

1700

WATER PLACE



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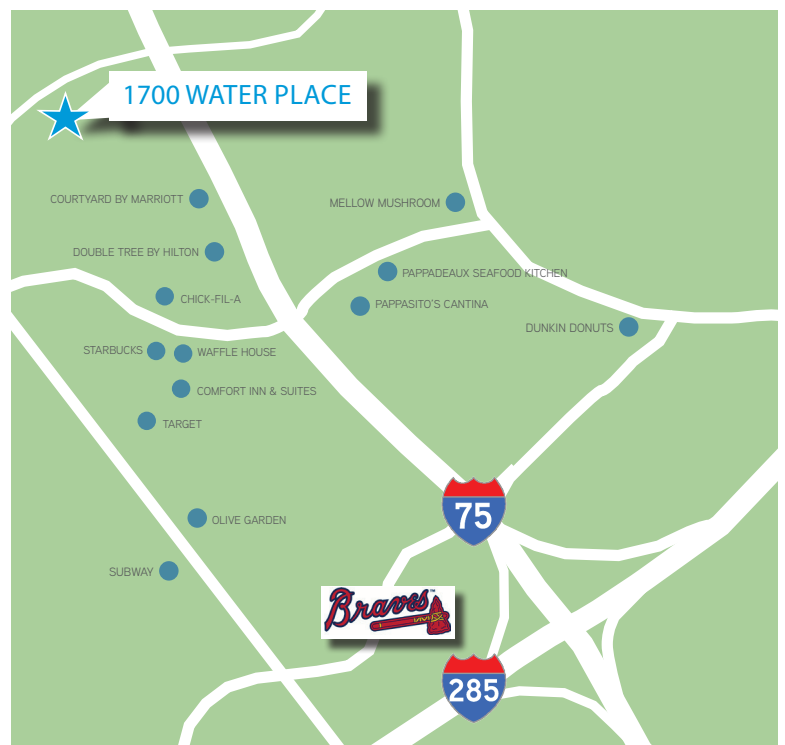
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Location

- › Lakefront views and extensive landscaping throughout the wooded North by Northwest Office Park
- › Located in the heart of the Northwest Corridor
- › Quick, easy access to area amenities, including restaurants, banks and other retail and office support services
- › Adjacent access to I-75 via reversible express lanes opening in 2019
- › Minutes away from the new home of the Atlanta Braves and surrounding restaurants at The Battery as well as the Atlanta United practice facility



BUILDING SPECS

Location	1700 Water Place, Atlanta, GA; southwest corner of the intersection of Terrell Mill Rd. and Water Place within the North by Northwest Office Park
Owner	Bhole' Lake, LLC
Number of Floors	3
Building Sq. Ft.	37,171 SF
Exterior	Reflective thermal insulated glass with ribbed, precast concrete panels
HVAC	Separate, multi-zoned, variable air volume systems for each floor
Lighting	2' x 4' (tenant areas) and 2' x 2' (common areas) flush-mounted, lay-in, 3 bulb fluorescent fixtures. Parabolic lenses in tenant areas, parabolic lenses in common areas
Elevator	Single, Westinghouse Elevator; hydraulic type; high ceiling cab (10"); capacity: 2500 lbs.; speed, 125 FPM; platform, 7' w X 5' d
Lobby	Marble flooring, wall covering, concealed spline ceiling, fluorescent and incandescent down lighting
Tenant Flooring	Wall to wall carpet throughout
Partitioning	Sheetrock on metal studs
Ceiling	9' high ceiling with 2x2 lay-in grid system and tile throughout; lobby, high profile regressed spline; public spaces and tenant spaces, textured, exposed spline
Doors/Hardware	3' x 8' solid core, wood laminate with brushed chrome finish hardware
Window Covers	Thin line, 1" horizontal mini blinds
Public Corridors	Wall to wall carpeting; vinyl wall covering, 5 foot width
Lavatories	Ceramic tile, vinyl wall covering, marbelized sinks; plastic laminate partitions
Parking	Free surface parking for 133 cars (3.6 spaces per 1,000 square feet)
Systems	Fully sprinklered structure, exterior plaza entry, underground landscape irrigation system, all underground utilities, card-key access, and camera surveillance

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ATLANTA, GA

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