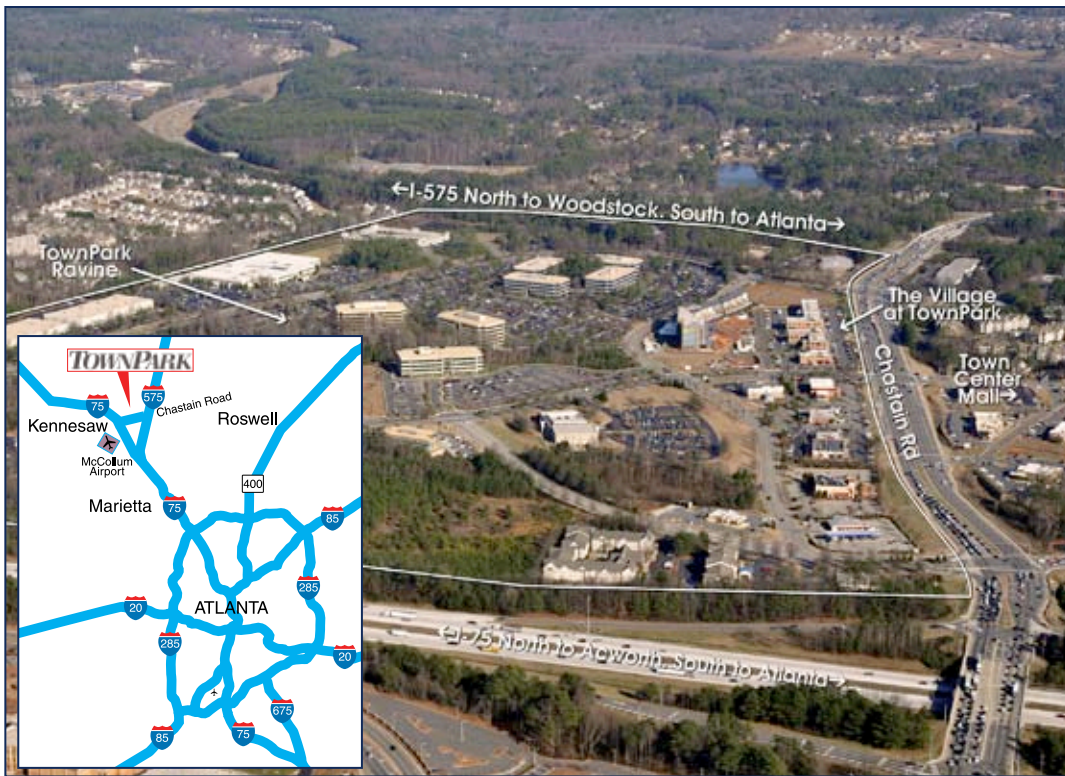


New Loft Office
2,339-4,153 SF Available
Kennesaw/TownCenter Submarket



Something different in Kennesaw – loft-style office space on the 2nd floor above retail and restaurants, including Taco Mac, Panera Bread, Little Azio, Five Guys, Chik Fil A, FedEx Kinko’s, Supercuts and Inkstop. These offices provide the signage and exposure normally reserved for retail, while also satisfying efficient office layouts with wonderful light, open spaces and free parking. The

location is incredible, with a traffic count in excess of 40,000 cars. Perfect for professional practice, medical, services business or specialty retail seeking retail exposure at well below retail rates. Part of a mixed-use facility that includes a 156 room Embassy Suites Hotel, with conference center and Ruth’s Chris Steakhouse; 38 luxury townhomes. A very different office opportunity.



The VILLAGE AT TOWNPARK



Lease Type: NNN

Lease Terms: 5, 7 or 10 years.

Base Rental Rate: \$16.50 - \$18.00 per SF per year GLA (no loss factor).

Escalation: 2.5% annual increases.

CAM, Taxes & Insurance: \$4.30 per SF GLA (estimated 2010).

Utilities: Paid by tenant as a direct customer of Cobb EMC.

Tenant Improvement Allowance: Landlord allowance of \$30.00 per SF GLA.

Parking: Free parking in lot reserved for office tenants.

Signage: Lighted signage on building façade max. 24" high by 14' long.

Rendering of the Village at TownPark showing completed Embassy Suites and the Townhomes @ TownPark