



WINDY RIDGE

2500 Windy Ridge Parkway SE

**STREAM**

**GRIFFIN
CAPITAL**
guardians of wealth

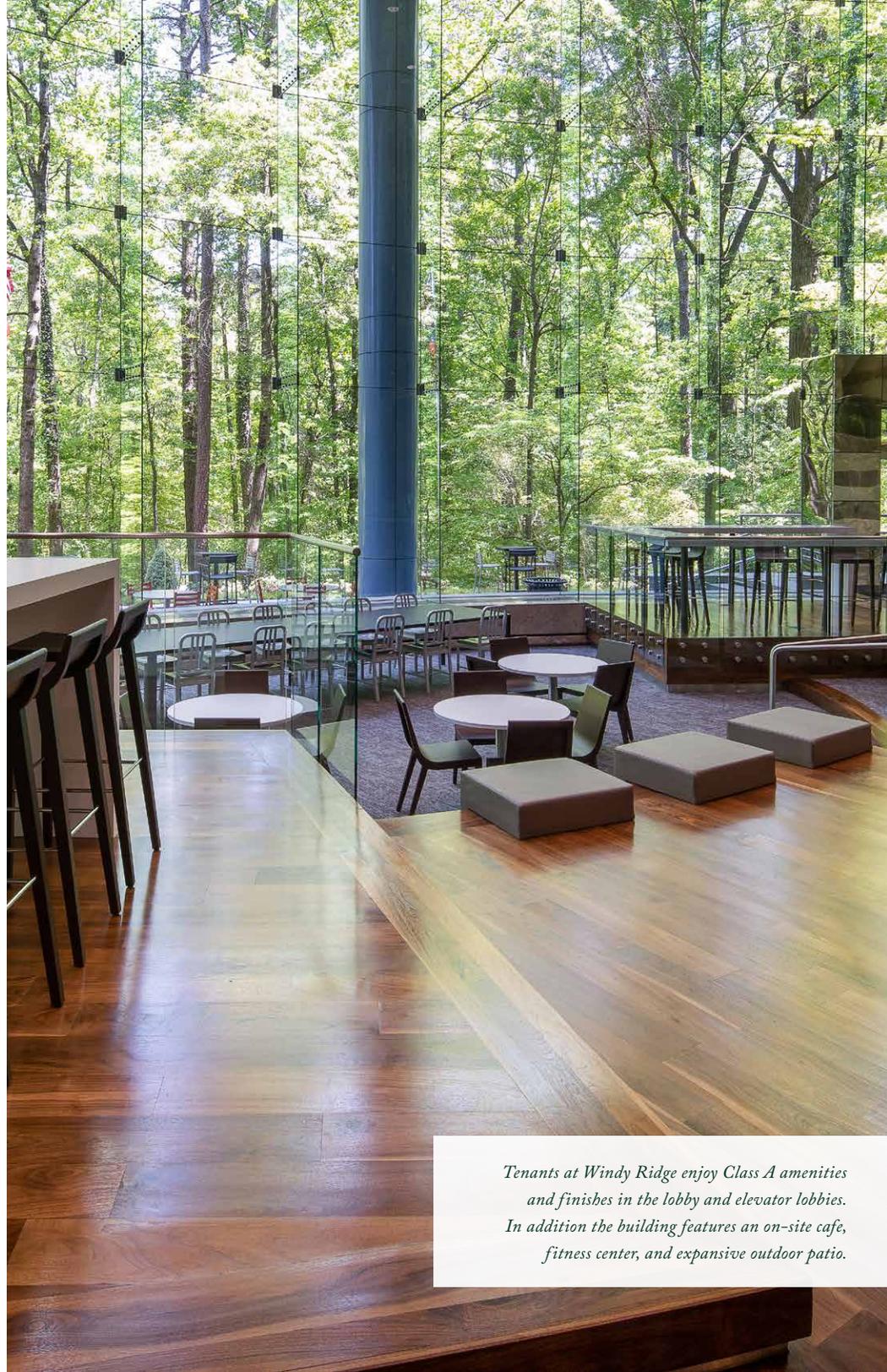
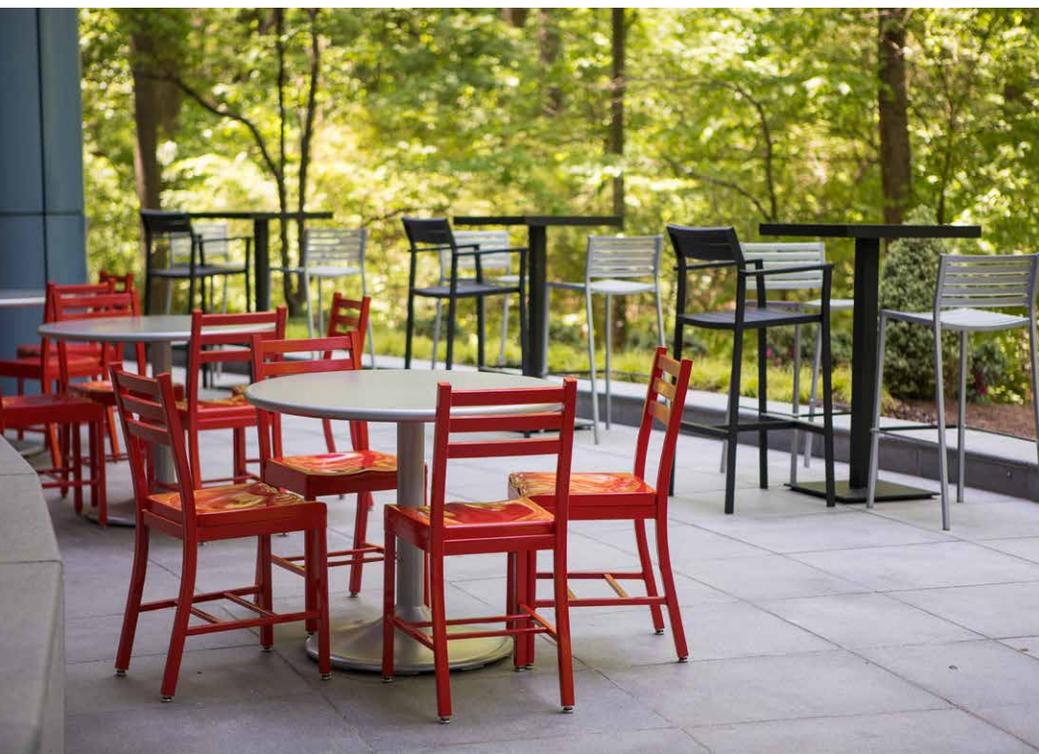
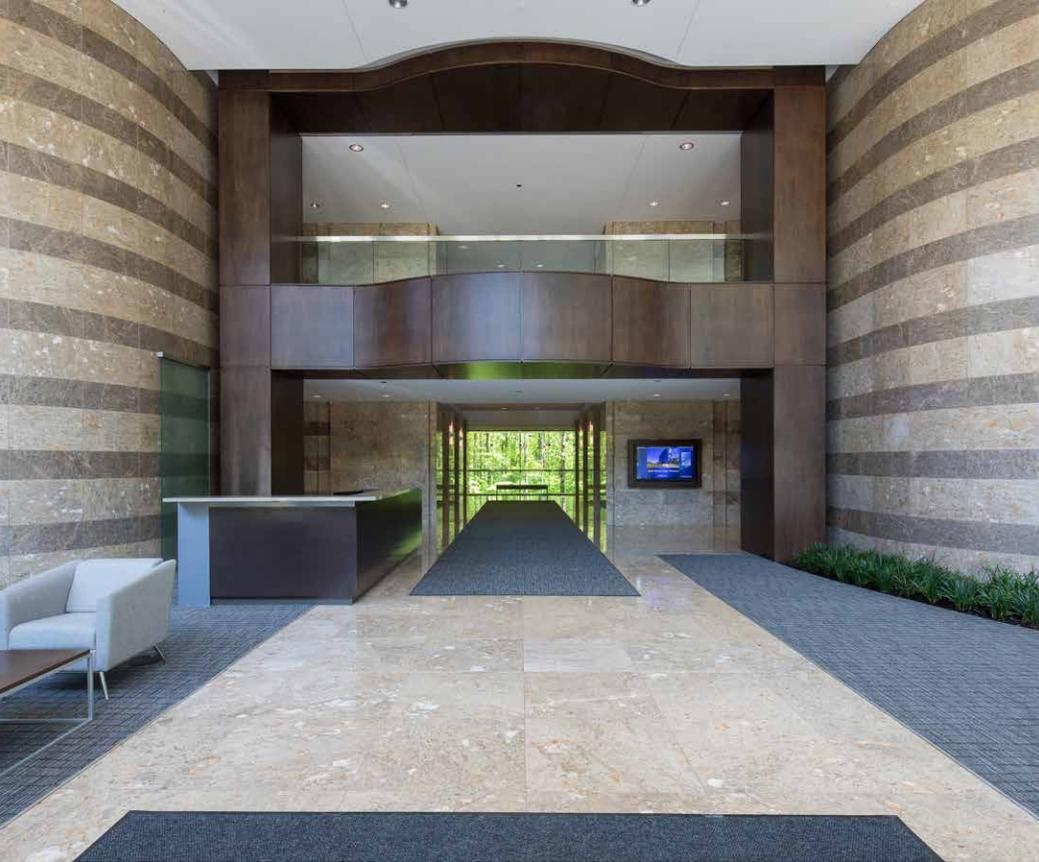




