



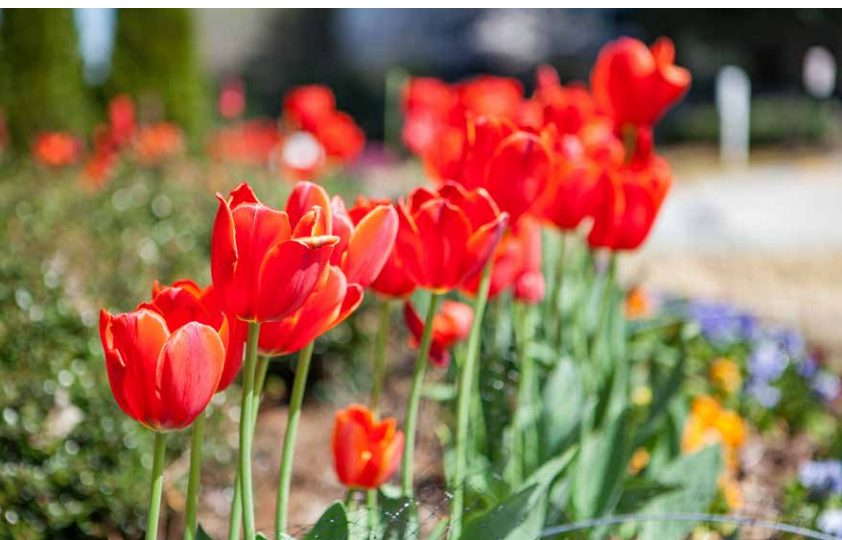
WINDY RIDGE

2500 Windy Ridge