



## TOWNPARK Ravine

TownPark Ravine is a three (3) building office complex located within the premier business address of the Kennesaw/TownCenter submarket in NW suburban Atlanta. The buildings take advantage of the natural beauty of the site featuring:

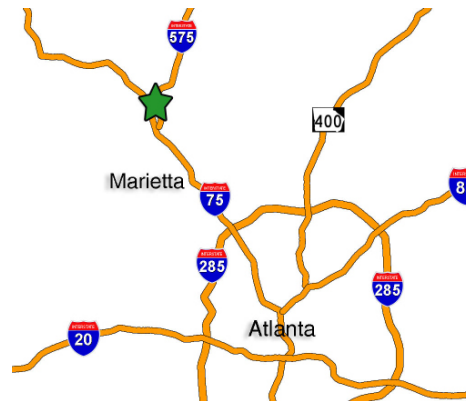
- mature hardwood trees
- rock outcroppings
- stream and running waterfall

TownPark Ravine offers warm tone pre-cast concrete, high efficiency low-e tinted insulating floor-to-ceiling glass, lobbies with richly colored porcelain floor tiles, custom carpet overlays and dramatic exterior views.

- Class A mid-rise, multi-tenant
- 367,000 RSF
- Two full-diamond interchanges on I-75 and I-575
- Free Parking 3.5 spaces per 1,000 RSF
- Walkable amenities to The Village at TownPark [Chick-Fil-A \* Taco Mac \* Willy's \* Five Guy's \* Panera Bread \* Tin Lizzy's]
- Full service hotel - Embassy Suites - with Ruth's Chris Steak House

### FULL SERVICE LEASES

Lease Terms:	5, 7, or 10 years
Base Rent:	\$19.50 - \$20.50 / RSF with 3% annual increases
Operating Expenses:	\$9.00 / RSF (2021 estimate in addition to Base Rent)
Imputed "Gross" Rent:	\$28.50 - \$29.50 / RSF
Tenant Improvements:	Up to \$35.00 / RSF depending upon lease term, tenant credit
Parking:	Free, unassigned 3.5 spaces per 1,000 RSF
Commissions:	Full market commissions on "grossed up" rent

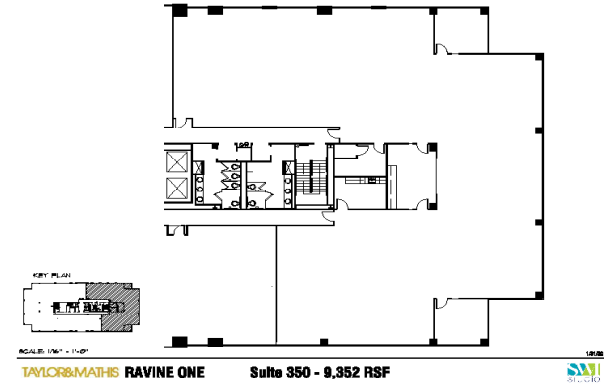


<https://www.taylormathis.com/>



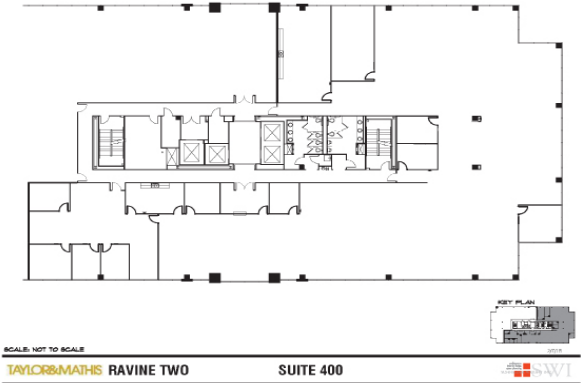
## Ravine One - 245 TownPark Drive

Suite	RSF	Divisible	Availability	Comments
75	4,069	No	Immediate	Double-door lobby entry
45	5,748	No	Immediate	Double-door lobby entry
350	9,352	Yes	Immediate	Open plan
450	6,026	No	Immediate	Open plan



## Ravine Two - 600 TownPark Lane

Suite	RSF	Divisible	Availability	Comments
025	9,422	No	4.1.2021	Technology Center Supplemental Air
200	22,783	Yes	8.1.2020	Full floor
400	14,474	Yes	6.1.2020	Double door lobby entry, open plan
555	3,947	No	Immediate	Corner suite



## Ravine Three - 3550 George Busbee Parkway

Visit [www.taylormathis.com](http://www.taylormathis.com) for a Virtual Tour of Suites 175 and 350

Suite	RSF	Divisible	Availability	Comments
110	1,990	No	Immediate	Corner suite, lots of glass
175	10,580	Yes	Immediate	Double-door lobby entry white-box condition
200	10,228	Yes	6.1.2020	Double-door lobby entry
350	25,877	Yes	3.1.2020	Full floor

