

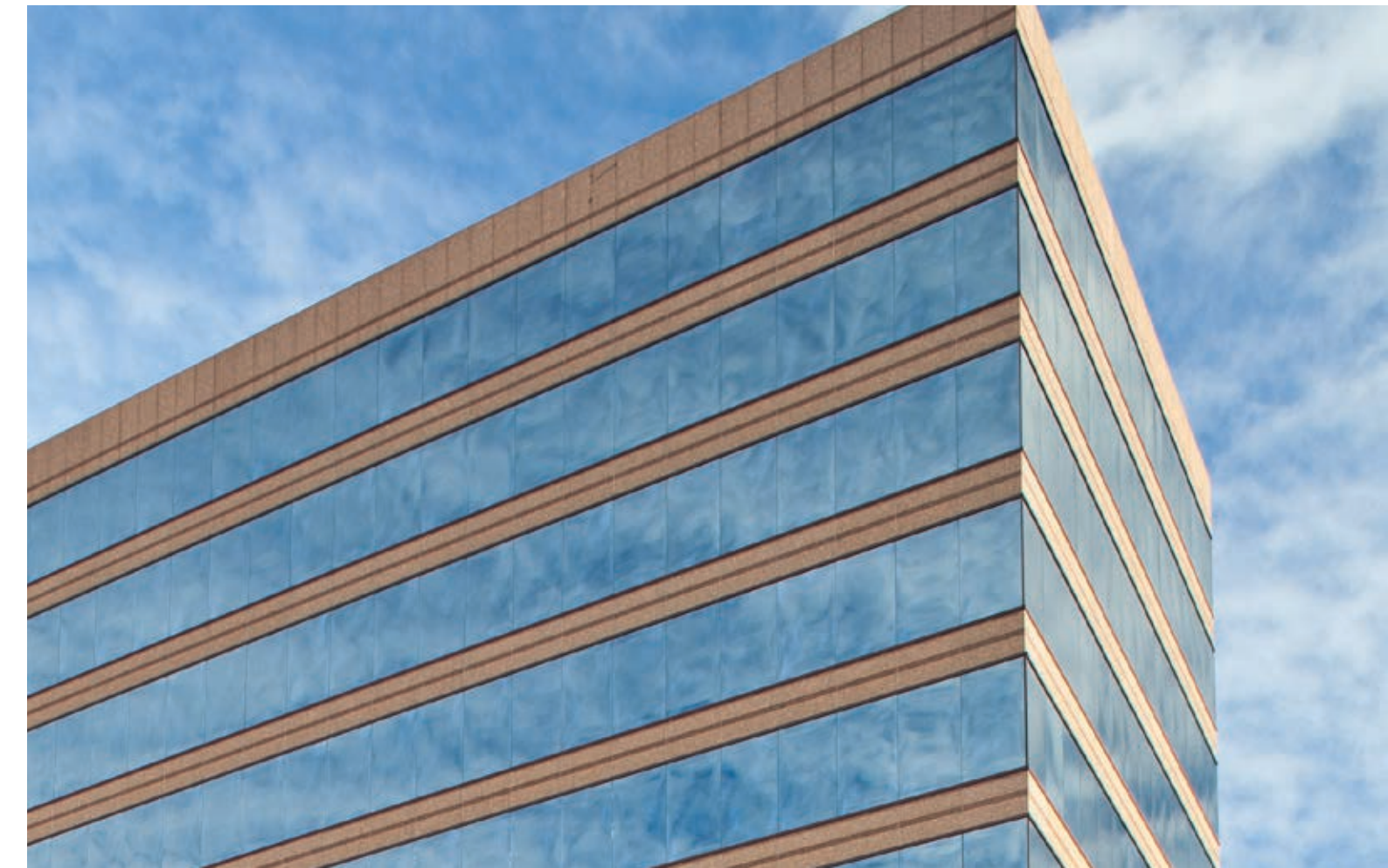


One Parkway Center
1850 Parkway Place

Two Parkway Center
1800 Parkway Place

Marietta, GA 30067

CBRE





IT'S HAPPENING HERE:

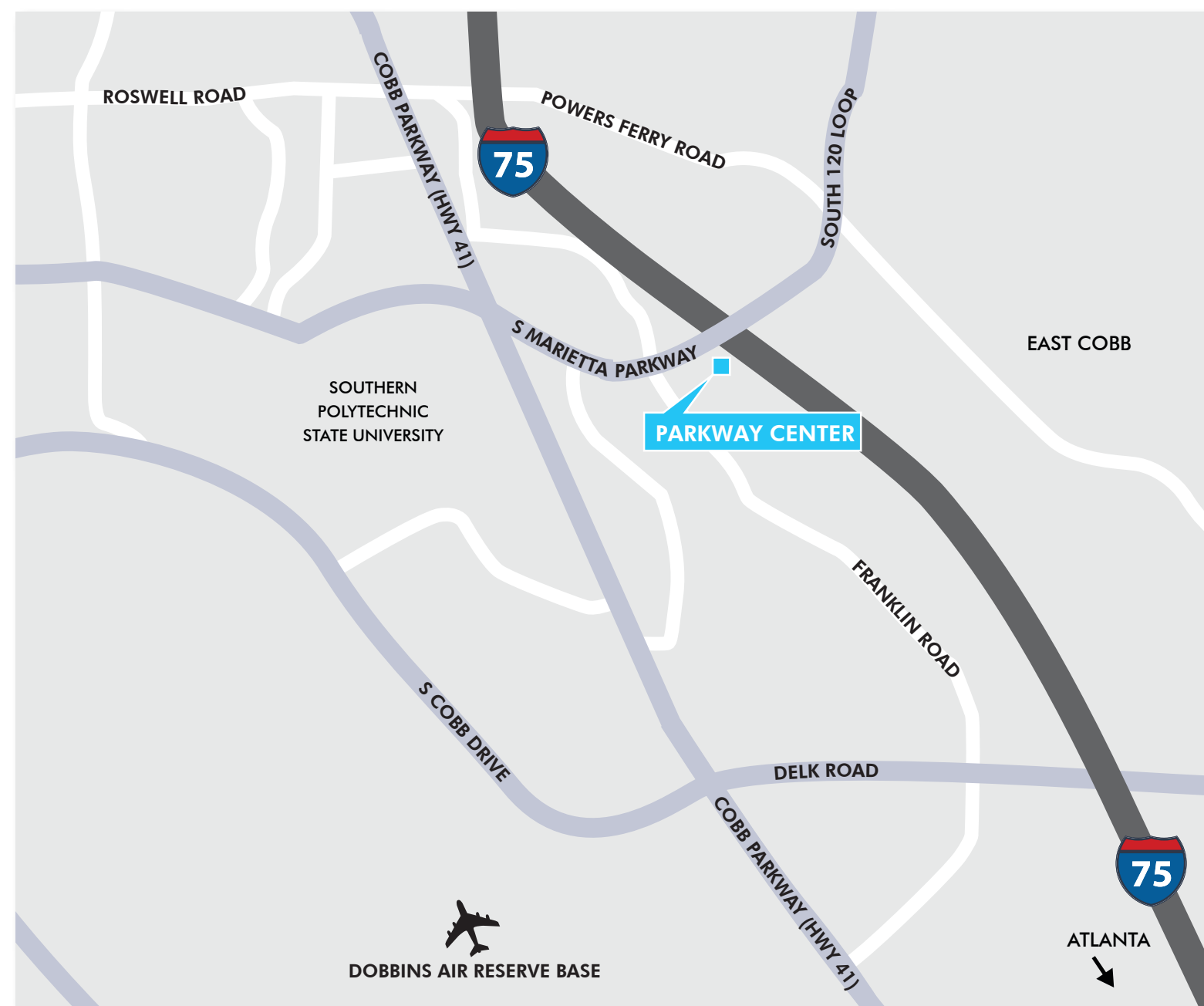
PROPERTY OVERVIEW

Parkway Center features two prominent, 12-story, Class A office buildings situated within a beautifully landscaped, 15-acre corporate campus in Marietta. The property benefits from its proximity to Cobb County's executive housing, visibility and accessibility from I-75, its position as the preeminent office asset in both Central Cobb County and the city of Marietta. The extensive revitalization and infrastructure improvement programs being implemented in the immediate area will further enhance this lush corporate campus. The most beneficial of the revitalization efforts is Parkway Center's inclusion in the Opportunity Zone.