Windy Ridge is situated in the established Wildwood Office Park, long home to many Fortune 100 companies. The building houses the second largest block of available space in Atlanta and the only opportunity to locate in a private facility.



Enjoy panoramic views extending from Kennesaw Mountain to Midtown. Public trails such as the Cochran Shoals Trail connect 2500 Windy Ridge tenants directly to the Chattahoochee River.



Tenants at Windy Ridge enjoy Class A amenities and finishes in the lobby and elevator lobbies. In addition the building features an on-site cafe, fitness center, and expansive outdoor patio.



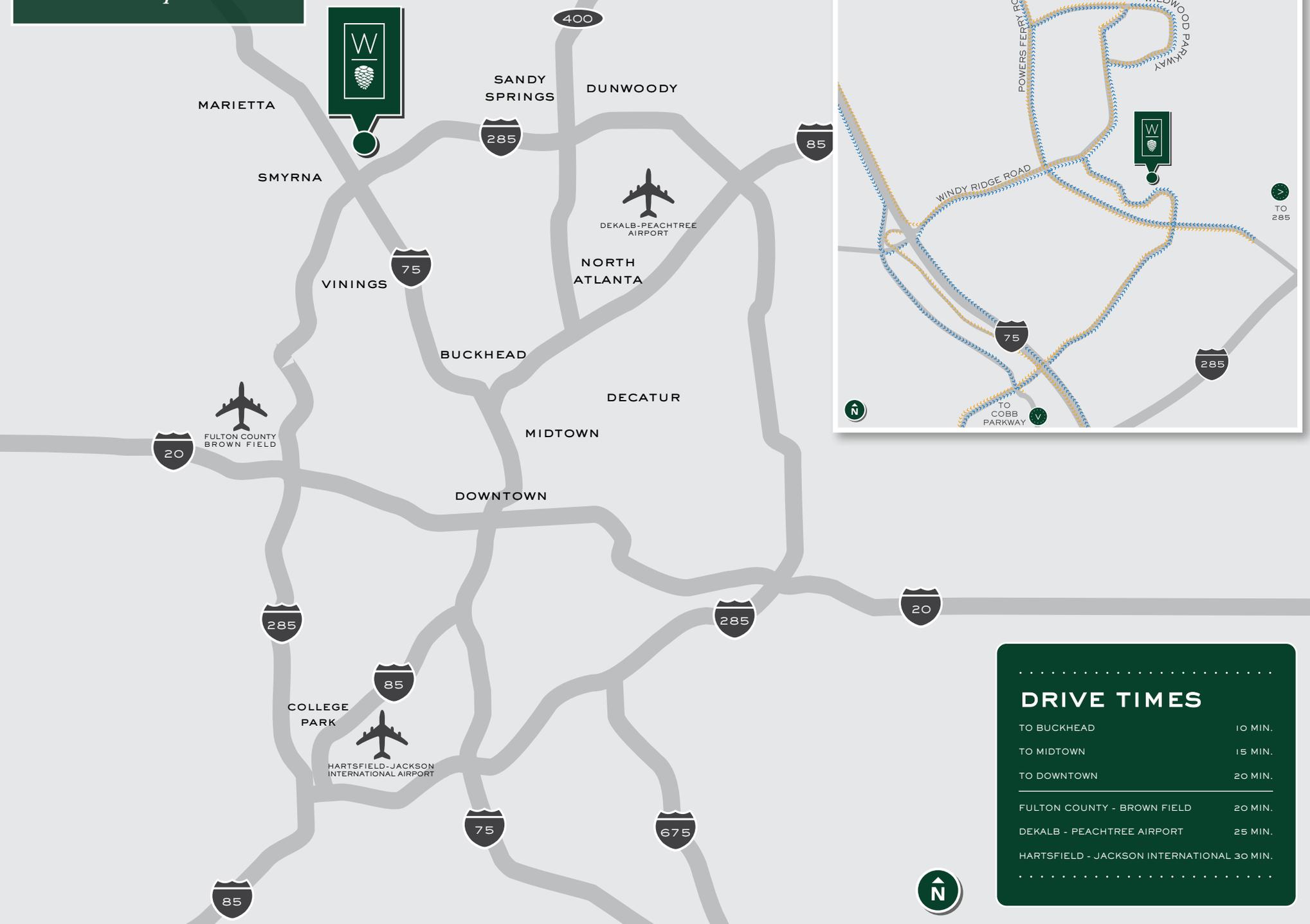
Windy Ridge features numerous conference facilities, collaboration spaces, and dining areas. Move-in to new space and begin working without interruptions.



