

**28,145 SF New Space Available
Kennesaw/TownCenter Submarket**

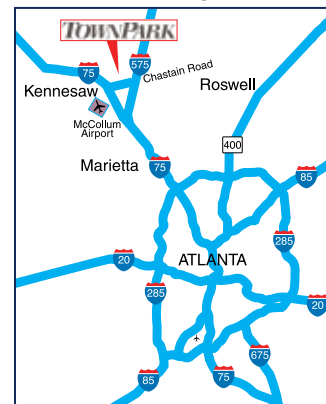


TownPark Ravine Three

The first of three buildings planned for the next phase of the Ravine development at the TownPark is a four-story Class-A building offering 100,788 rentable SF on 9.32 acres. The building backs up to the crest of a heavily wooded natural ravine area with a creek and waterfall. Paved paths and mulched trails lead from the building and meander down the slope to the creek and to a footbridge. Precast concrete pavers accent the entry walkway and the rear patio area that overlooks the wooded ravine and water features.

The exterior features warm tone precast concrete, high efficiency, floor-to-ceiling low-e, tinted insulating glass. 4-story stone columns highlight the first floor front and rear entrances – full height glass offer dramatic exterior views from each floor.

A gently curved stone wall extending through the entry lobby leads from the front entrance to the rear patio area. The lobby steps down towards the rear to enhance the view of the wooded ravine area with a full wall of glass. Entry lobby walls consist of stone, fabric wall-coverings, stained cherry wood accents, and warm wall sconce lighting. Richly colored porcelain floor tiles and custom carpet overlays are used for the flooring. Ceilings are painted gypsum board with stained wood inserts and beams. Additional lighting is provided by both direct and indirect lighting fixtures.



TOWNPARK Ravine Three

TAYLOR&MATHIS
www.TaylorMathis.com

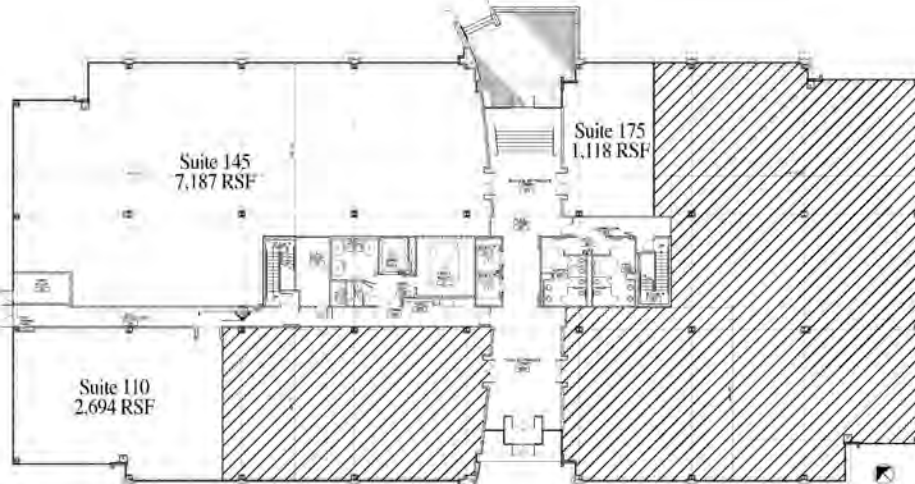
For more information contact: Kerry O'Brien