Parkway SE


STREAM

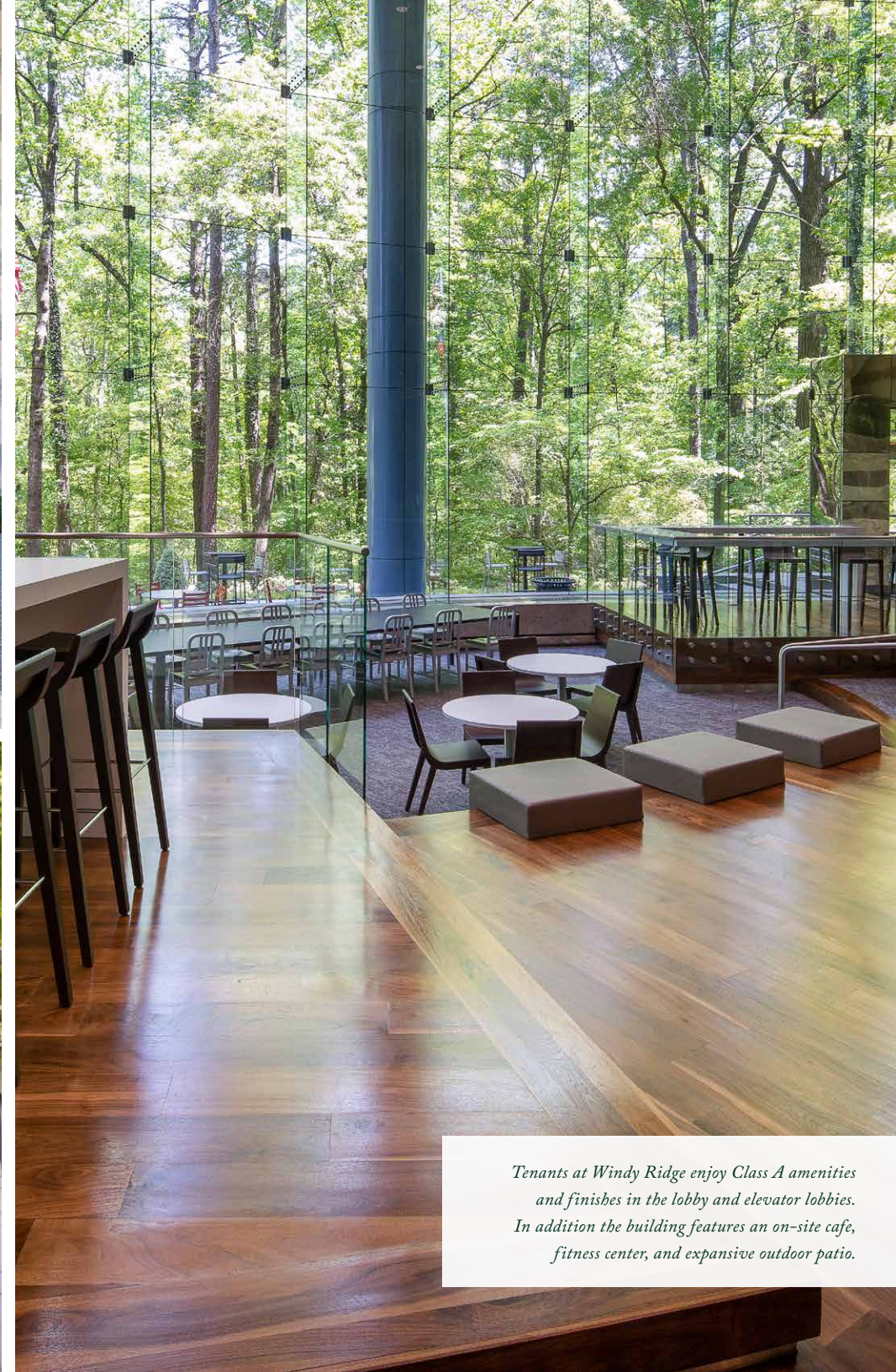
