FOR SALE: USER-READY OFFICE BUILDING

3-Story - 49,553 RSF – Public Transit On-Site!

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CUSHMAN & WAKEFIELD

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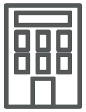
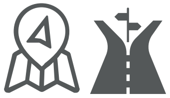
PROPERTY HIGHLIGHTS



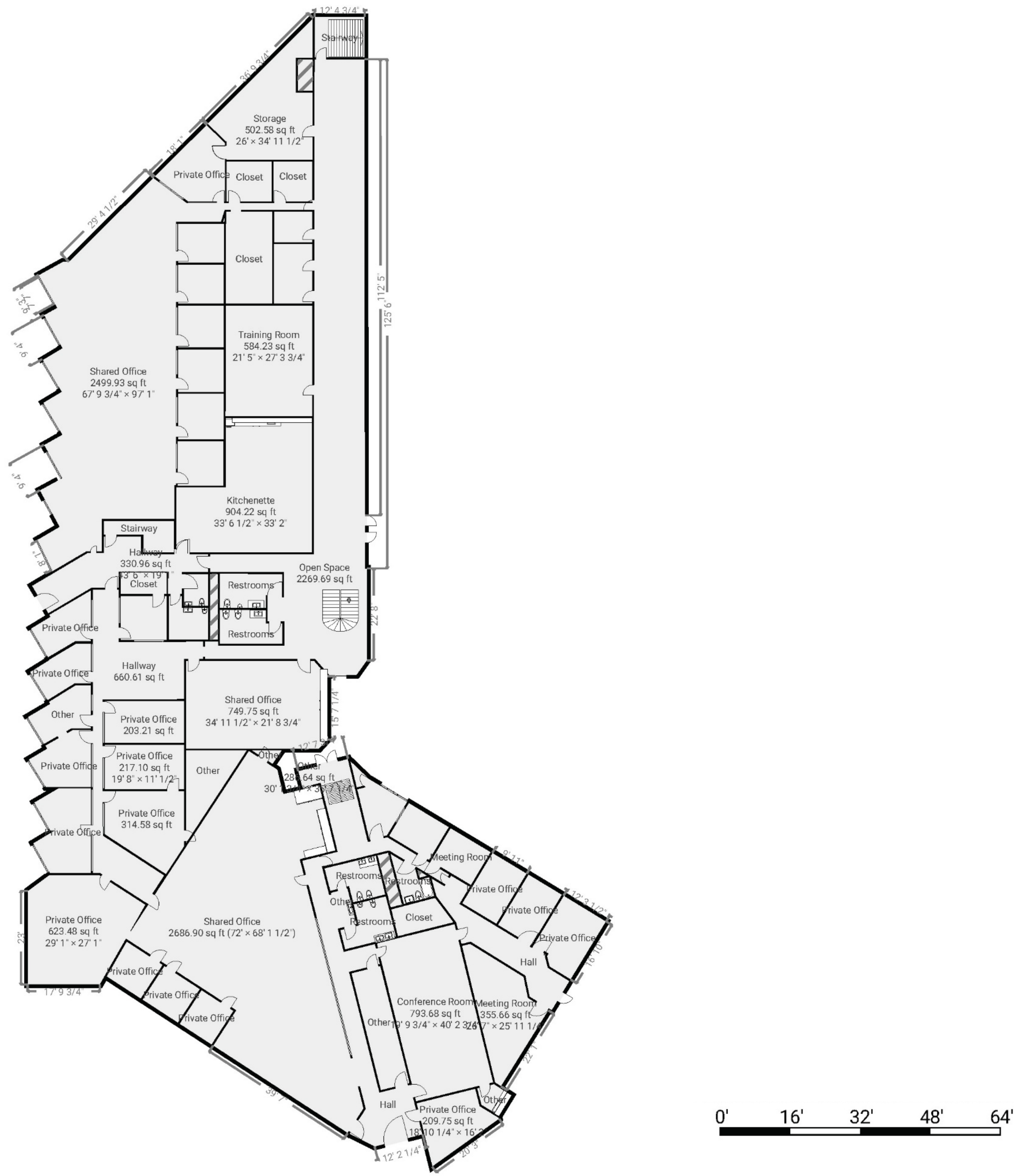


Great Owner/User Opportunity!	Exceptional Location & Access	Public Transit On-site

Building Size:	49,553 RSF
Occupancy	100% Vacant
Land Area:	2.07 Acres
Zoning:	O-I
Condition:	Sold “As-Is”
Parking:	114 surface parking spaces
Pricing:	Inquire!