Surrounding Area

DRIVE TIMES

Commute Map



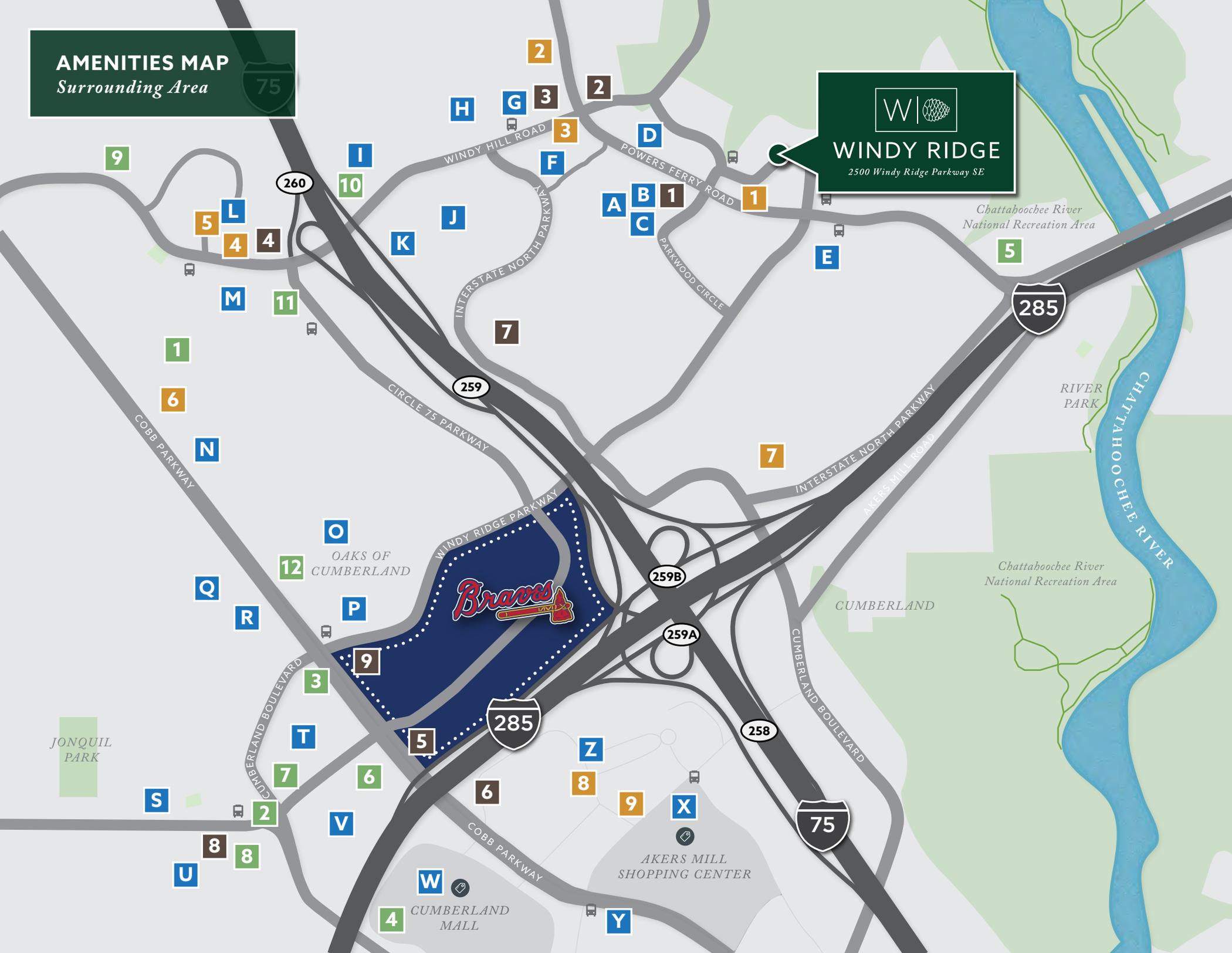
| DRIVE TIMES | |
|------------------------------------|---------|
| TO BUCKHEAD | 10 MIN. |
| TO MIDTOWN | 15 MIN. |
| TO DOWNTOWN | 20 MIN. |
| <hr/> | |
| FULTON COUNTY - BROWN FIELD | 20 MIN. |
| DEKALB - PEACHTREE AIRPORT | 25 MIN. |
| HARTSFIELD - JACKSON INTERNATIONAL | 30 MIN. |