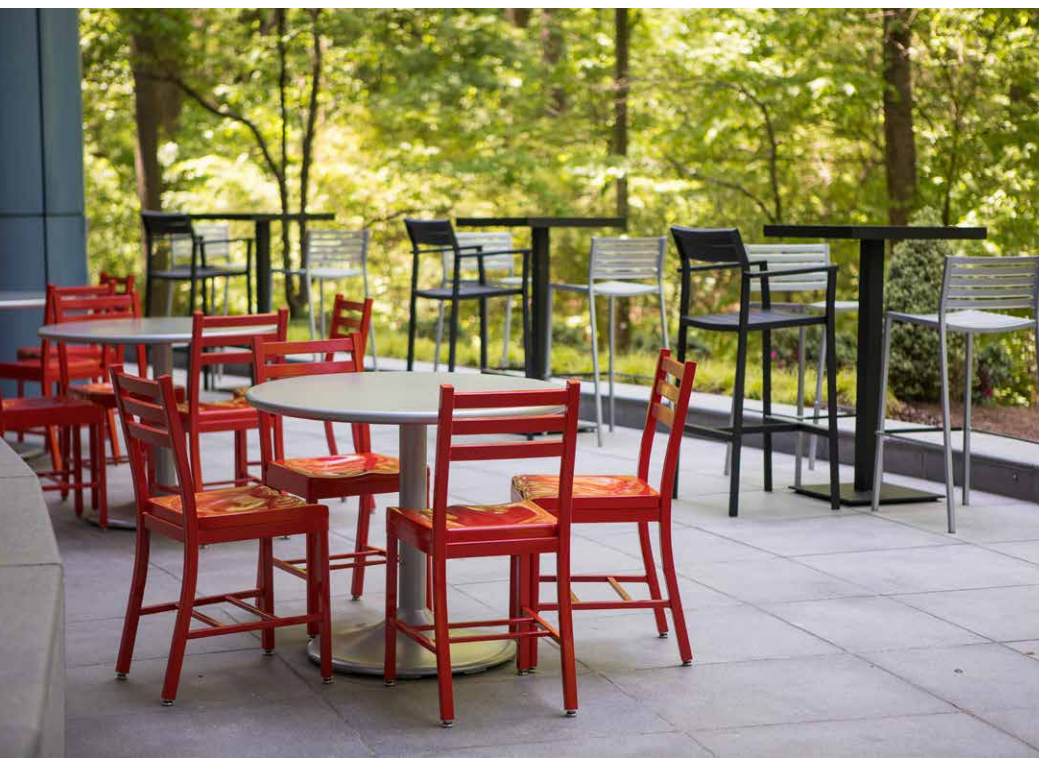
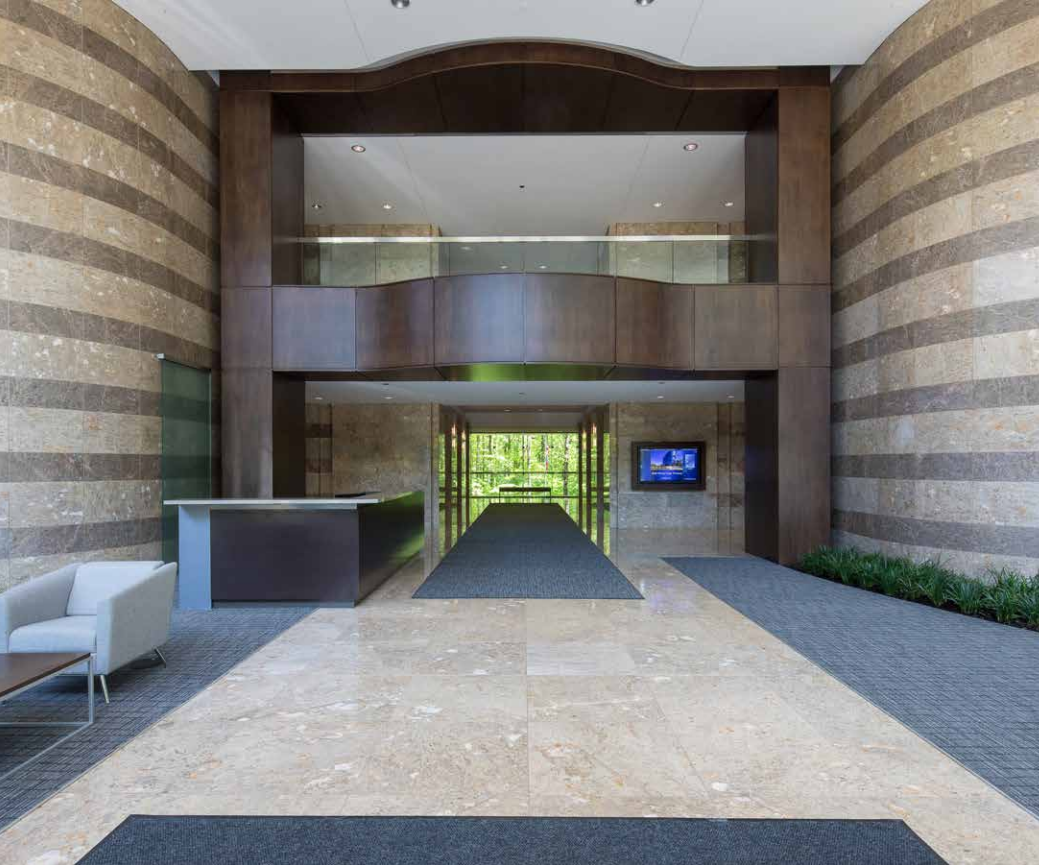






