

76,564 SF TOTAL  
SUBLEASE AVAILABLE



IHG<sup>®</sup>  
HOTELS & RESORTS

FOR SUBLEASE

THREE RAVINIA DRIVE  
ATLANTA, GEORGIA





## HIGHLIGHTS

Three Ravinia is an iconic corporate destination conceived by the acclaimed architecture firm of **Roche, Dinkeloo & Associates**.

Towering above Atlanta's vibrant Central Perimeter commercial district, **adjacent to Perimeter Mall**, the property's small floor plates offer tenants full-floor presence in a premier location.

An **extensive renovation** included the creation of a magnificent lobby that features an elegant four-story living wall. New elevator cabs, fully upgraded building systems, and concierge service elevate the building's offering further.

*Three Ravinia is modern sophistication at its best.*

- LEED Gold Certification and Energy Star Certified
- 32 Stories // 816,748 SF
- Adjacent to Perimeter Mall
- Features an elegant four-story living wall in renovated lobby

# MODERN & AMENITIZED



*Extensive renovations including a magnificent lobby featuring an inspiring four-story living wall*

## BUILDING AMENITIES

- Free Fitness Facility
- Showers & Towel Service
- Weekly Fitness Classes
- Car Wash Services
- Electric Car Charging Stations
- Walking & Biking Trails
- Covered Parking & Building Access
- On-Site Starbucks
- Full-Service Restaurant
- Skyline Views
- Conference Center

# Availability Highlights



76,564 SF | Total Sublease Available

## HIGHLIGHTS

- Lease Rate: Negotiable
- **20<sup>th</sup> Floor:** 25,203 SF
  - » 174 Seats
- **6<sup>th</sup> Floor:** 25,680 SF
  - » 180 Seats
- **7<sup>th</sup> Floor:** 25,681 SF
  - » 174 Seats
- Term: Through April 30, 2031
- Furniture Available
- IHG Corporate Rates Available at the renovated Crowne Plaza Hotel within the Business Park (*\$40M capex investment 2019*)
- 6<sup>th</sup> and 7<sup>th</sup> floors are available March of 2027



20<sup>th</sup> Floor | 25,203 RSF

19th floor available  
for sub-sublease.  
9,300 RSF

7<sup>th</sup> Floor | 25,681 RSF

6<sup>th</sup> Floor | 25,680 RSF

# Space Highlights



**FLEXIBLE WORKSPACES**



**INVITING COMMON AREAS**





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### BALLROOM

Event ballroom with **756 person** capacity

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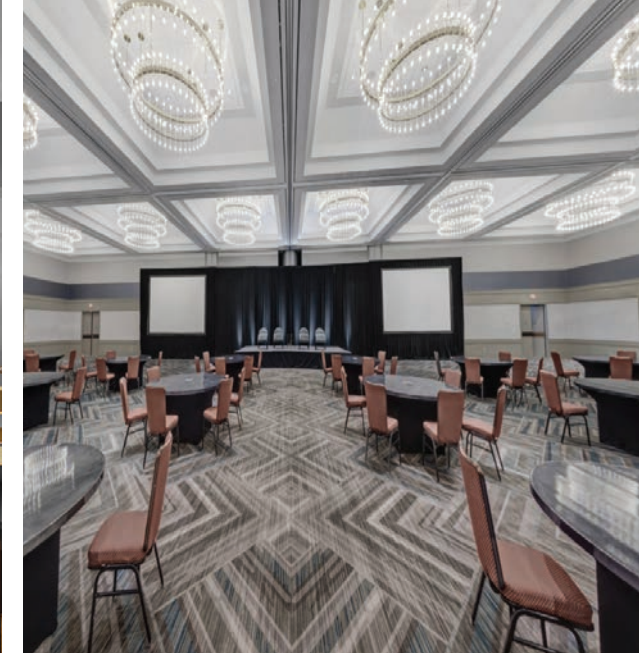
### AMPHITHEATER

Permanent classroom-style amphitheatre with **75-person** capacity

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### DINING

Parkwoods Restaurant & Bar with private dining rooms available



# Crowne Plaza Amenities

# Building Amenities



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## FUEL CAFÉ

FUEL café located in the lobby offers tenants healthy and affordable grab and go options, with everyday specials, a salad bar, and the option to order from a touch screen or their mobile app



