

# FOR LEASE - OFFICE SPACE TOWNPARK RAVINE THREE

# TAYLOR&MATHIS

3550 George Busbee Parkway, 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**
- Four (4) story, 100,000 SF Class-A building
  - Awarded an Energy Star label in 2009 for its operating efficiency
  - Two (2) 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

- Rental Information**
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|----------------------|---------------------------------------|
| • RENTAL RATE        | Full-service lease, \$16.50/RSF (NNN) |
| • ESCALATION         | 3% increases to NNN                   |
| • OPERATING EXPENSES | 2015 estimate \$8.70/RSF              |
| • CONDITION OF SPACE | shell and second-generation           |
| • TI ALLOWANCES      | negotiable                            |
| • COMMISSIONS        | full market (1st + 4%) on gross rent  |

- Available Space**
- Inquire

**Contact** Kerry O'Brien  
(770) 795-1330  
[kobrien@taylormathis.com](mailto:kobrien@taylormathis.com)

