



THE TERRACES

FEW PLACES IN ATLANTA'S PRESTIGIOUS CENTRAL PERIMETER CAN MATCH THE ARCHITECTURAL BEAUTY AND GRANDEUR OF THE TWIN 11-STORY BUILDINGS OF **THE TERRACES**. NOT TO MENTION THE ENDLESS BENEFITS - PERIMETER PLACE, PERIMETER MALL AND SOME OF ATLANTA'S MOST ELEGANT MID-RISE AND HIGH-RISE RESIDENTIAL COMMUNITIES - JUST A SHORT WALK OR DRIVE IN ANY DIRECTION.

FOR MORE INFORMATION PLEASE CALL 770 350 1000

B A R R Y
REAL ESTATE COMPANIES

CUSHMAN &
WAKEFIELD®



THE TERRACES

Situated on a 25-acre wooded site complete with a lake and abundant seasonal foliage, The Terraces boast spectacular views of the area and downtown Atlanta. The exterior features a unique setback design of brilliant concrete and glass construction. Inside, you'll find stunning lobbies complete with soaring sunlit atriums, tiled reflecting pools and fountains, and warm red oak finishes. Other amenities include a **state-of-the-art 130-seat conference center, fitness center, bank, dry cleaners, two cafés** and a beautiful **outdoor courtyard** for relaxing or visiting with friends and colleagues.

- Two 11-story concrete and glass buildings totaling approximately 495,000 square feet each.
- Typical floorplates are 48,000 square feet.
- Multiple HVAC zones per floor for maximum efficiency and comfort.
- Decked parking garage with covered access.
- 24-hour security patrol and after-hours card-key access.

LOCATION

The Terraces also provides walking access to the numerous restaurants and shopping at Perimeter Place, Perimeter Mall and the restaurant villages to the north and south. Its central location offers exceptional access to GA 400, I 285, major access roads and the MARTA public transportation system.