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## ALMA COFFEE

Fully functional café onsite

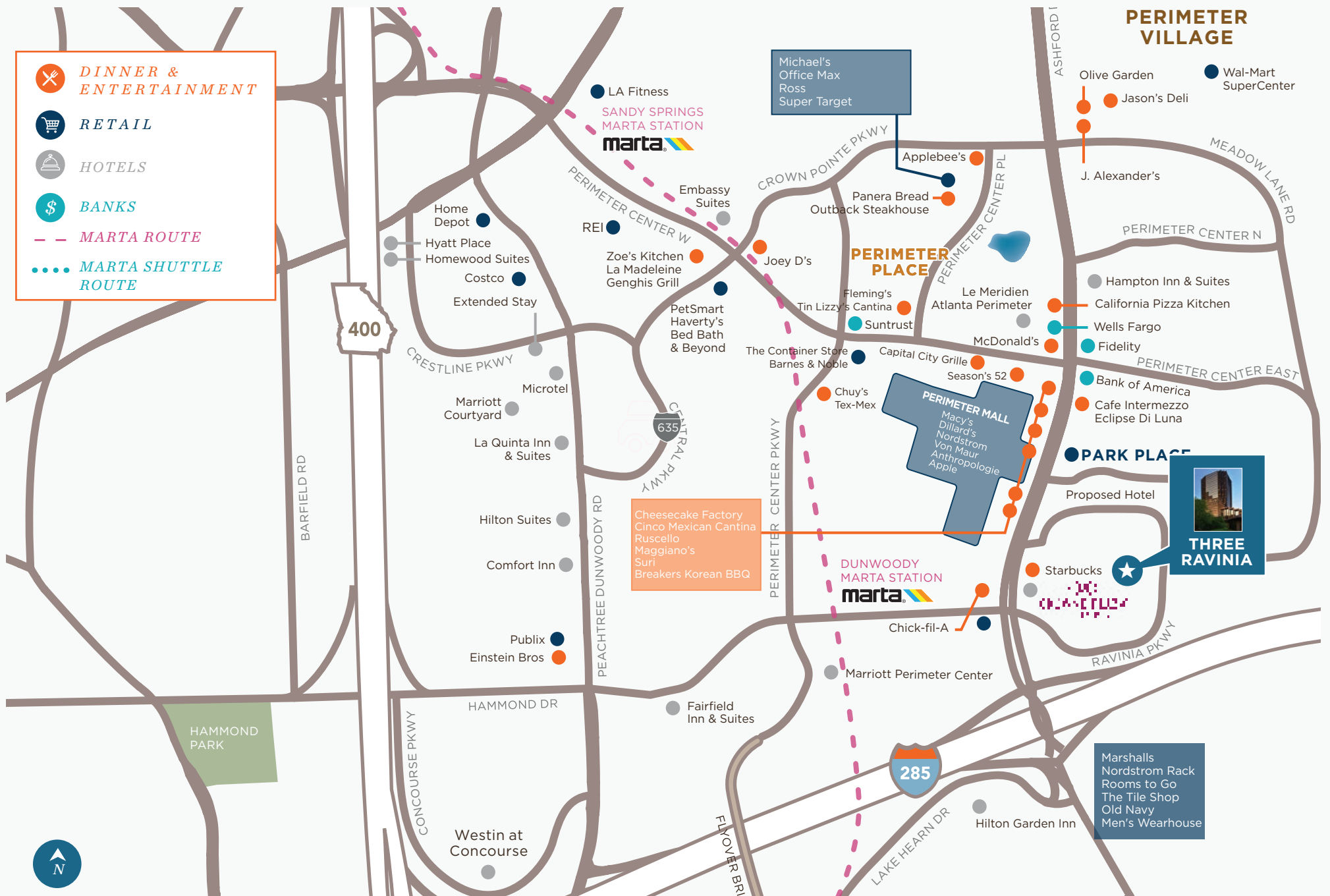


## COMMON AREAS



## FITNESS CENTER

# Area Amenities



17 RESTAURANTS  
Within walking distance



## WALKABLE TO



PERIMETER MALL



DUNWOODY MARTA STATION

ASHFORD DUNWOODY RD

RAVINIA

FIRST TRAFFIC LIGHT ON AND OFF

LESS THAN 1 MILE TO MARTA via CONTINUOUS SHUTTLE



285

DIVISION

SPRINGWOOD CONNECTOR

400

DIRECT ACCESS FROM BUCKHEAD AND NORTH FULTON VIA THE NEW COLLECTOR-DISTRIBUTOR LANES



285





# Access

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## HIGHWAY ACCESS

Direct multi-access to I-285 and GA-400



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## MARTA

Continuous shuttle to MARTA and 30 minutes to Hartsfield-Jackson International Airport.

