



# FW HOLCOMB WOODS

1000 Holcomb Woods Parkway  
Roswell, Georgia 30076

Inspiring Office Space  
4 Modern, One-Story Buildings



DILWEG

 TRANSWESTERN



Holcomb Woods pocket parks  
now complete, offering tenants  
an enticing opportunity to work  
outdoors, providing a refreshing  
alternative to traditional office  
spaces.



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## Discover Holcomb Woods

### Ideal Location.

### Inspiring Office Environment.

- Conveniently situated off Holcomb Bridge Road near Georgia 400, just north of Atlanta
- Explore nearby dining, shopping, and cultural attractions
- Foster creativity and collaboration in a dynamic workspace
- Enjoy green spaces, walking trails, and outdoor areas for relaxation with direct access to Big Creek Greenway Trail
- Access to fitness center with lounge area and game room
- Newly renovated single story buildings and well-equipped facilities
- Ample 4.2/1,000 parking
- 16-18' ceiling heights for creative spaces and 9' heights for traditional layouts

Discover the essence of a creative office experience at Holcomb Woods.

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## Experience the Advantages of a Single-Story Office.

- Convenient parking-to-space access
- Dedicated private entrance for employees
- Personal and exclusive restroom facilities
- Eliminate elevator wait times and crowded elevators
- Enhanced parking ratios for your convenience
- Full control over HVAC and janitorial services
- No additional add-on factor



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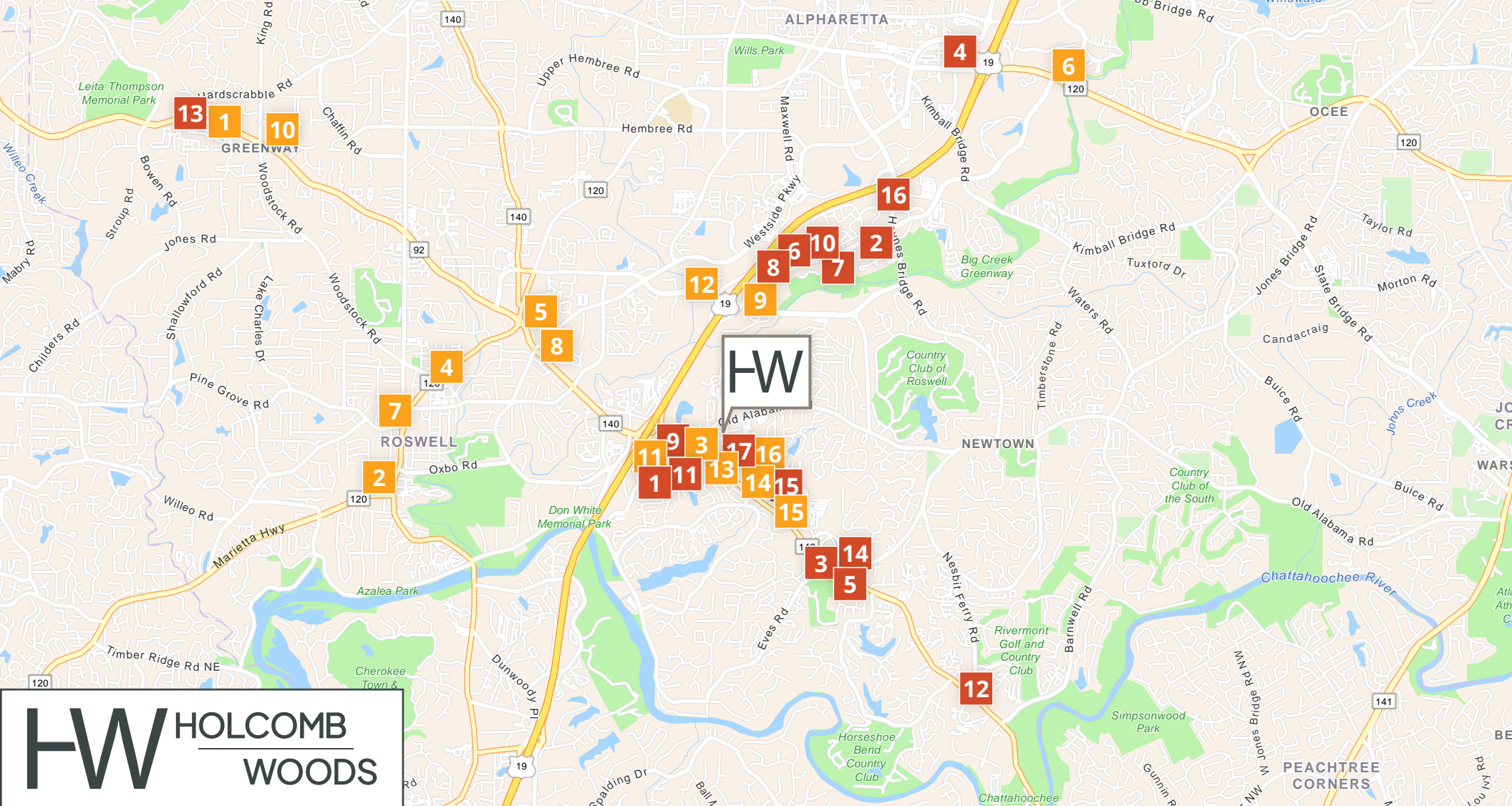
**Experience the advantages of Holcomb Woods' prime location where accessibility, amenities, and a vibrant community come together.**

- Direct access to the scenic Big Creek Greenway Trail for outdoor recreation
- Convenient proximity to GA400 for easy transportation connections
- Located in charming Roswell, known for its historic downtown and vibrant arts scene
- Diverse dining options nearby, from local eateries to popular fast-casual chains
- Premier shopping destinations within easy reach for fashion and entertainment
- Proximity to corporate headquarters and business parks for networking opportunities
- Excellent school districts in the area for employees with children
- Surrounded by natural beauty, including parks, trails, and the Chattahoochee River



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Enjoy easy access to GA-400 and a wealth of dining, retail, and hospitality options in the nearby neighborhood of Holcomb Woods.

RESTAURANTS

1	Mellow Mushroom	9	P.F. Chang's
2	The Mill Kitchen and Bar	10	Marlow's Tavern
3	From the Earth Brewing Company	11	McDonald's
4	Lucky's Burger & Brew	12	On the Border Mexican Grill & Cantina
5	Chick-fil-A	13	Wendy's
6	First Watch	14	Zaxby's
7	Little Alley Steak	15	Subway
8	HOLA! Taqueria & Bar	16	Bask Steakhouse

RETAIL

1	Publix	10	Wells Fargo
2	Target	11	Chase Bank
3	Kroger	12	Anytime Fitness
4	Whole Foods Market	13	LA Fitness
5	PetCo	14	Orangetheory Fitness
6	HomeGoods	15	Planet Fitness
7	Ulta Beauty	16	Best Buy
8	T.J.Maxx	17	PGA Tour Superstore
9	Bank of America		



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## LEASING CONTACTS

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