

600 TownPark Ln - Ravine Two - TownPark



Location: **Ravine Two**
Northwest Atlanta Cluster
Kennesaw/Town Center Submarket
Cobb County
Kennesaw, GA 30144

Building Type: **Class A Office**

Status: **Built Jan 2001**

Stories: **6**

RBA: **138,239 SF**

Typical Floor: **23,040 SF**

Total Avail: **43,022 SF**

% Leased: **100%**

Landlord Rep: **Taylor & Mathis, Inc.**

Developer: **Taylor & Mathis, Inc.**

Management: **Taylor & Mathis, Inc.**

Recorded Owner: **Townpark Ravine Owner, LLC**

For Sale: **Not For Sale**

Expenses: **2017 Tax @ \$2.08/sf**

Parcel Number: **16-0362-0-009-0**

Parking: **521 free Surface Spaces are available; Ratio of 3.90/1,000 SF**

Amenities: **Banking, Convenience Store, Fitness Center, Hotel, Restaurant, Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 175 <i>Taylor & Mathis, Inc. / Kerry O'Brien (770) 795-1330</i>	5,905	5,905	5,905	\$27.00/fs	07/2018	5 yrs	Direct
P 4th / Suite 400 <i>Taylor & Mathis, Inc. / Kerry O'Brien (770) 795-1330</i> subject to existing lease which will need to be terminated	14,474	14,474	14,474	\$27.00/fs	Negotiable	5-10 yrs	Direct
P 4th / Suite 400 <i>Savills Studley / Abel Wenning (949) 706-6593</i>	14,474	14,474	14,474	\$16.00/fs	30 Days	Thru May 2021	Sublet
P 5th / Suite 500 <i>Taylor & Mathis, Inc. / Kerry O'Brien (770) 795-1330</i>	8,169	8,169	8,169	\$27.00/fs	08/2018	5 yrs	Direct

Building Notes

Amenities:

Fitness Center, Conference Center, on-site property management, raised loading dock with dedicated freight elevator, building courtyard/picnic area,

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and walking/jogging path.

Property Highlights:

- Within TownPark, a 243-acre master planned office park in north central Cobb County.
- 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 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.
- Adjacent to The Village at TownPark, which includes Taco Mac, Panera Bread, Ray's NY Pizza, Five Guys Burgers & Fries, and Chik Fil A, Embassy Suites, Town Center Area's only full-service hotel.

This building was awarded an Energy Star label in 2012 for its operating efficiency.