725

PONCE

RARE, BELTLINE-CONNECTING SPACE TO CALL YOUR OWN



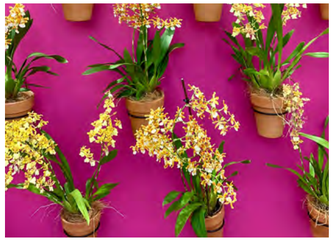
BELTLINE VIEWS, ACCESS & DELIGHTS AT YOUR LEISURE

OPPORTUNITY HIGHLIGHTS

- 39,466 RSF available on full 6th floor, FULLY BUILT OUT and MOVE-IN READY
- Direct, walk-out access to the Eastside BeltLine Trail and dozens of F&B, shopping and lifestyle destinations
- Intown views of the BeltLine, Ponce City Market and Historic O4W Park
- MONUMENT SIGNAGE AVAILABLE
- ANCHORED BY KROGER (with wine tasting bar), STARBUCKS and Italian favorite, INDACO
- NEIGHBORING PCM, home to 30+ RESTAURANTS, 40+ RETAILERS, daily and specialty services, on-site residential and a large roster of year-long community events
- Offering SEAMLESS COMMUTES with a new bike rental program, on-site parking and private, DIRECT SHUTTLE ACCESS TO MARTA'S NORTH AVENUE STATION
- Trusted, WELL-CAPITALIZED OWNERSHIP, LEASING AND MANAGEMENT by Cousins











EXCLUSIVE BIKE VALET
Located at the BeltLine terrace









ON-SITE

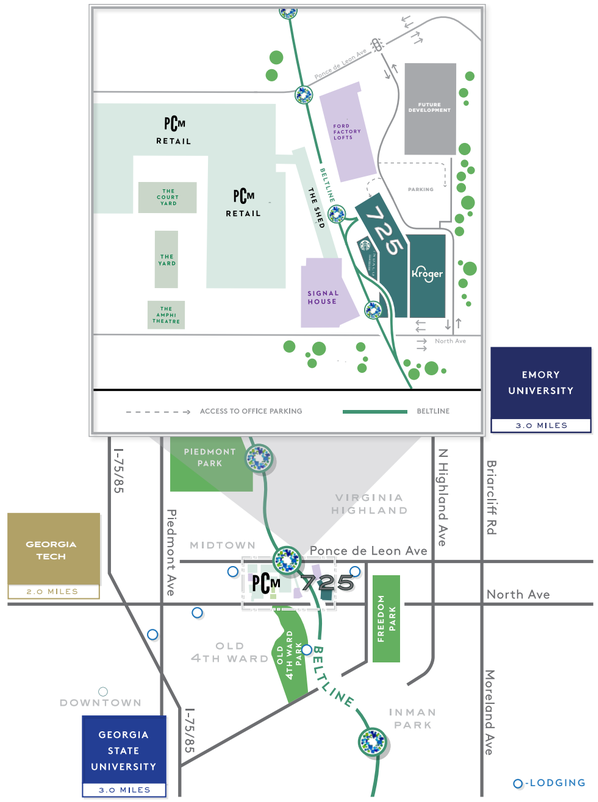
- INDACO ITALIAN FOOD & WINE
- Kroger

NEXT DOOR

- Tasty China
- sweetgreen
- Terminal 26 Thai Floating Market
- DANCING GOATS Coffee Bar
- CITY WINERY ATLANTA
- Atrium Ponce City Market Atlanta GA
- Spiller Park Coffee
- THE TAP ON PONCE
- BUTI WALLA BY CHAI PANI
- BELLINA Alimentari
- Miner's
- HOP'S CHICKEN
- H&F BURGER
- SAINT GERMAIN French Cafe & Bakery
- bibi
- The upper room
- Pancake Social
- TOM TON Ramen & Yakitori
- EL SUPER PAN
- Five Daughters Bakery
- NINE MILE STATION

STEPS AWAY

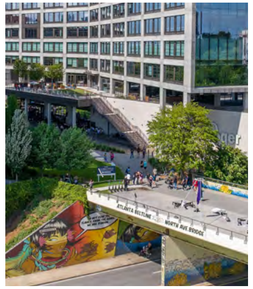
- HOTEL FORTH CLUB Hotel CLERMONT
- illy
- Kreat Tacos
- NEW REALM BREWING COMPANY



725 PONCE OFFERS A WALKABLE, TALENT-RICH LOCATION PACKED WITH CHOICE AND **DESIGNED FOR MORE.**

WELL CONNECTED TO EVERYWHERE

725 Ponce is positioned on Ponce De Leon Ave, the main East-West corridor in Atlanta's Midtown neighborhood, **LESS THAN 0.25 MILES FROM FREEDOM PARKWAY,** which connects Midtown to I-85 and Downtown Atlanta, and along North Avenue, providing easy access to MARTA.