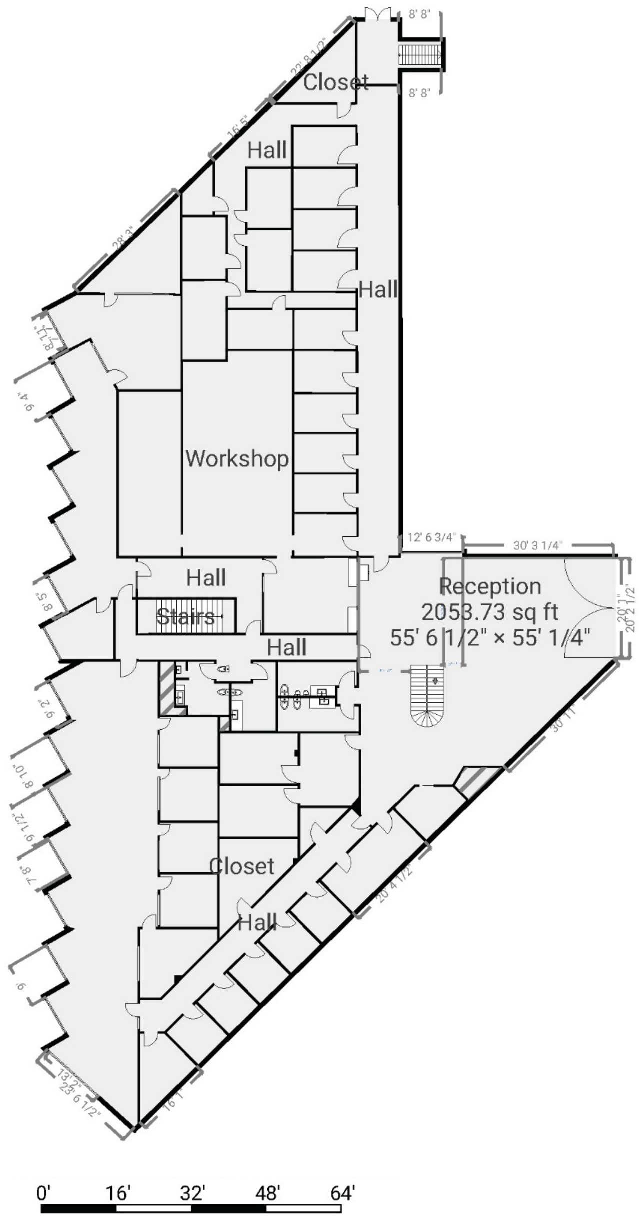
1ST FLOOR

- 21,736 SF
- 64 Rooms
- Private Offices
- Shared Offices
- Kitchenette
- Training Room
- Conference
- Restroom
- Storage
- Multiple Closets



