

# TOWNPARK RAVINE ONE

245 TownPark Drive, Kennesaw, GA 30144



**Project Information**

- Located in the heart of TownPark, a 243-acre master-planned office park, and the Class-A business address in the Town Center submarket of north central Cobb County
- Affords unparalleled access via Chastain Road to full-diamond interchanges at two interstates, I-75 and I-575
- 12 miles from I-285; 21 miles from downtown Atlanta; 31 miles from Hartsfield Jackson International Airport; 2.2 miles from Cobb County Airport/McCollum Field, a general aviation facility for private and corporate aircraft
- One mile north of Town Center at Cobb, a regional shopping mall

**Building Information**

- Six (6) story, 133,000 SF Class-A building
- Awarded an Energy Star label in 2009 for its operating efficiency
- Three (3) passenger elevators plus one (1) dedicated freight elevator
- Nine (9) foot clear ceiling height
- Parking free and unassigned at a ratio of 3.7 space per 1,000 RSF
- Raised loading dock and service area

**Rental Information**

- RENTAL RATE Full-service lease, \$16.50/RSF (NNN)
- ESCALATION 3% increases to NNN
- OPERATING EXPENSES 2015 calendar year estimate \$8.70/RSF
- CONDITION OF SPACE second generation
- TI ALLOWANCES generous allowances, negotiable based upon lease term
- COMMISSIONS full market (1st + 4%) on gross rent

**Available Space**

- Inquire

**Contact**

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