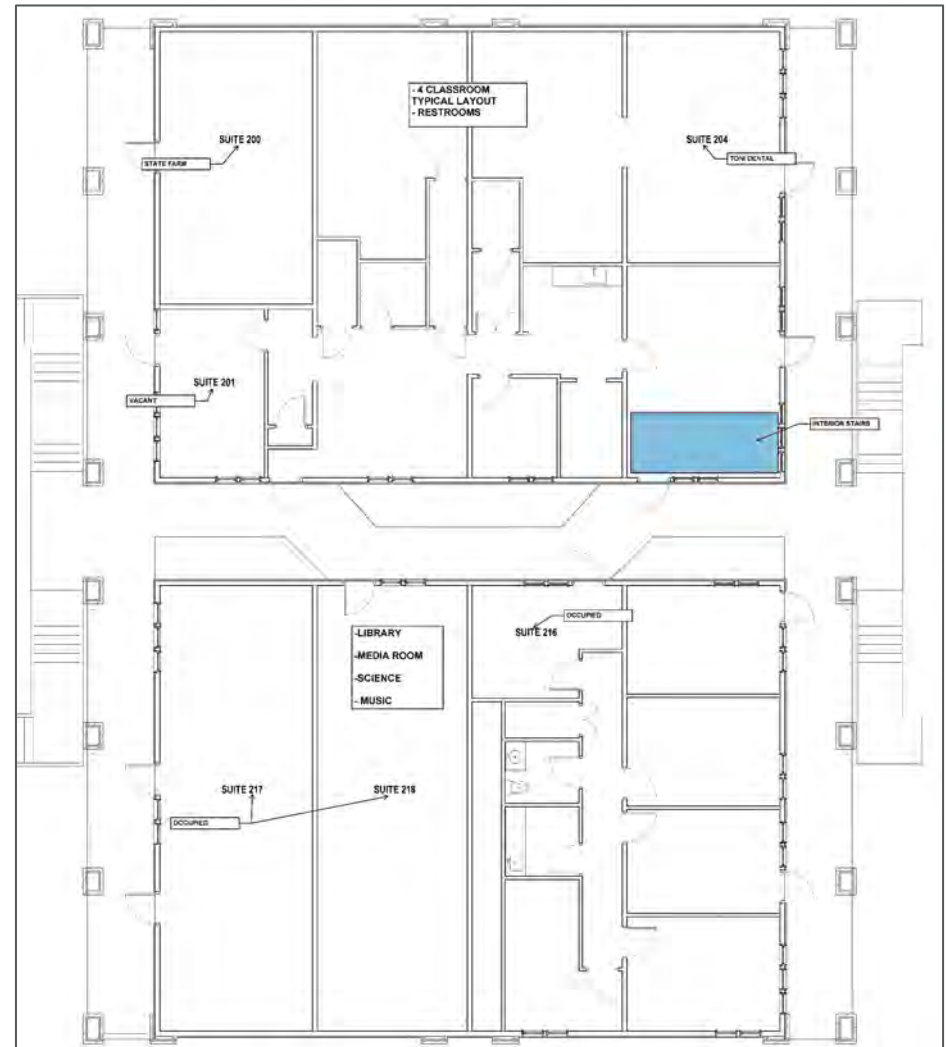


1850 LAKE PARK DRIVE

FIRST FLOOR*

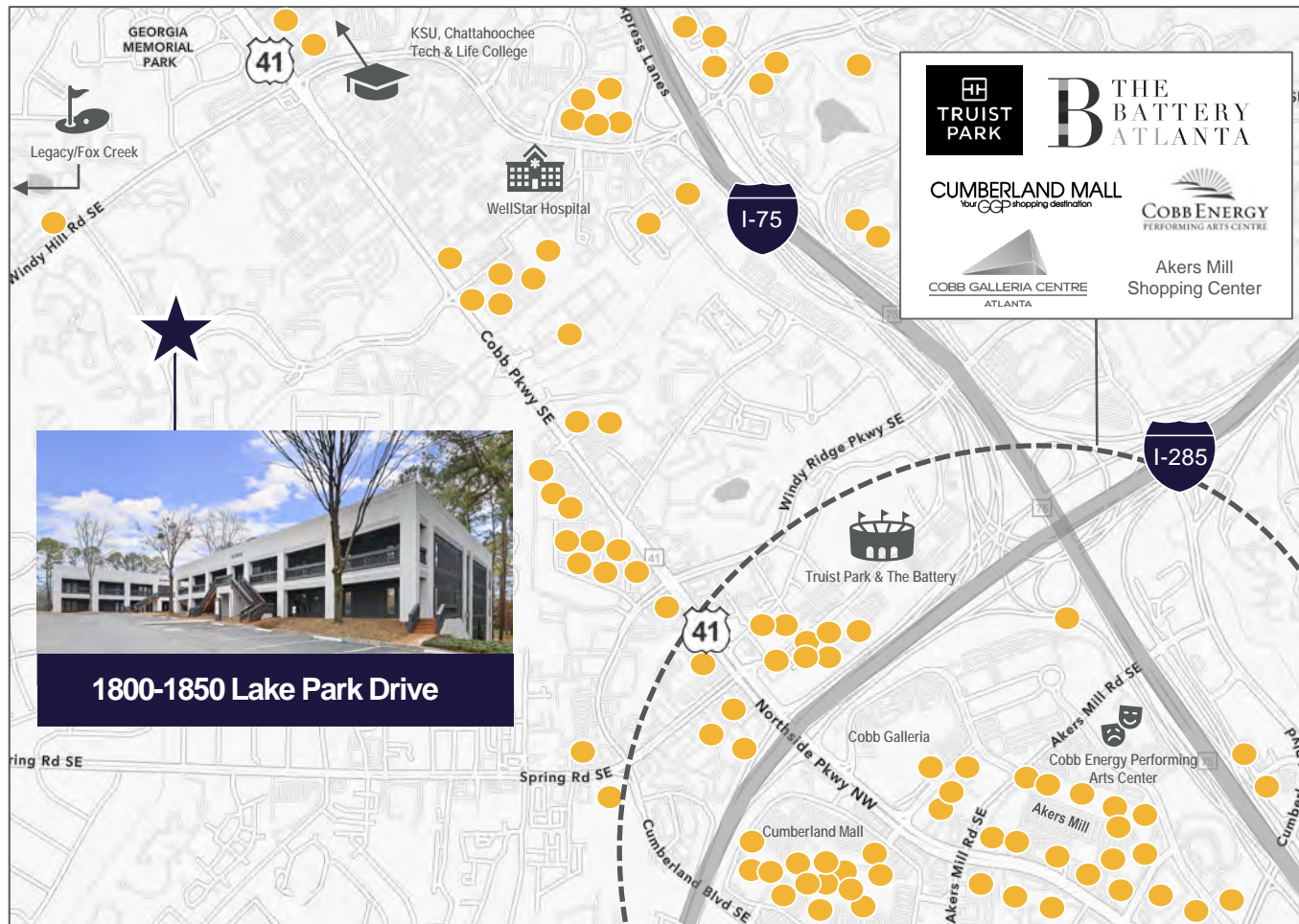


SECOND FLOOR*



*architectural rendering

AREA AMENITIES



Truist Park & The Battery



Cumberland Mall & 7+ Shopping Centers



10+ Hotel Accommodations



30+ Restaurants & Dining Options



Cobb Energy Performing Arts Centre



Legacy Golf Links & Fox Creek Golf Club



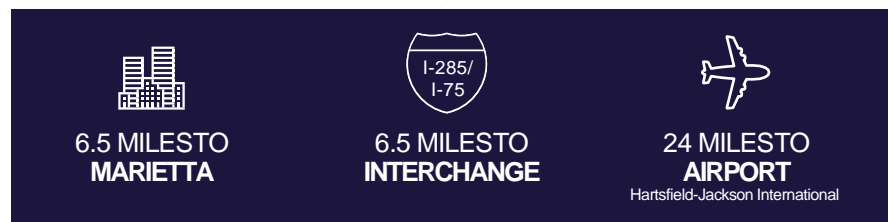
WellStar Hospital



KSU Marietta Campus
Life University
Chattahoochee Tech

ABUNDANT RETAIL, DINING & AMENITIES WITHIN A 2-MILE RADIUS



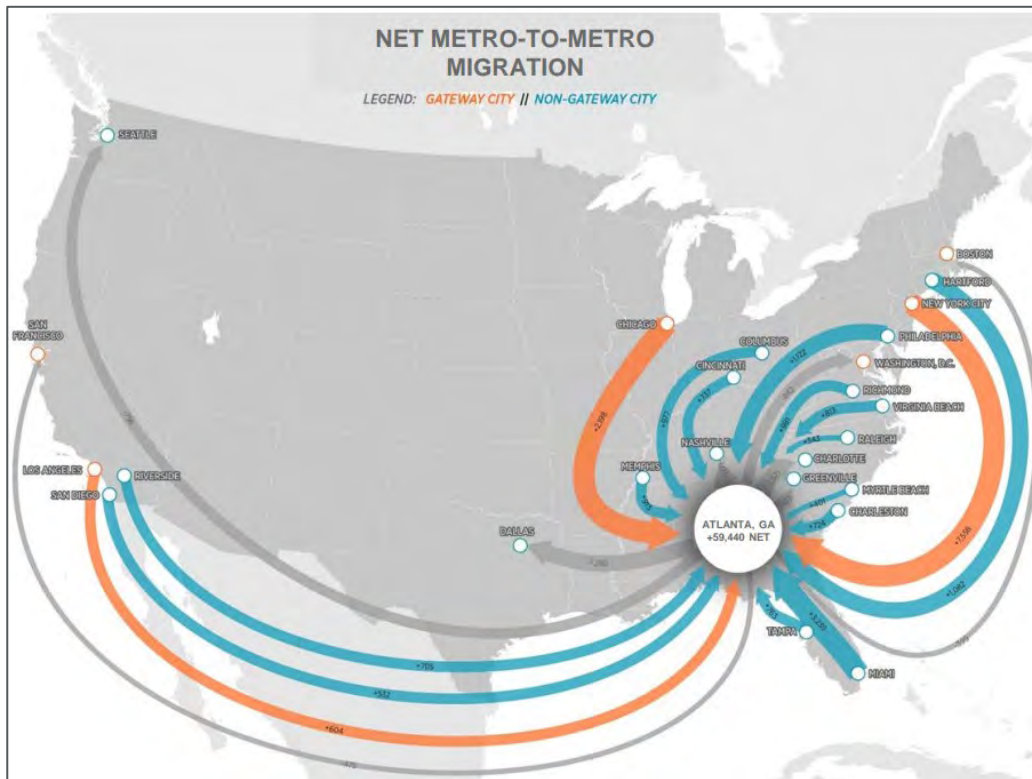


WHY ATLANTA?

THE ECONOMIC & SOCIAL ENGINE OF THE SOUTHEAST



NET MIGRATION: Annual Average Net Migration to Atlanta