Windy Ridge is situated in the established Wildwood Office Park, long home to many Fortune 100 companies. The building houses the second largest block of available space in Atlanta and the only opportunity to locate in a private facility.





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.



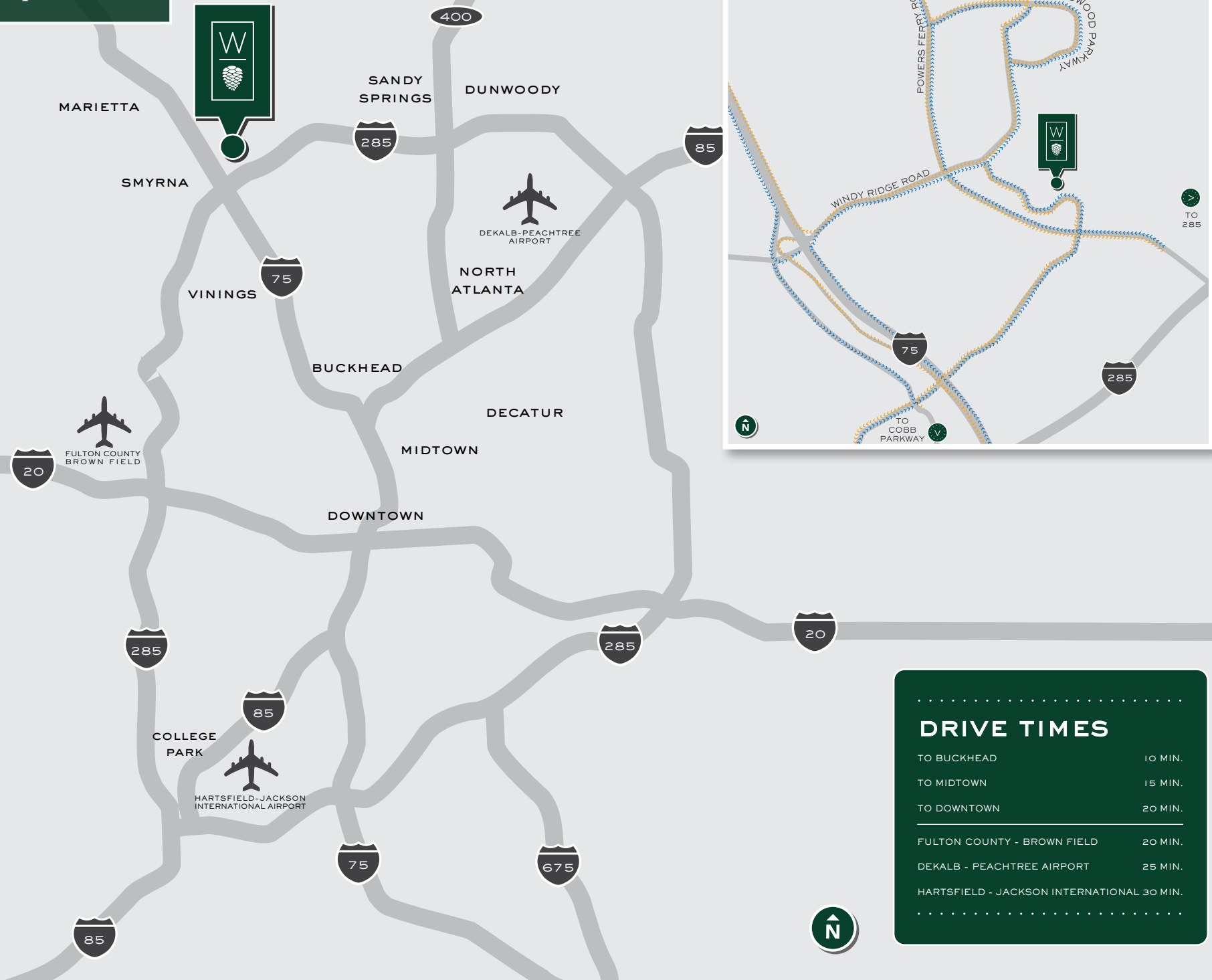
Windy Ridge features numerous conference facilities, collaboration spaces, and dining areas. Move-in to new space and begin working without interruptions.