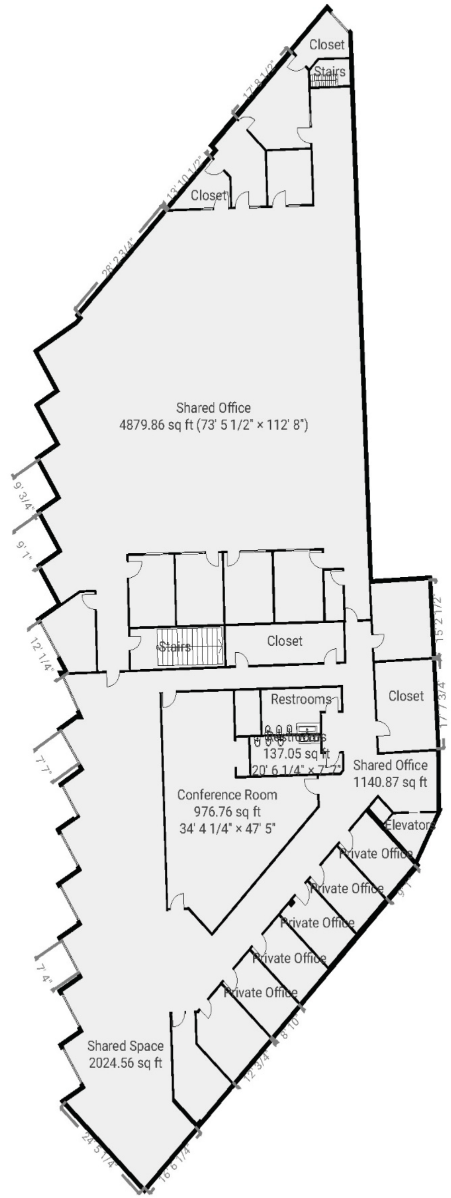
2nd FLOOR

- 14,287 SF
- 55 Rooms
- Reception
- Workshop
- Multiple Closets

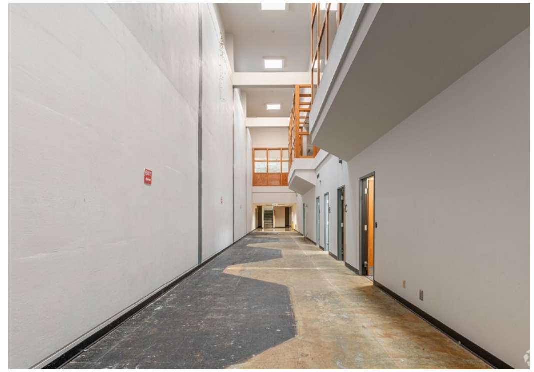


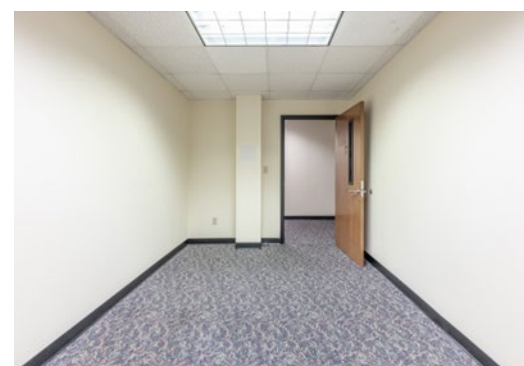
3rd FLOOR

- 13,528 SF
- 33 Rooms
- Shared Office
- Conference
- Restroom
- Shared Space
- Multiple Closets



INTERIOR **PHOTOS**





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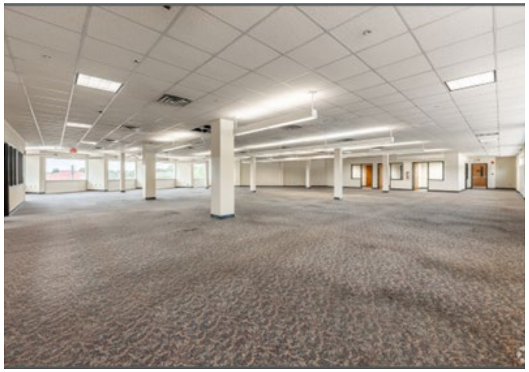


AREA AMENITIES

1.2 Miles to Marietta Square retail, dining & amenities

40+ Restaurants & Dining Options

Ample Shopping & Retail options within 6-mile radius of property

KSU Marietta Campus
Life University
Chattahoochee Tech

Truist Park & The Battery(6 miles from property)