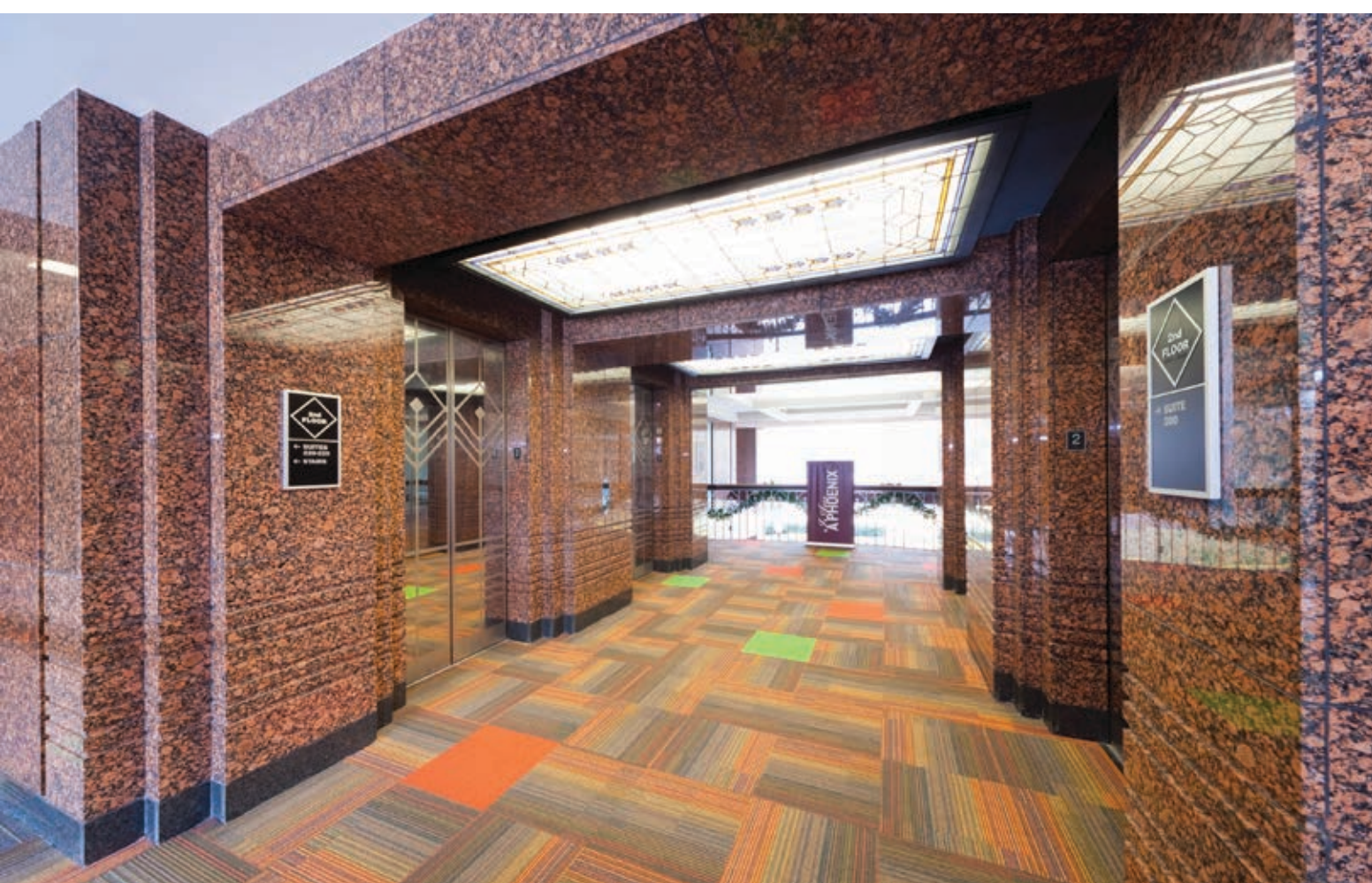
IT'S HAPPENING HERE:

LOCATION



Parkway Center is just north of I-285 at the I-75/South 120 Loop interchange. Located in the vibrant Cumberland/Galleria submarket, it is surrounded by the area's best hotels, restaurants, retail and many of Atlanta's finest residential communities.