AMENITIES MAP

Surrounding Area



WINDY RIDGE
2500 Windy Ridge Parkway SE



RESTAURANTS

- A** Boston Market
- B** Planet Smoothie
- C** Jersey Mike's Subs
- D** Rose & Crown Tavern
- E** Boneheads | Doc Green's | Moe's Southwest Grill | Dunkin' Donuts | Smoothie King
- F** Schlotzsky's | Red Elephant Thai Cuisine | Three Dollar Café | Fuddruckers | Subway
Uncle Vito's N.Y. Pizza | Barkers Red Hot
- G** Mellow Mushroom
- H** Padella
- I** Smoke One BBQ & Wings
- J** Pappadeaux Seafood Kitchen
- K** Pappasito's Cantina
- L** Subway | Popeyes | Chick-fil-A | Waffle House | McDonald's
- M** Waffle House | Wendy's | Starbucks | Panda Express
- N** Wings BBQ
- O** Tacos La Villa | Thompson Brothers BBQ | Olive Garden
- P** Red Lobster | KFC | Border Mexican Restaurant
- Q** IHOP
- R** Lee's Golden Buddha 7
- S** Jamaica Mi Krazy | Subway | Taco Cantina
- T** Steak 'n Shake | Starbucks | Saigon Cafe
- U** El Canaston
- V** Applebee's | Wendy's | Waffle House | Wing Factory
- W** **CUMBERLAND MALL**
Stoney River | Fresh to Order | Taco Bell | Maggiano's Little Italy Jason's Deli | Chick-fil-A | Farmers Basket | Tokyo Express
- X** **AKERS MILL SHOPPING CENTER**
Cinco | Honey Baked Ham Company | Zoës Kitchen | Chipotle | Chick-fil-A | Grub
Burger Bar | LongHorn
- Y** Tilted Kilt Atlanta | Pizza Hut | Schlotzsky's
- Z** Jocks and Jills | Blue Sky Café | Subway | Big Chow Grill

GAS / GROCERY / PHARMACY

- | | |
|---------------------------|-------------------|
| 1 Target | 7 QuikTrip |
| 2 Aldi | 8 Racetrac |
| 3 Walgreens | 9 Citgo |
| 4 Costco Wholesale | 10 BP |
| 5 Texaco | 11 Shell |
| 6 Marathon | 12 BP |

LODGING

- | | |
|--------------------------------|-------------------------------------|
| 1 Extended Stay America | 6 Sheraton Suites Galleria |
| 2 Hilton Garden Inn | 7 Atlanta Marriott Northwest |
| 3 Hyatt Regency Suites | 8 Extended Stay America |
| 4 DoubleTree by Hilton | 9 DoubleTree by Hilton |
| 5 Hampton Inn & Suites | |

BANKS

- | | |
|---------------------------|---------------------------|
| 1 Fidelity Bank | 4 Wells Fargo |
| 2 Fifth Third Bank | 5 Bank of America |
| 3 Bank of America | 6 Fifth Third Bank |



Cobb Community Transit

EXECUTIVE MAP
Corporate Culture



GPC
BlueLinX
HYUNDAI
GE

Lincoln
Financial Group

ICE

VOYA
FINANCIAL
Formerly ING

SRC
SCIENTIFIC RESEARCH CORPORATION

WINDY RIDGE
2500 Windy Ridge Parkway SE

Infosys

The Weather Channel

ASSURANT

GE

COMCAST

Brazer

SYNOVUS

THE HOME DEPOT

HD SUPPLY

Executive Housing

285

75

SUNTRUST PARK

Site Plan



A

B

D

E

F

C

G

H

I

J

K

MIXED USE DEVELOPMENT SITE PLAN KEY

- A** Retail
- B** Retail
- C** Retail
- D** Retail / Residential
- E** Retail / Residential
- F** Retail / Residential
- G** Retail / Residential
- H** Entertainment Venue
- I** Plaza F & B
- J** Office
- K** Hotel

SUNTRUST PARK FEATURES & AMENITIES

- 41,500 seats
- 90-foot roof
- Enhanced suites and premium seating
- SunTrust Club
- Delta Sky360 Club
- Kids' zone
- Coors Light Chop House
- Braves Museum
- Hi-speed Wi-Fi internet throughout park

OTHER

- Bowling
- Movie Theater
- Large concerts in the ballpark
- World Cup viewing

RETAIL (Approx. 375,000 SF)

Chef-driven restaurants and national brands to ensure year round traffic at the site.

- Antico Pizza
- Cru Wine Bar
- Superica
- Linton Hopkins Steakhouse
- Fox Bros BBQ
- Tomahawk Tap Room
- Coffee shops
- Women's fashion

RESIDENTIAL (Approx. 500,000 SF)

540 Apartment units

- Mix of 1-2 bedrooms
- Unique architecture that allows for angled views
- \$2.00/sf monthly gross rents
- Specialty grocer in talks to lease space
- All residential parking nested and dedicated

ENTERTAINMENT (Approx. 53,000 SF)

Roxy Theater (Operated by Live Nation)

- 4000 person capacity
- Doubles as a private event space
- 15 year lease (no termination)
- Intent to keep game nights separate from scheduled shows

OFFICE & HOTEL (Approx. 592,000 SF)

Office - Comcast Regional Headquarters

- 1000 employees
- 15 year lease (no termination)
- 1 of 3 innovation/incubator centers in the US (Silicon Valley and Philadelphia)
- Year round hub for visitors at the HQ activating the site

Hotel - Omni

- 260 rooms
- Full service
- Meeting space
- Roxy Theater serves as additional meeting space
- Marquee hotel for the area



Floor Plans



WINDY RIDGE

2500 Windy Ridge Parkway SE

50/50 Office Open Test-Fit

23,674 RSF

Possible space configuration.



| | |
|------------------|----|
| Workstations | 71 |
| Offices | 26 |
| Conference Rooms | 5 |
| Huddle Rooms | 3 |
| Phone Rooms | 2 |
| Work Rooms | 3 |