LOCATION OVERVIEW

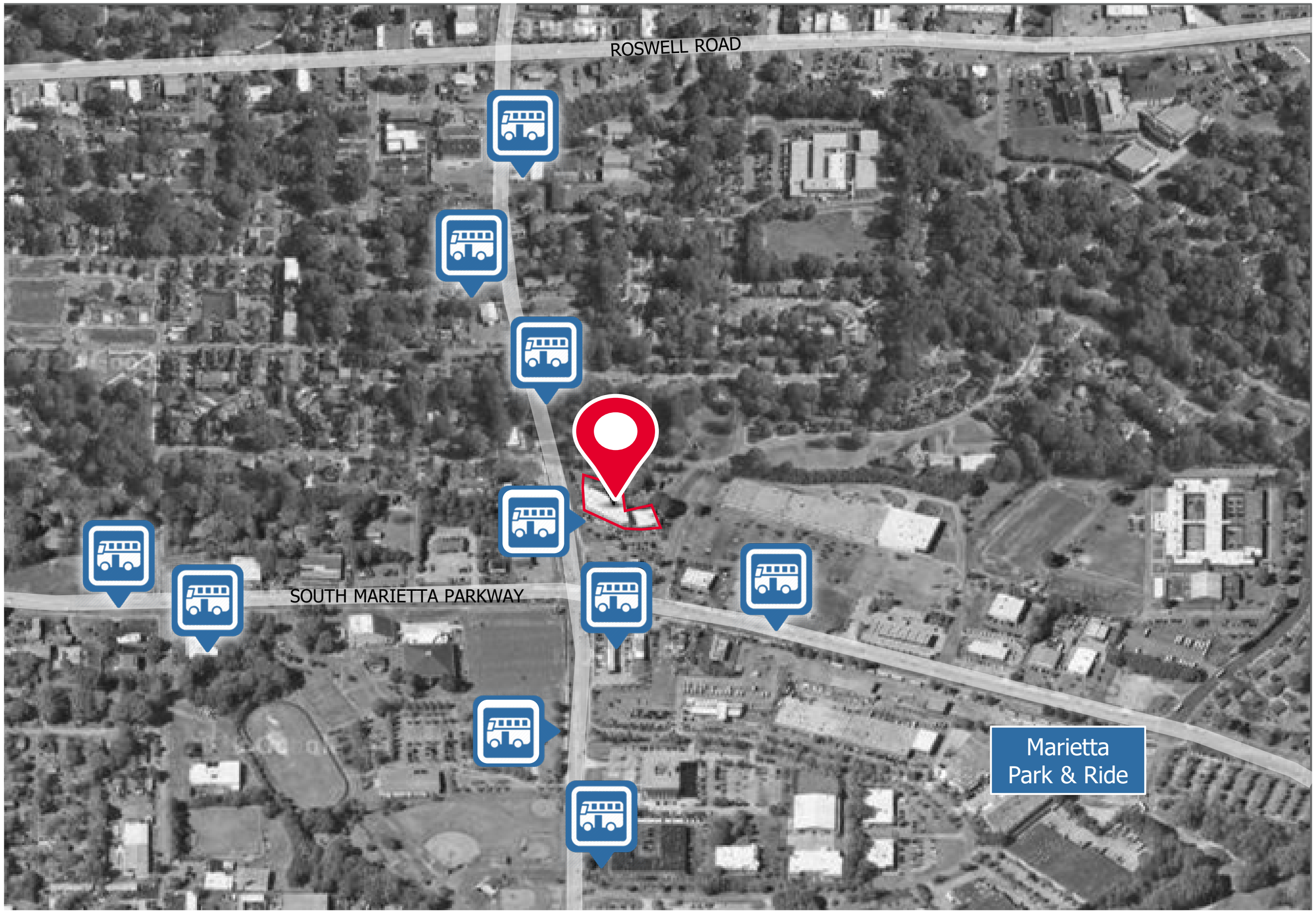
325 S. Fairground Street is situated in Marietta, Georgia, just minutes from one of Atlanta's most well-known historic areas, Marietta Square. Recognized for its unique charm, history and lively atmosphere, Marietta Square offers an abundance of unforgettable historical museums, numerous beautiful parks and trails, celebrated theatres, access to court and government buildings, antique and boutique shopping, and local cuisine and dining options.