IT'S HAPPENING HERE:
**ACCOLADES &
AMENITIES**

Accolades:

- Beautiful campus settings
- Stable and well-capitalized ownership
- Extremely visible to 250,000 cars per day; building top signage is available
- Located within the **Marietta Opportunity Zone**, and the Global GreenTech Corridor
- Proximate to a large number of decision makers
- Marietta's Gateway; located at one of the key entrances to the city
- Strategically located in the center of Cobb County; best in class in the micromarket

Amenities:

- On-site café with catering services
- Fitness facility
- Conference facilities
- 24/7 on-site security
- Immediate access to I-75/120 Loop Interchange
- Covered parking
- Car detailing
- Sundry shop
- Dry cleaners
- ATM
- Clarion Hotel within walking distance



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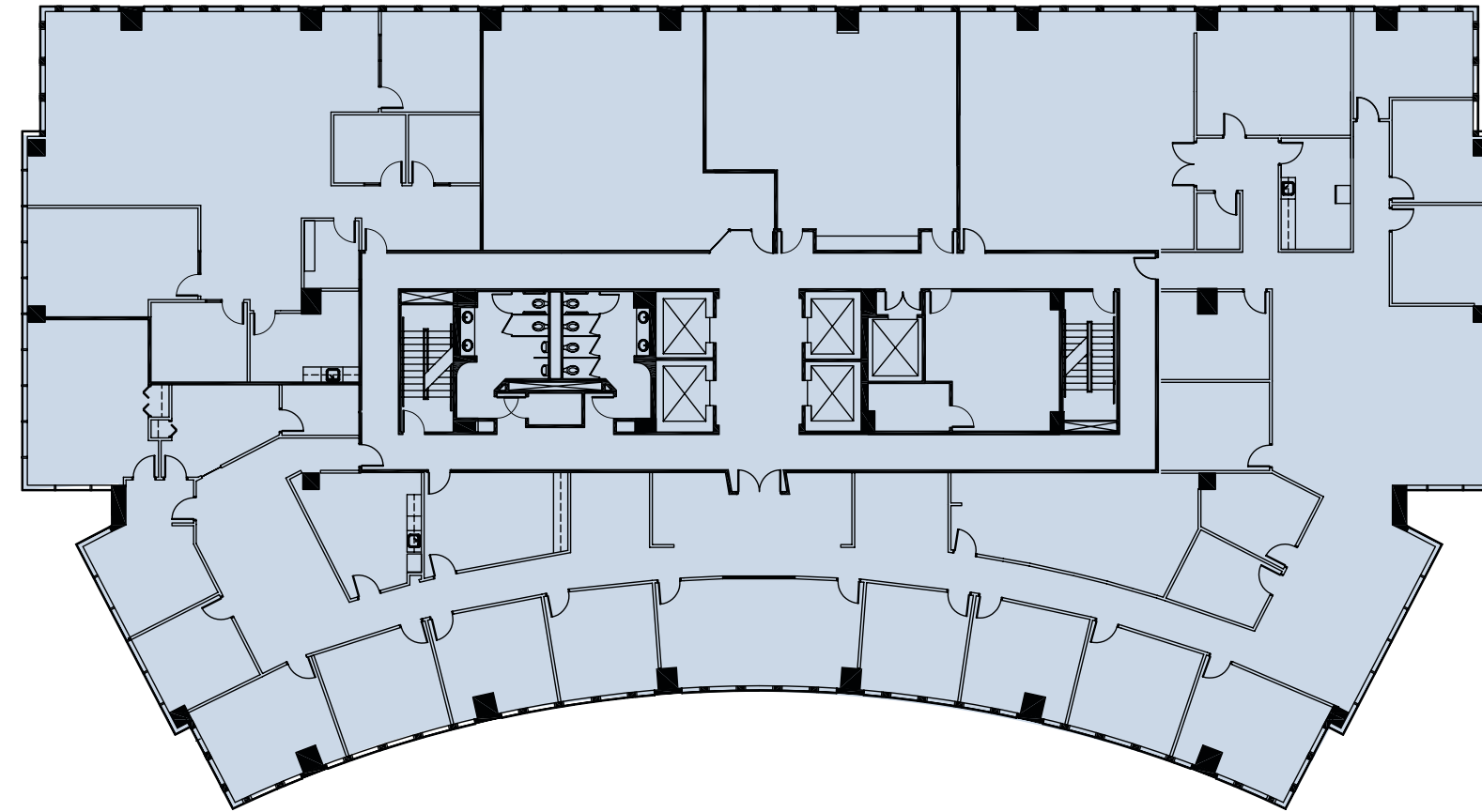
AVAILABILITY