- **#1 State for Doing Business** for 9 consecutive years
- **#1 State Workforce Development Programs** for 7 consecutive years
- **#1 Airport** (busiest and most efficient) in the World since 1998
- **#10 Largest Economy** with **GDP of \$396.5B**
- **3.1M residents** in workforce
- **1.6M millennial residents**
- **17.0% projected average household income growth** in the next 5 years (to \$131,897)
- **39.2% of population** has annual household income of \$100k+
- **6.5M: Expected population growth** by 2027; 25% increase from 2020
- **31 Fortune 500/1000 companies**, **#3 highest concentration** in the U.S.
- **41.9% of the population** has earned a bachelor's degree or higher (U.S.: 35.1%)
- **57 Colleges and Universities** in the region

THE “NEW” NORTHWEST TRANSFORMATION

TRUIST PARK/THE BATTERY: SIGNIFICANT IMPACT



\$18.9M FISCAL IMPACT

annual average total net fiscal impact on Cobb County

- **450,000 SF NEW RETAIL**
- **5 NEW HOTELS**
- **1,700 NEW MULTI-FAMILY UNITS**
- **60+ RESTAURANTS** in walking distance
- **\$900M INFRASTRUCTURE IMPROVEMENTS**

\$300M IN PUBLIC/PRIVATE INVESTMENT IN THE AREA



**Northwest Corridor
Express Lanes**



**Windy Hill Diverging
Interchange**

Northwest corridor express lanes

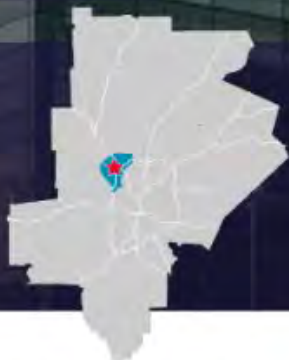
\$834M project with two 30-mile reversible express lanes along I-75 which significantly improves traffic flow; there are two Express Lane entrances within 5 miles of 1800 & 1850 Lake Park Drive.