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## SHOPPING

Just over half a mile to Perimeter Mall — featuring stores such as Nordstrom, Apple, Anthropologie, J.Crew, Warby Parker and Von Maur











# INTERCHANGE IMPROVEMENTS

The Transformational I-285 SR 400 interchange improvement project:



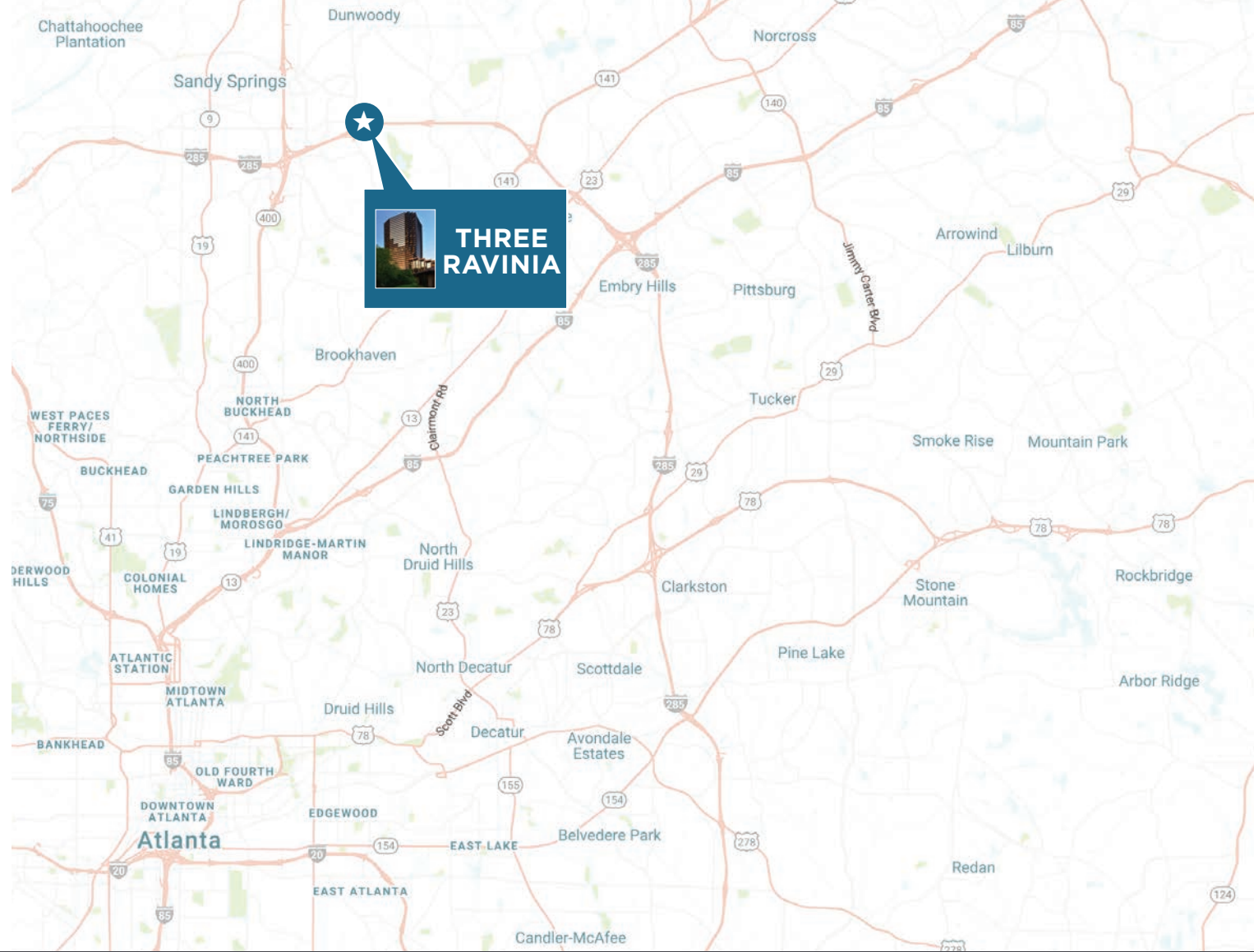
REDUCES TRAFFIC



ENHANCES SAFETY



IMPROVES ACCESS TO THREE RAVINIA



## CONTACT INFORMATION

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