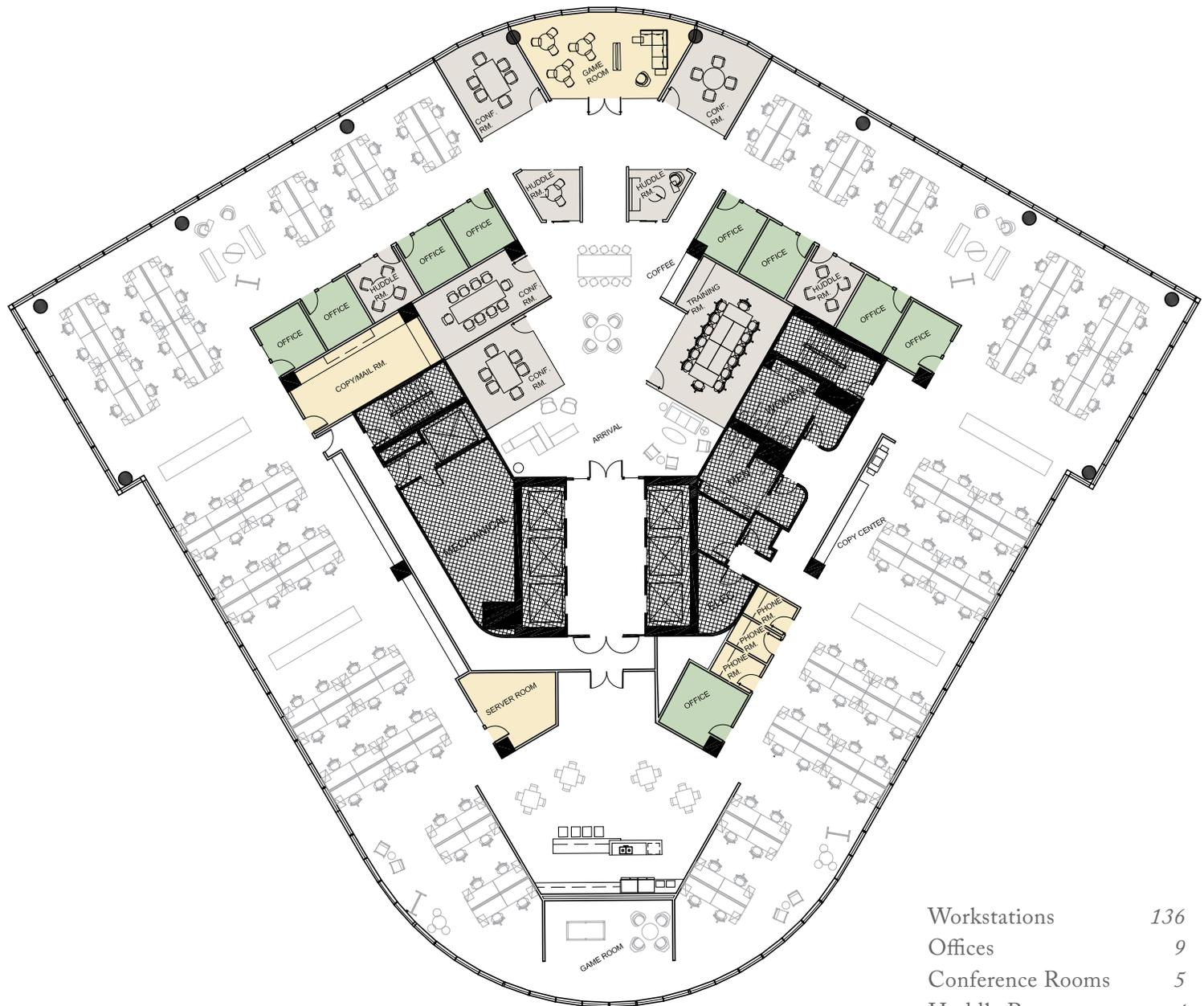
WINDY RIDGE

2500 Windy Ridge Parkway SE

Open Test-Fit

23,674 RSF

Possible space configuration.



| | |
|------------------|-----|
| Workstations | 136 |
| Offices | 9 |
| Conference Rooms | 5 |
| Huddle Rooms | 4 |
| Phone Rooms | 3 |



WINDY RIDGE

2500 Windy Ridge Parkway SE

Open Test-Fit

25,925 RSF

Possible space configuration.



| | |
|------------------|-----|
| Workstations | 120 |
| Offices | 7 |
| Conference Rooms | 3 |
| Huddle Rooms | 4 |
| Phone Rooms | 6 |