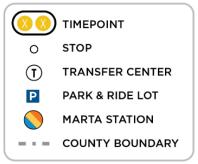
A little closer to the property, with walkable access, sits the Cobb County Civic Center which provides a venue for public or ticketed events like conferences, private gatherings, meetings and receptions, and trade shows with an overall seating capacity of 1,800 people.

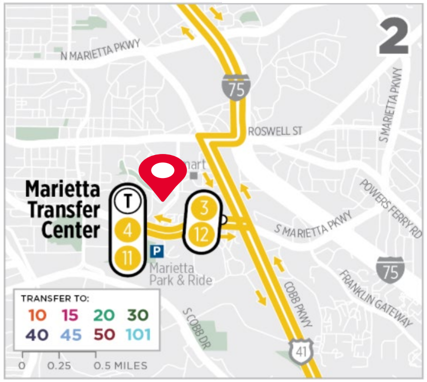
Marietta is also easily accessible to major highways and offers access to numerous amenities as it is positioned nicely between two flourishing submarkets: Kennesaw/Town Center and Cumberland/Galleria submarkets. This ideal location offers quick access to a variety of notable retail amenities and entertainment and sporting venues. Not to mention, superb access to medical facilities, top colleges, a best-in-class public school system, and excellent public transportation and affordable housing.