245 TownPark Drive • Suite 575 • Atlanta, GA 30144 • 770-795-1330 • Fax: 770-420-1372 • email: KO'Brien@TaylorMathis.com

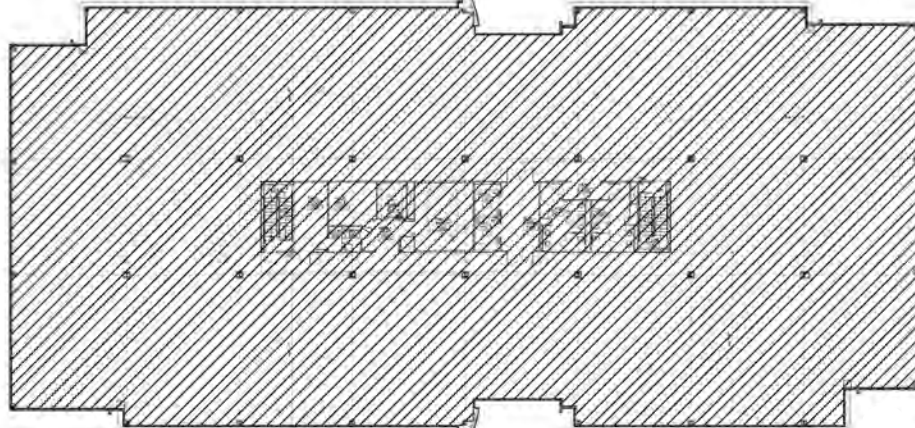
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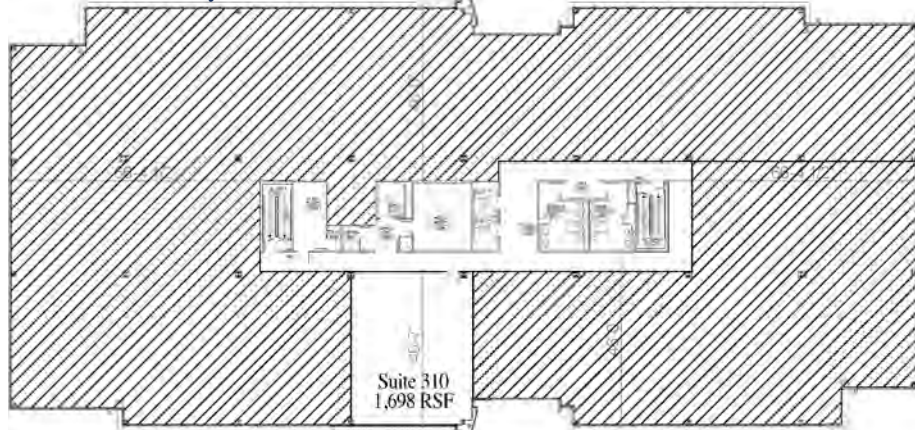
28,145 SF New Space Available Kennesaw/TownCenter Submarket



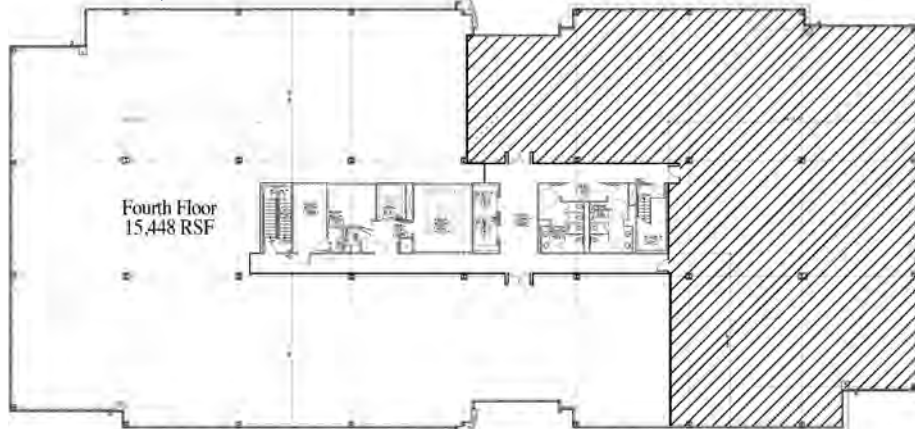
First Floor: 10,999 RSF Available



Second Floor: Fully Leased



Third Floor: 1,698 RSF Available



Fourth Floor: 15,448 RSF Available



TOWNPARK Ravine Three

- Full-service leases
- 394 surface parking spaces provide ample, free parking of 4.0 spaces per 1,000 square feet
- Developed, managed and leased by Taylor & Mathis
- Designed by Schneider Wright, Inc.
- General contractor: Brassfield & Gorie

Lease Terms: 3, 5, 7 or 10 years.

Base Rental (NNN)/RSF/yr.: \$14.00-\$15.50.

Operating Expenses: In addition to Base Rental, tenants pay their pro rata share of Building Operating Expenses (est. \$7.00 - \$7.50 per RSF/yr.).

Improvements: Up to \$30.00/RSF depending upon condition of space and lease term.

Parking: Free and unassigned at ratio of 3.5 spaces per 1,000 RSF leased.

Commissions: FULL MARKET COMMISSIONS on "grossed-up" rental.

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