# Station 37

**A former police station turned mixed-use haven**

**±10,307 RSF**







# 25 Hill

**Two floors at the corner of Roswell's new 'main and main'**

**±18,362 RSF**

# Exclusive Office Opportunities Available at Hillrose™

## A New Mixed-Use Neighborhood Village is Taking Shape

HILL X ELLIS STREETS • DOWNTOWN ROSWELL

ATLANTIC COMPANIES | CUSHMAN & WAKEFIELD

Introducing Hillrose™

# Hillrose™

## Located directly off Atlanta Street on Hill Street, Hillrose™ is an urban neighborhood village district tailor made to serve.



# A Cornerstone of Daily Life and a Destination For Regular Return

Exhibiting up to 75,000 SF of walkable, fully integrated commercial and lifestyle development, Hillrose™ will offer a tailored mix of retail, dining, workspace, and residences designed to delight locals, families, and visitors alike.

**FEATURING:**

- **Six-Building Connected Retail Village**
  Centered around our activated, shared greenspace
- **Abundant On-Site Parking**
  Serving daily patrons and residents
- **Exclusive Neighborhood Office**
  Offering high visibility from Atlanta Street
- **Re-Imagined Mixed-Use Hub**
  With ground-level retail and second floor workplace
- **Seamless Pedestrian Access**
  Linking to Downtown Roswell and surrounding trails
- **Luxury Living**
  Including both rental flats and for-sale townhomes
- **Four Key Access Points**
  Accessible for drivers and pedestrians







Where Southern hospitality, local flavor, and shared connection blend beautifully




**FOR CONCEPTUAL VISUALIZATION ONLY**

Signage demonstrated above is understood to be conceptual in nature and is subject to city review and permitting approval. Size, location, and conceptual design is subject to evolution. Artwork visually placed is not to scale and may not be referenced or pulled for production.




**CORNER BREAK**

All interior renderings shown are for contextual design consideration only and are not being directly marketed for speculative build.

## Building A Snapshot

| | |
|---|---|
| **Location** | Premium brand visibility at Atlanta Street x Hill Street |
| **VPD Visibility** | 30.1k |
| **Floors** | 2 |
| **Parking** | 3:1,000 SF Parking Ratio<br>10 adjacent reserved spaces, balanced with covered deck parking and ample public surface parking |
| **Building SF** | ±18,362 RSF |
| **Adjacent to** | Hillrose Market™ (retail village) |




FIRST FLOOR ENTRY

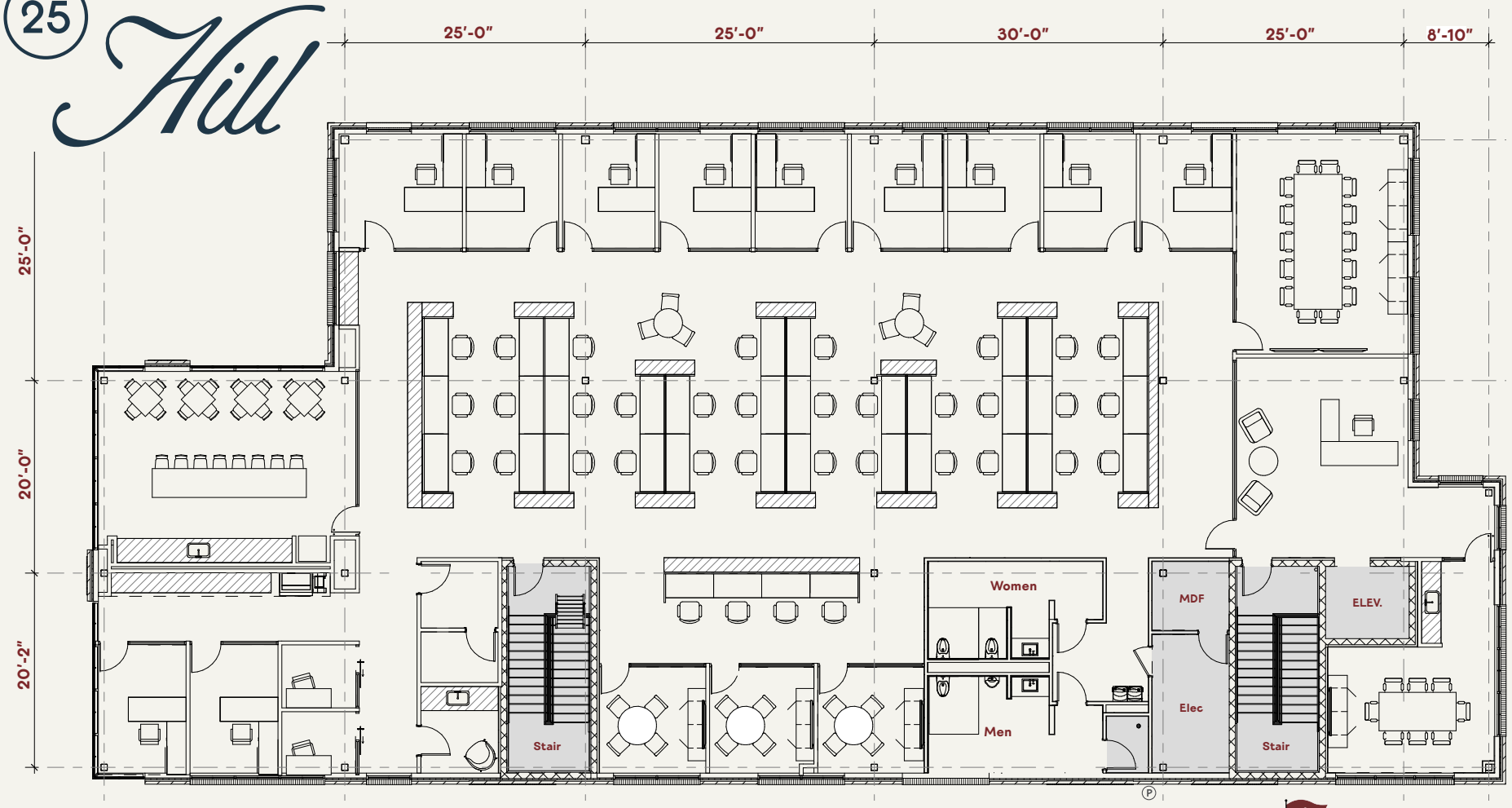
All interior renderings shown are for contextual design consideration only and are not being directly marketed for speculative build.

