

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:

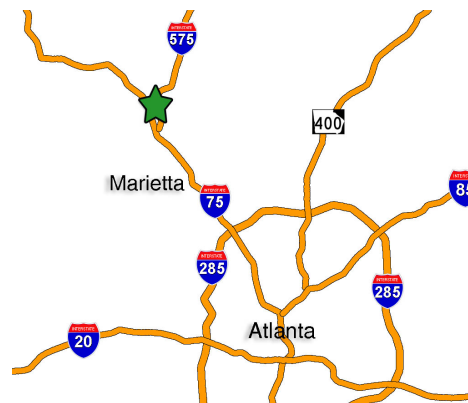
- mature hardwood trees
- rock outcroppings
- stream and running waterfall

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 (2022 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

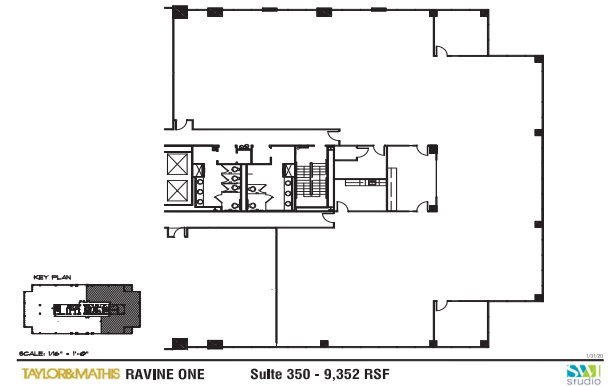


<https://www.taylormathis.com>



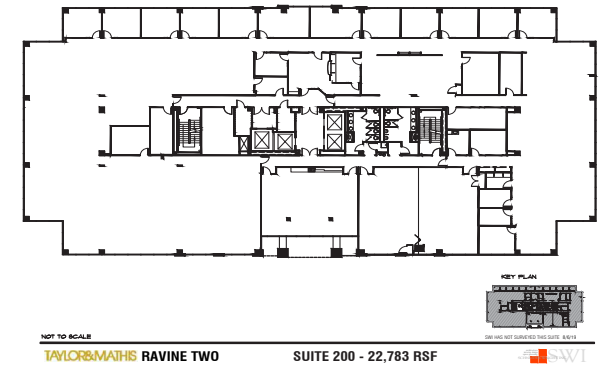
Ravine One - 245 TownPark Drive

Suite	RSF	Divisible	Availability	Comments
75	4,069	No	Immediate	Double-door lobby entry
45	5,748	No	Immediate	Double-door lobby entry
200	22,712	Yes	Immediate	Full Floor heavily partitioned
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
190	4,271	No	Immediate	Double-door entry off lobby
200	22,783	Yes	Immediate	Full floor
390	2,499	No	3.1.2022	Six (6) private offices
400	14,474	Yes	Immediate	Double-door lobby entry, open plan
450	8,693	Yes	Immediate	Double-door lobby entry



Ravine Three - 3550 George Busbee Parkway

Visit www.taylormathis.com for a Virtual Tour of Suite 190

Suite	RSF	Divisible	Availability	Comments
190	6,357	No	Immediate	Double-door lobby, white boxed
200	10,228	Yes	Immediate	Double-door lobby entry
260	1,223	No	Immediate	Adjacent to Suite 200
350	9,352	Yes	Immediate	Corner Suite, mostly open