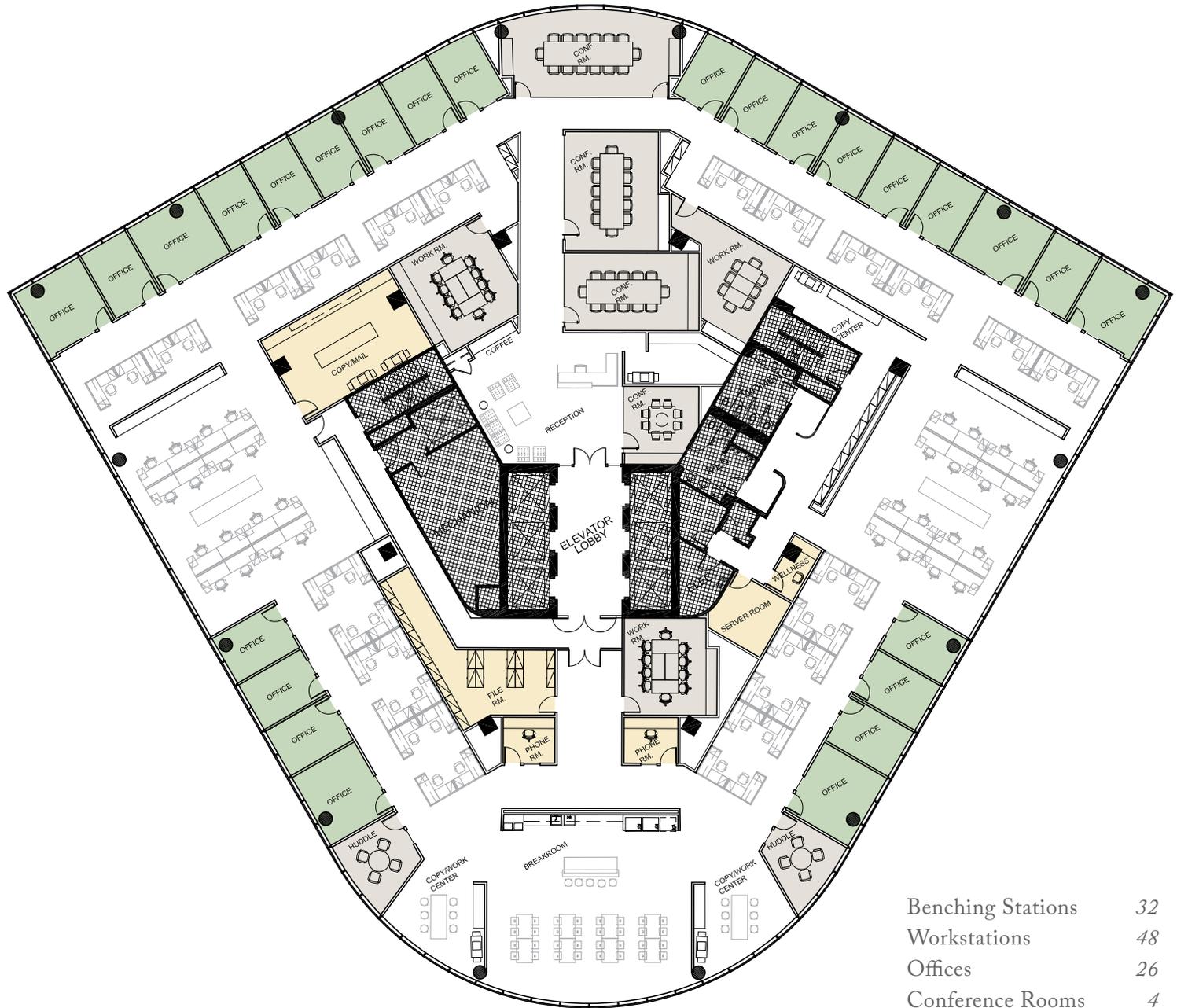
WINDY RIDGE

2500 Windy Ridge Parkway SE

50/50 Office Open Test-Fit

25,925 RSF

Possible space configuration.



| | |
|-------------------|----|
| Benching Stations | 32 |
| Workstations | 48 |
| Offices | 26 |
| Conference Rooms | 4 |
| Huddle Rooms | 2 |
| Work Rooms | 3 |



WINDY RIDGE

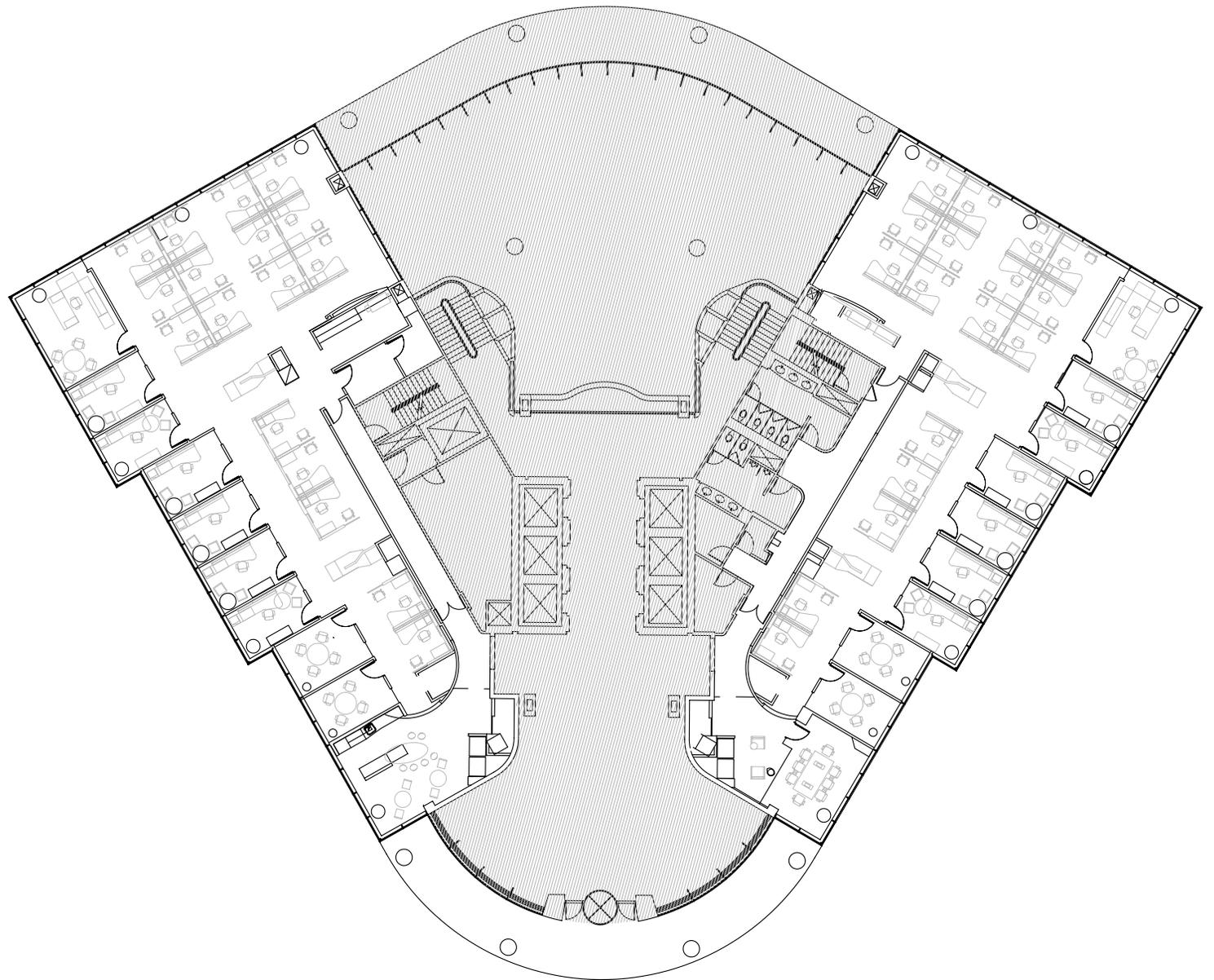
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SECOND FLOOR

13,416 RSF

For more information on this exclusive leasing opportunity, please contact Stream.