TOP TALENT-RICH
<3MI.
COMMUTE TO TOP UNIVERSITIES

BRIMMING WITH DAYTIME ENERGY
185,345
2020 TRADE AREA POPULATION

EDUCATED EMPLOYMENT BASE
82.6%
BACHELOR'S DEGREE OR HIGHER*

PROVEN AREA GROWTH
25%
POPULATION INCREASE IN THE PAST DECADE



SOURCE: 2020 UNITED STATES CENSUS

725 PONCE

FLOOR 6
39,466 RSF

39,466 RSF FULL FLOOR BUILT-OUT AND MOVE-IN READY

UNOBSTRUCTURED VIEWS OF THE BELTINE

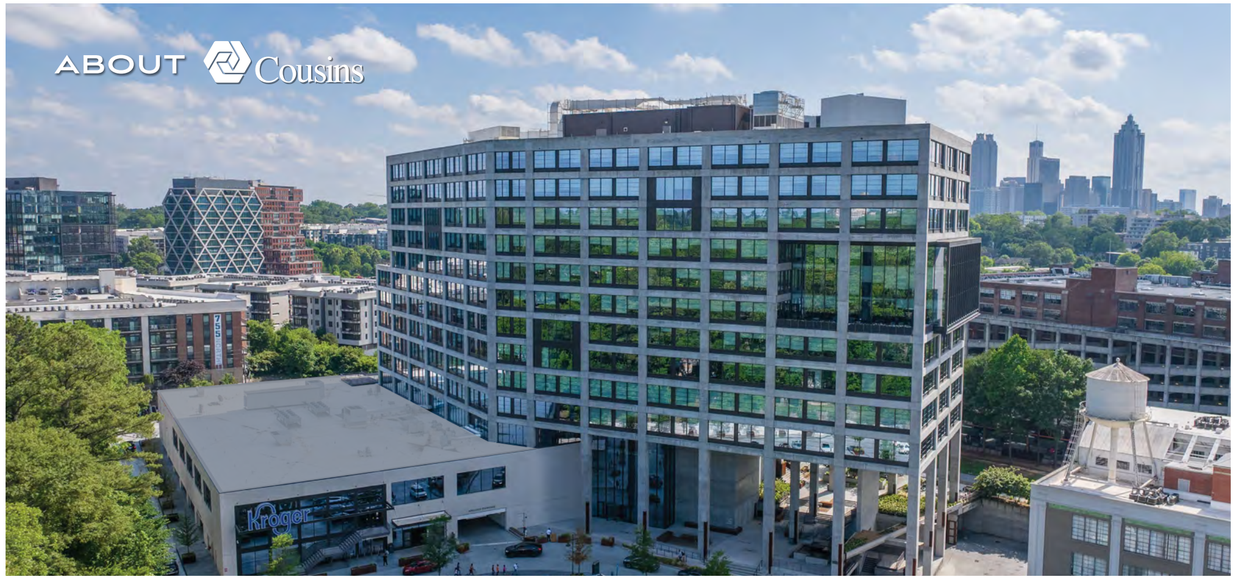


DRAWING NOT TO SCALE

EXCEPTIONAL BUILD-OUT READY FOR YOUR PERSONALILZATION

CLICK FOR A VIRTUAL TOUR

ABOUT Cousins



22MM

SF OF LIFESTYLE WORKPLACE ACROSS THE SUNBELT

HQ'D IN **ATL**

19 ASSETS IN ATL

DISCIPLINED AND WELL-CAPITALIZED

Nationally known and respected, we own, develop and invest in our buildings for the long-term.

We bring capital, ownership and development expertise to the table with no outside decision makers.

RELATIONSHIP FOCUSED ATL-BASED TEAM WITH FULLY INTEGRATED OPERATIONS

CUSTOMER-CENTRIC APPROACH

We stay focused on our customer experiences, infusing our buildings with high-quality amenities and services with on-site management, leasing and operations.

IN GOOD COMPANY · TRUSTED CUSTOMERS

BlackRock. McKinsey & Company slalom CallRail



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