- Typical floor plate is 20,000 rsf \pm and very appealing to corporate users
- Largest block of vacancy available north of Windy Hill Road
- Extremely visible with 250,000 cars per day; signage is available
- Structured parking 3.2:1,000



One Parkway Center

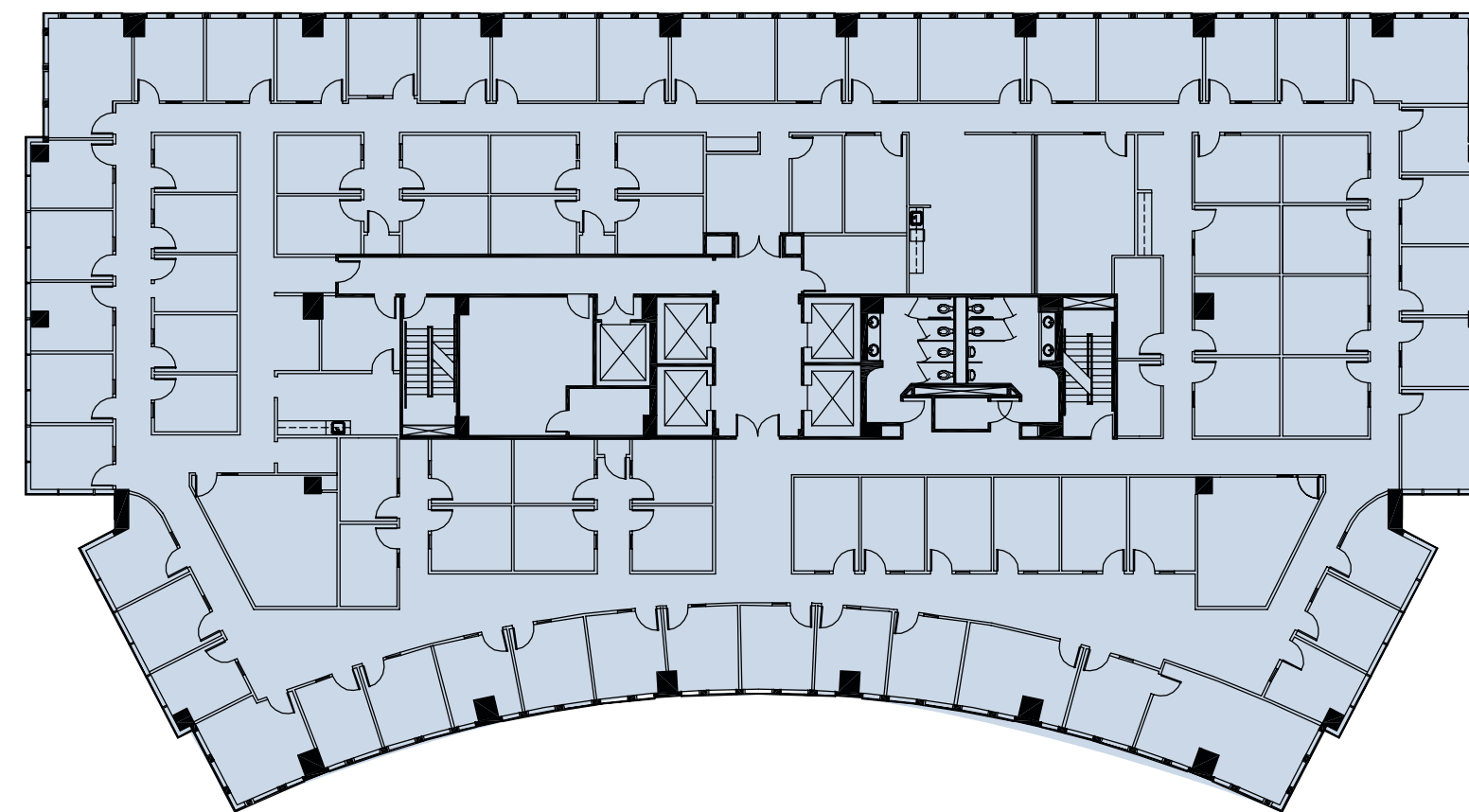
1,249 RSF Minimum - 20,567 RSF Maximum
28,196 RSF Maximum Contiguous (Floors 9-10)



Typical Floorplan

Two Parkway Center

937 RSF Minimum - 20,927 RSF Maximum
138,291 RSF Maximum Contiguous (Floors 3-6; 11-12)



Typical Floorplan

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