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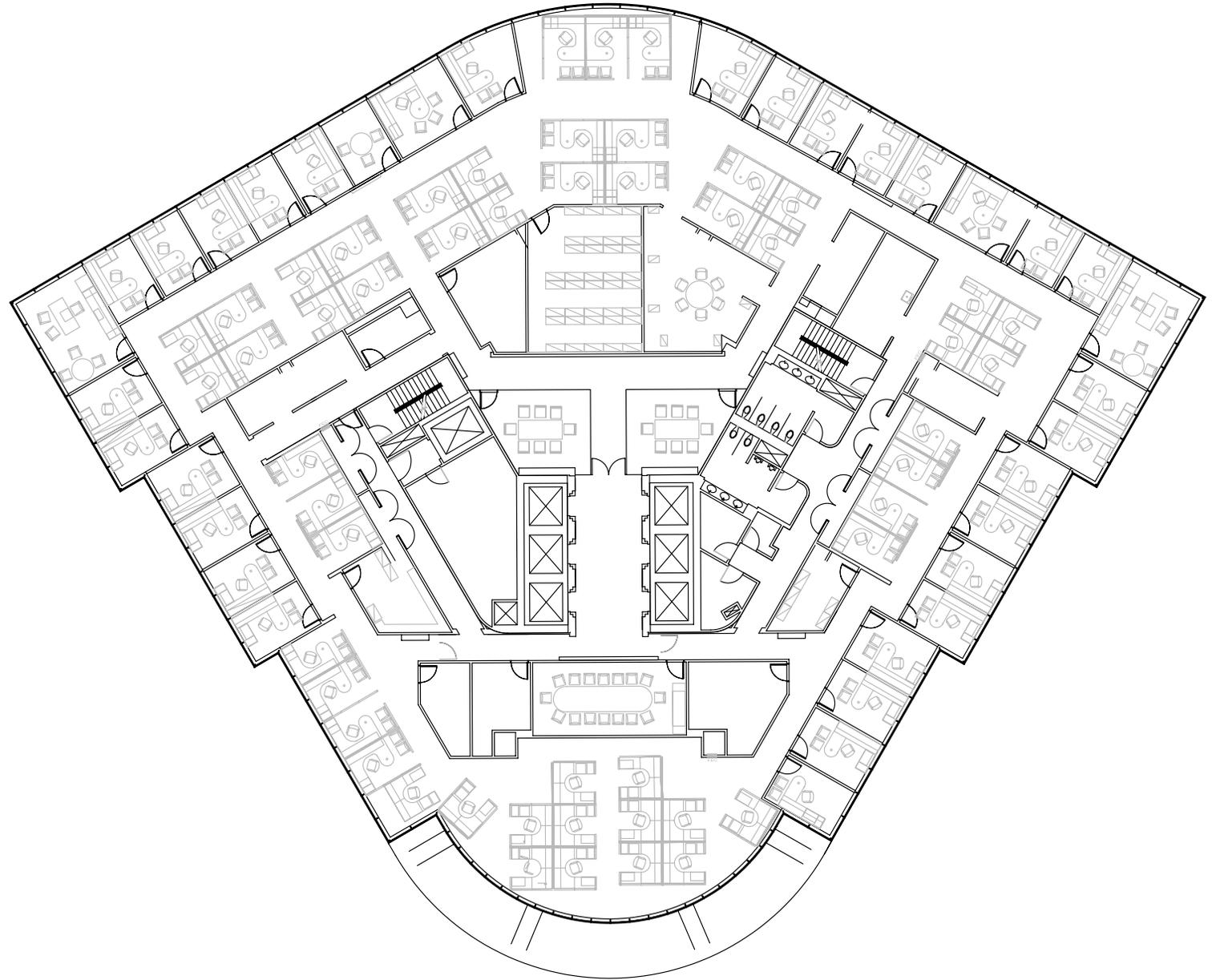
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FOURTH FLOOR