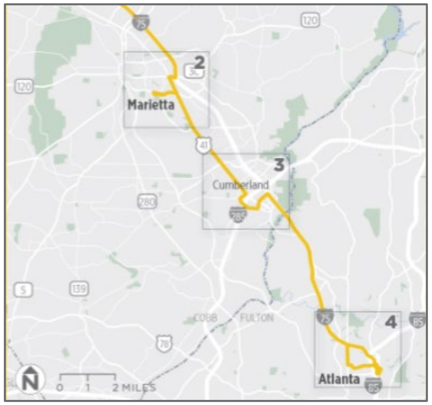
PUBLIC TRANSIT ACCESS

EXCELLENT ACCESS TO THE PUBLIC TRANSIT SYSTEM

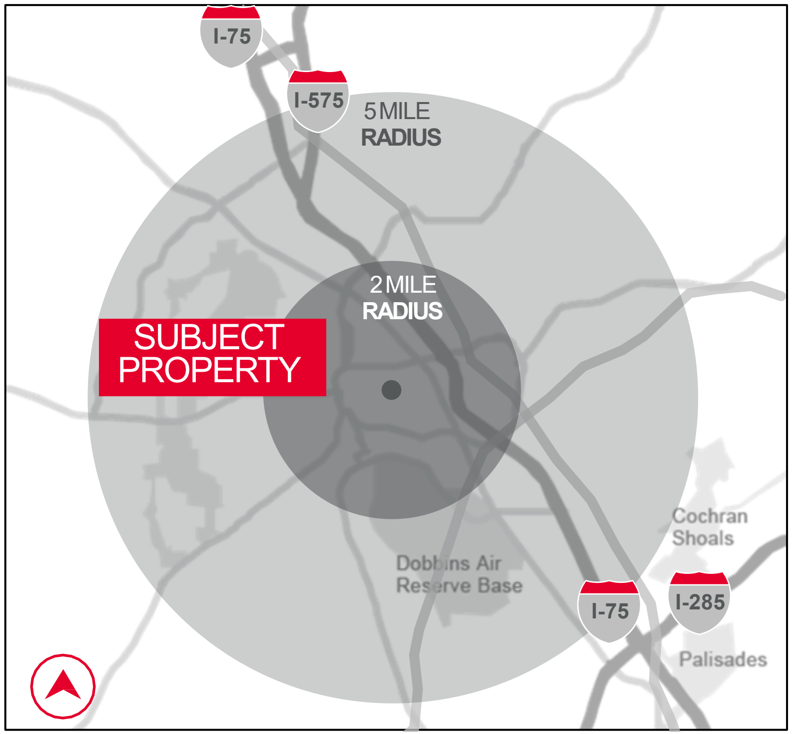








AREA DEMOGRAPICS



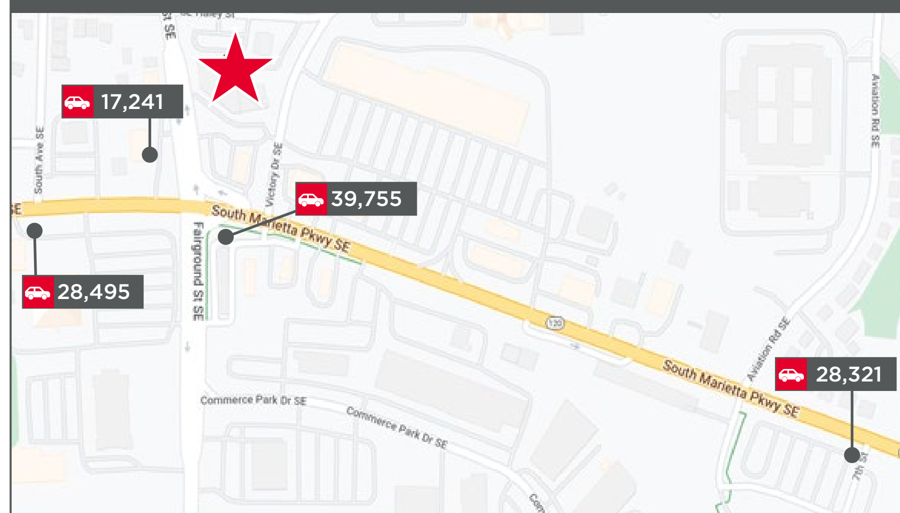
13,064 POPULATION *Within 2 Miles*	**$96,731** AVG. INCOME *Within 2 Miles*	**$405,126** AVG. HOME VALUE *Within 2 Miles*	**35.1** AVG. AGE *Within 2 Miles*
89,841 POPULATION *Within 5 Miles*	**$111,329** AVG. INCOME *Within 5 Miles*	**$429,879** AVG. HOME VALUE *Within 5 Miles*	**37.1** AVG. AGE *Within 5 Miles*

1.5 MILES TO **MARIETTA**

I-285/ I-75
10 MILES TO **INTERCHANGE**

28 MILES TO **AIRPORT**
Hartsfield-Jackson International

2024 TRAFFIC COUNT DATA



THE “NEW” NORTHWEST TRANSFORMATION

TRUIST PARK/THE BATTERY: SIGNIFICANT IMPACT

TRUIST PARK THE BATTERY ATLANTA

$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 minutes of 325 S. Fairground Street.

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

Q1 2026 MARKET REPORT

NW/Cumberland/Galleria Office

Submarket Overview

- New leasing activity in Cumberland/Galleria reached 244,823 square feet (sf) in Q1 2026—a 20.3% increase quarter-over-quarter (QOQ). Four tenants signed leases over 20,000 sf, including Authority Brands' 47,835 sf lease at Galleria 200. Renewal activity slowed in the first quarter, totaling 66,541 sf. Batson-Cook Company's recommitment to Overlook III was the primary driver of renewal activity.

- Occupancy was relatively flat for the quarter, totaling 14,859 sf. Small move-ins from RG Real Estate (10,700 sf) and Alston Construction Company (8,866 sf) helped keep absorption positive. In tandem with the small occupancy gains, Q1 the overall vacancy rate fell 10 basis points QOQ to 20.0%.

- With high quality space continuing to come off the market, asking rates in Cumberland/Galleria dipped 0.9% to $28.21 per square foot. Still, the submarket continued to command a premium over the non-CBD average.