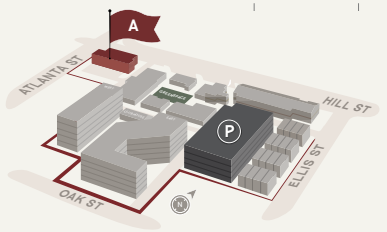
SECOND FLOOR OPEN OFFICE




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25 Hill




## Floor 2 • ± 9,181 RSF

Drawing not to scale

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## FOR OFFICE LEASING INFORMATION

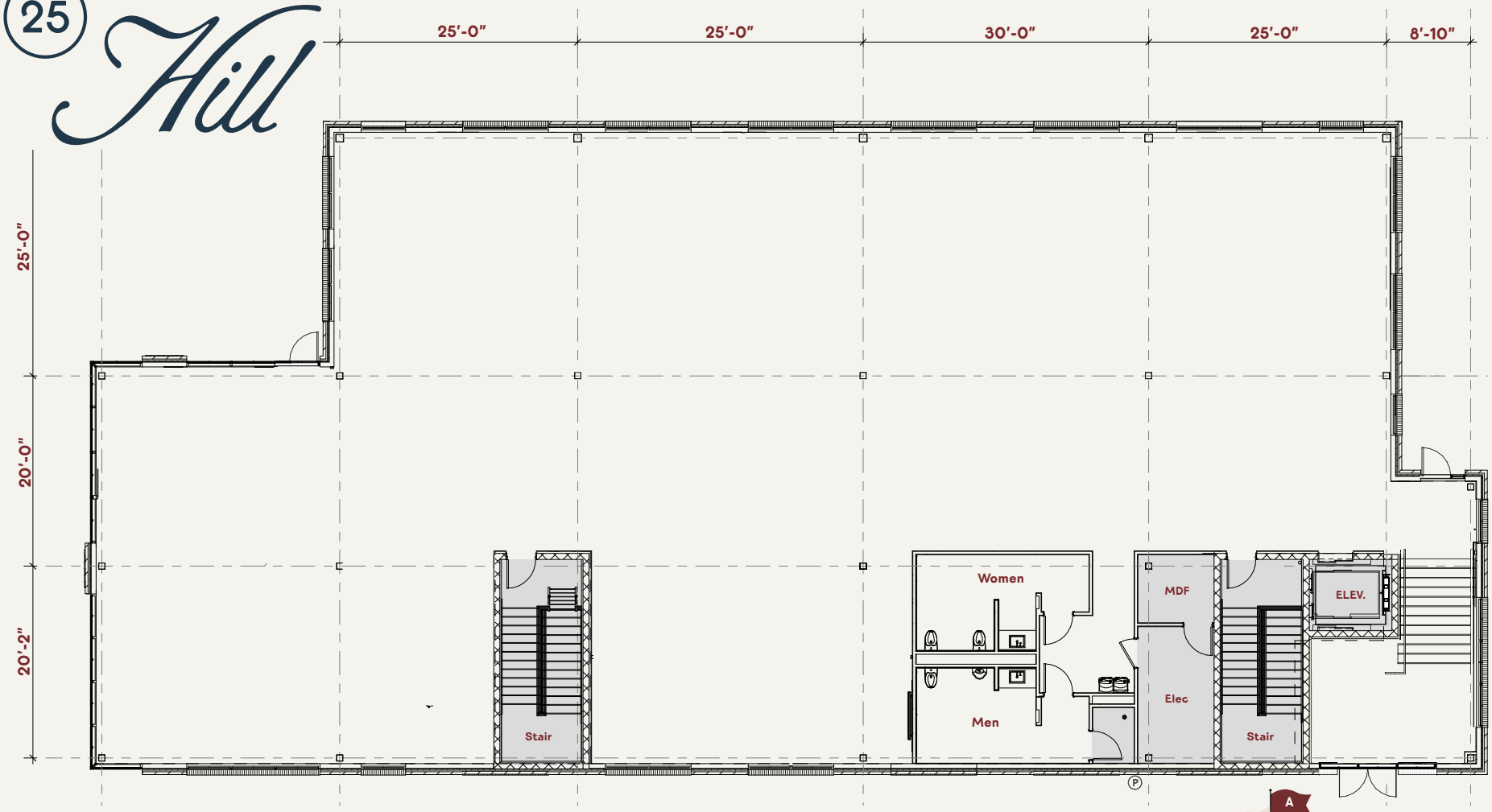
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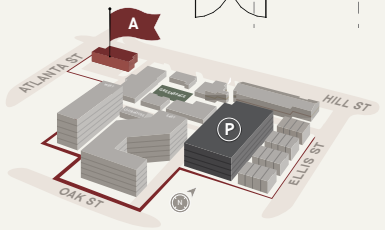
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ATLANTIC COMPANIES | CUSHMAN & WAKEFIELD

25 Hill




## Floor 1 • ± 9,181 RSF

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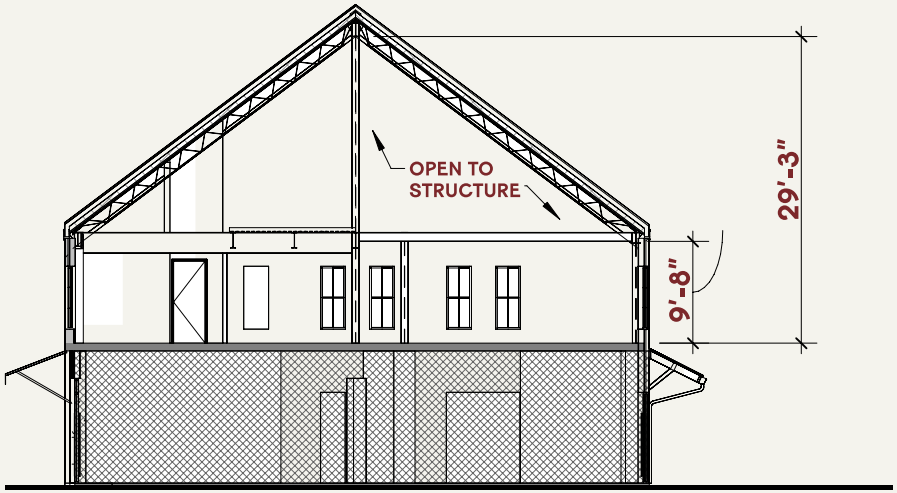
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## Building G Snapshot

| | |
|---|---|
| **Location** | Premium brand visibility at Hill Street x Ellis Street, across from City Hall |
| **Floors/Use** | Two (2)/ Floor 1: slated for F&B/retail, Floor 2: workplace |
| **Ceiling Height** | 9'-8" - 29'-3" (to ridge beam) |
| **Parking** | 3:1,000 SF Parking Ratio<br>Fronting public surface parking and covered deck parking |
| **Building SF** | Floor 1: 9,000 SF \| Floor 2: ±10,307 RSF |
| **Adjacent to** | Hillrose Market™ (retail village) |