Windy hill corridor improvements

\$46.4M project impacting Windy Hill Road, a major artery connecting Cumberland and West Cobb, to improve traffic flow, increase vehicle and pedestrian capacity, and reduce the higher-than-average crash and injury rates in the area

NW/Cumberland/Galleria

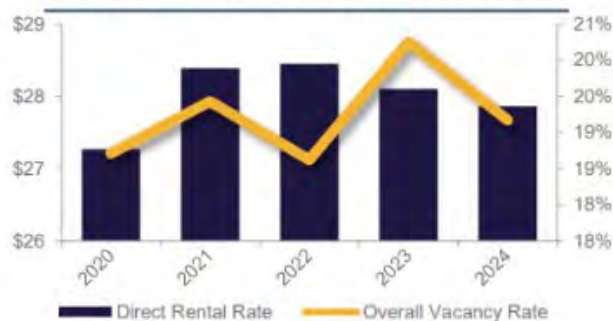
Office Q4 2024

Inventory
19.1 msfYoY
Chg
12-Mo.
Forecast

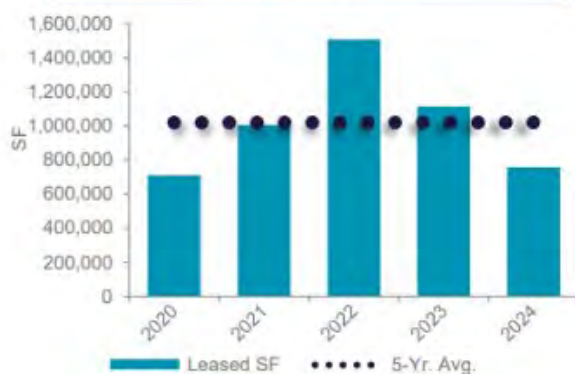
(All Property Classes)

Vacancy Rate
19.2%YoY
Chg
12-Mo.
ForecastDirect Asking Rent
\$27.87 psfYoY
Chg
12-Mo.
ForecastLeasing Activity YTD
758.5 ksfYoY
Chg
12-Mo.
Forecast

OVERALL VACANCY & DIRECT ASKING RENT



ANNUAL LEASING ACTIVITY



Submarket Overview

- New leasing activity reached 105.5 thousand square feet (ksf) in the fourth quarter. Despite recording a decline since Q3, annual leasing totaled 758.5 ksf. Additionally, renewal activity picked up throughout the year as 592.7 ksf of tenants recommitted to their spaces—marking a five-year high for the submarket.
- The overall vacancy rate in Cumberland/Galleria declined by 70 basis points (bps) since Q3. At 19.2%, the submarket's vacancy was 600 bps below the metro-wide average. In parallel with declining vacancy, Cumberland/Galleria recorded positive occupancy in Q4. The Galleria buildings recorded large tenant move-ins as GE/Vernova occupied 77,163 sf and FirstKey Homes moved into 51,432 sf at building 600, while Assurance America Insurance moved into 24,974 sf at building 100.
- With no recent development activity to introduce modern, high-priced spaces to the market, asking rates have declined across the submarket. The asking rate totaled \$27.87 per square foot in Q4, down 1.1% since the prior quarter. The Truist build-to-suit project remained the only building underway in the area. It is expected to deliver in early 2025.

KEY LEASE TRANSACTIONS Q4 2024

PROPERTY	TENANT	SF	TYPE*
Overlook III	Messe Frankfurt Inc	24,568	New Lease
Powers Ferry	Mediatech	23,914	New Lease
Dupree at Powers Ferry Landing	Goodwyn Mills Cawood	23,688	Renewal*
Galleria on the Park, Bldg. 300	Balfour Beatty Construction	12,444	Renewal*

*Renewals not included in leasing statistics

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CONTACT INFORMATION



BORIS GARBUZ

Senior Director

boris.garbuz@cushwake.com

+1 404-682-3418 office +1 312-285-8172 mobile



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