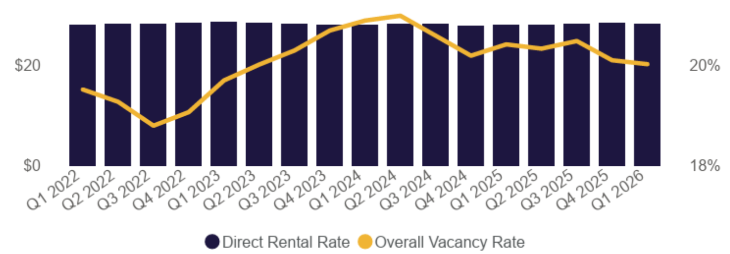
- Following the delivery of Truist's build-to-suit office at the Battery in Q3 2025, the pipeline in Cumberland/ Galleria remained bare. No new product

KEY LEASE TRANSACTIONS Q1 2026

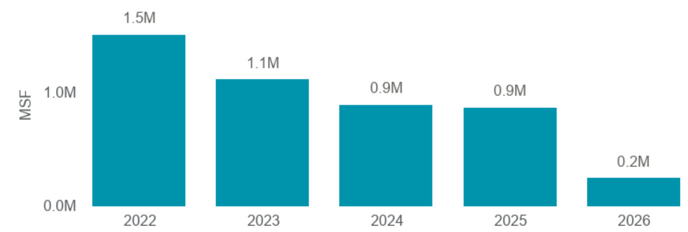
Address	Tenant	Size (SF)	Lease Type
200 Galleria Parkway	Undisclosed	47,835	New Lease
2859 Paces Ferry Road	Batson-Cook Company	30,446	Renewal
3200 Windy Hill Parkway	Infosys McCamish Systems, LLC	28,729	New Lease
360 Interstate North Parkway	Undisclosed	27,666	New Lease

**Renewals not included in new leasing statistics*

OVERALL VACANCY RATE & DIRECT ASKING RENT



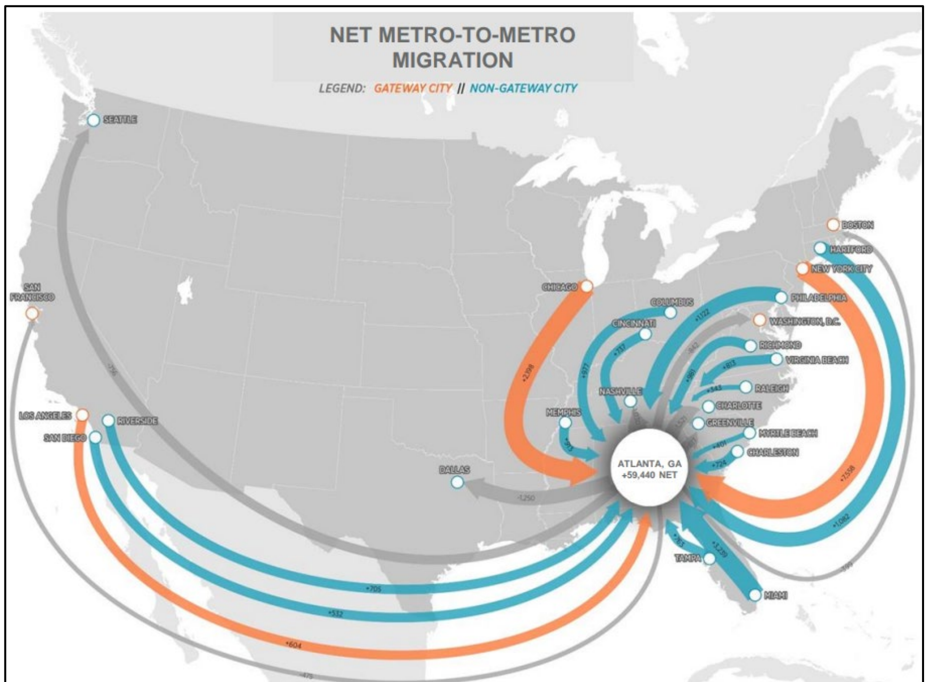
ANNUAL LEASING ACTIVITY



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

Source: Area Development, 2023; U.S. Census Bureau, Moody's Analytics; ESRI; Money Magazine; The Economist; Airports Council International, Air Transport Research Society; U.S Bureau of Economic Analysis; American Community Survey; U.S. Census Bureau; Moody's Analytics; Cushman & Wakefield Research

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