Office Opportunity Spotlight

# Station 37

SECOND FLOOR OPEN OFFICE



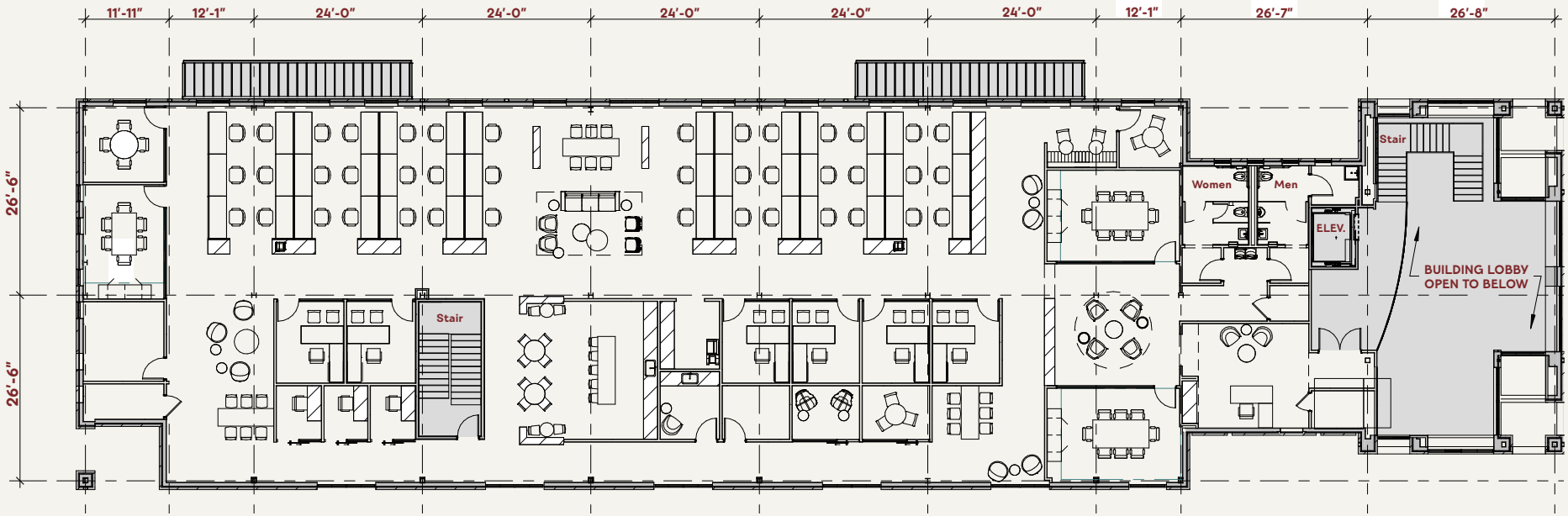

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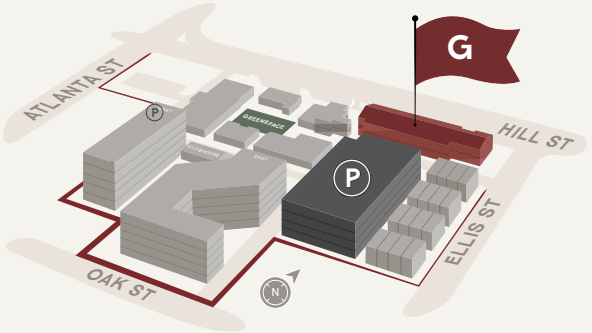
Office Opportunity Spotlight

# Station 37

**Test Fit Visualization**

Second Floor: Office Use Only




## Floor 2 • ± 10,307 RSF

Drawing not to scale

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ATLANTIC COMPANIES | CUSHMAN & WAKEFIELD




An urban green centering community enrichment




A six-building retail village




Park and explore with ease

## Just beyond the charm of Canton Street's Historic District, Hillrose™ brings more of what the city demands– without crowding what it already has.

A connected, mixed-use village centered around a vibrant green space, Hillrose™ promotes integrated walkability and seamless pedestrian connection to City Hall and Roswell trails. Abundant on-site parking will include surface convenience and covered deck parking, ensuring efficiency for Roswell visitors, workforce, and residents.

**A positive signal for Roswell's growth, Hillrose Market™ is set to open in 2027.**






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**Updated 03.2026**

**HILL X ELLIS STREETS • DOWNTOWN ROSWELL**

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