22,492 RSF

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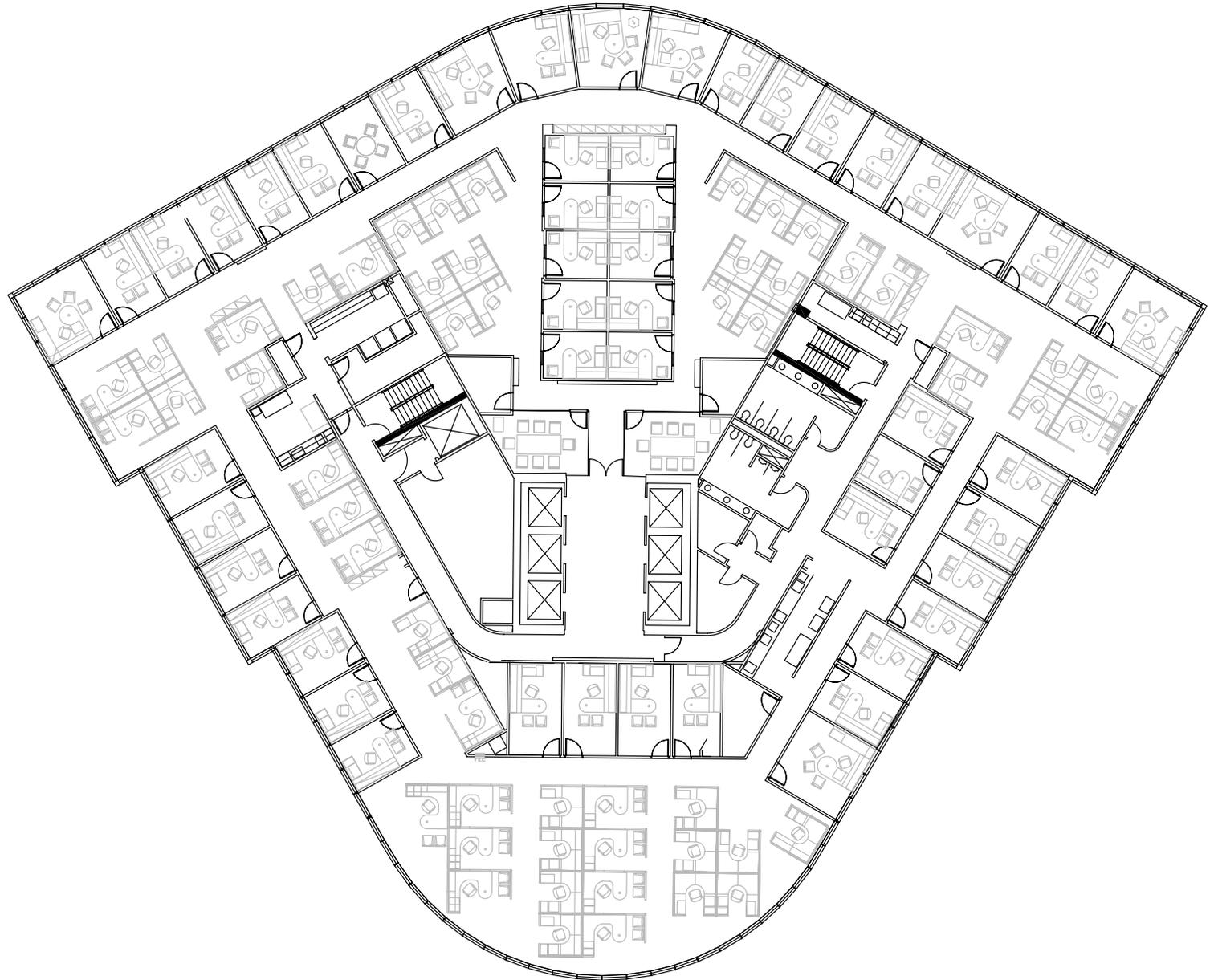


WINDY RIDGE

2500 Windy Ridge Parkway SE

FIFTH FLOOR

24,453 RSF



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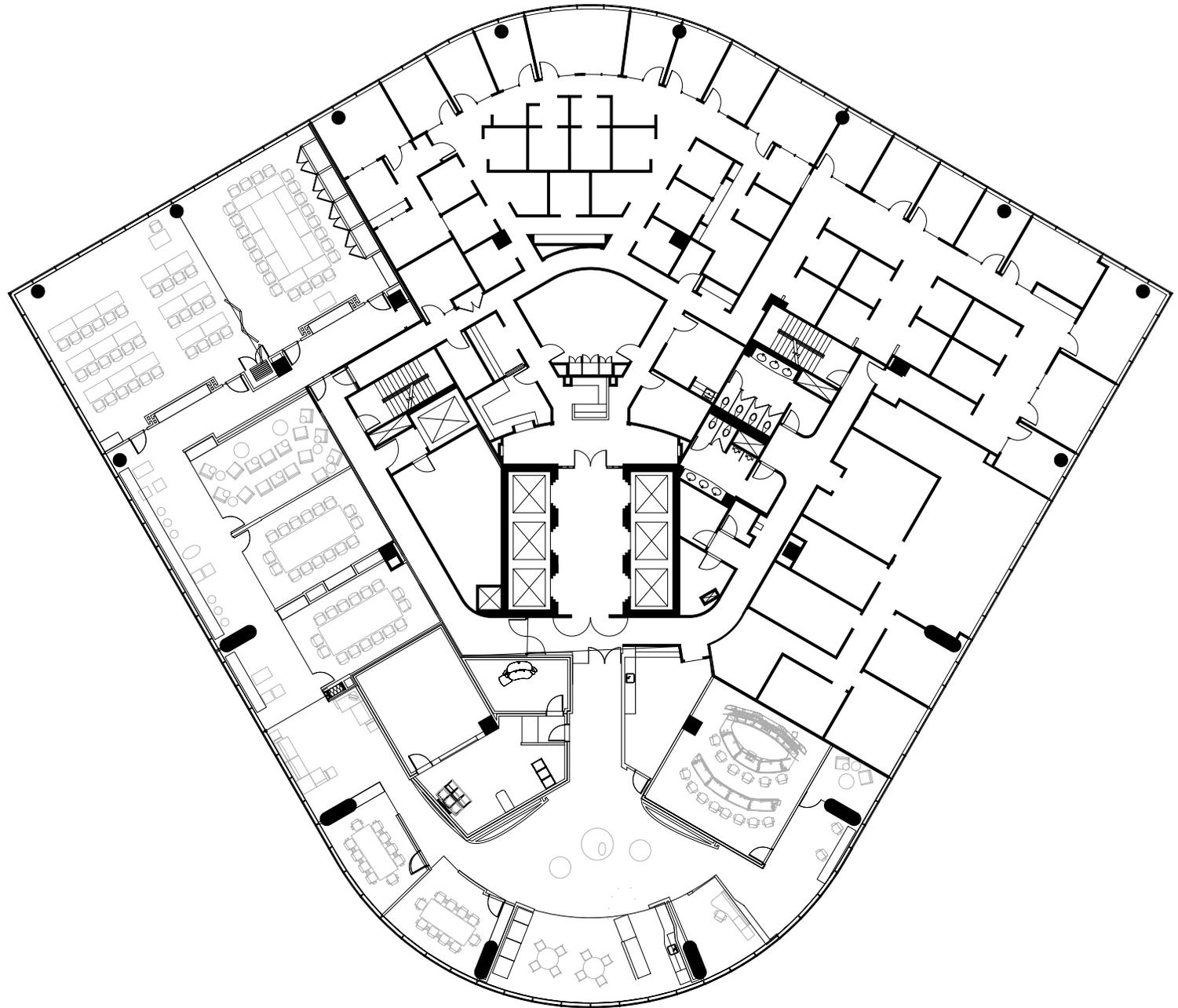
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TWELFTH FLOOR

25,925 RSF

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