Surrounding Area

DRIVE TIMES

Commute Map



DRIVE TIMES

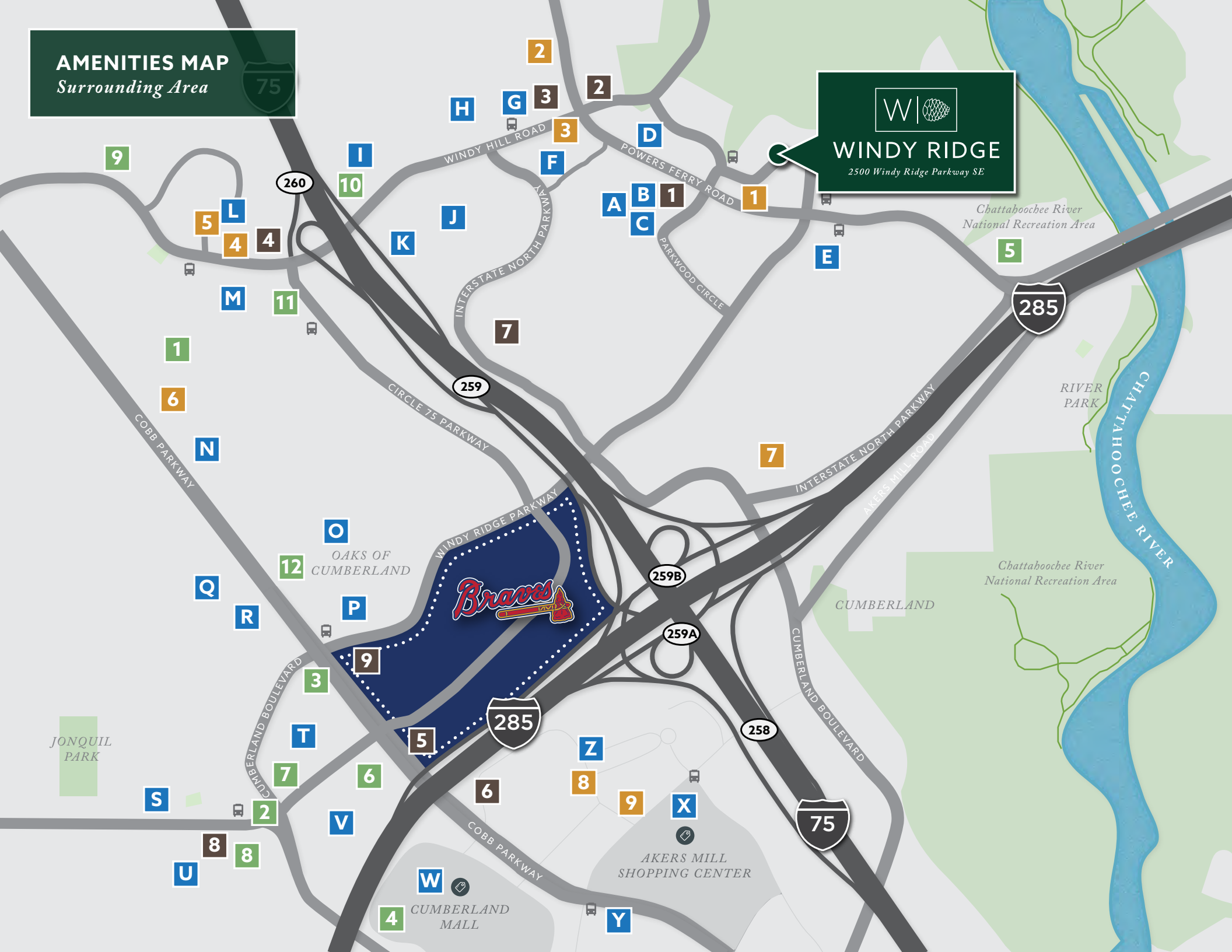
TO BUCKHEAD	10 MIN.
TO MIDTOWN	15 MIN.
TO DOWNTOWN	20 MIN.
FULTON COUNTY - BROWN FIELD	20 MIN.
DEKALB - PEACHTREE AIRPORT	25 MIN.
HARTSFIELD - JACKSON INTERNATIONAL	30 MIN.

AMENITIES MAP

Surrounding Area



WINDY RIDGE
2500 Windy Ridge Parkway SE



JONQUIL PARK

Chattahoochee River National Recreation Area

RIVER PARK

Chattahoochee River National Recreation Area

CUMBERLAND

AKERS MILL SHOPPING CENTER

CUMBERLAND MALL

OAKS OF CUMBERLAND



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



SUNTRUST PARK
Site Plan



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



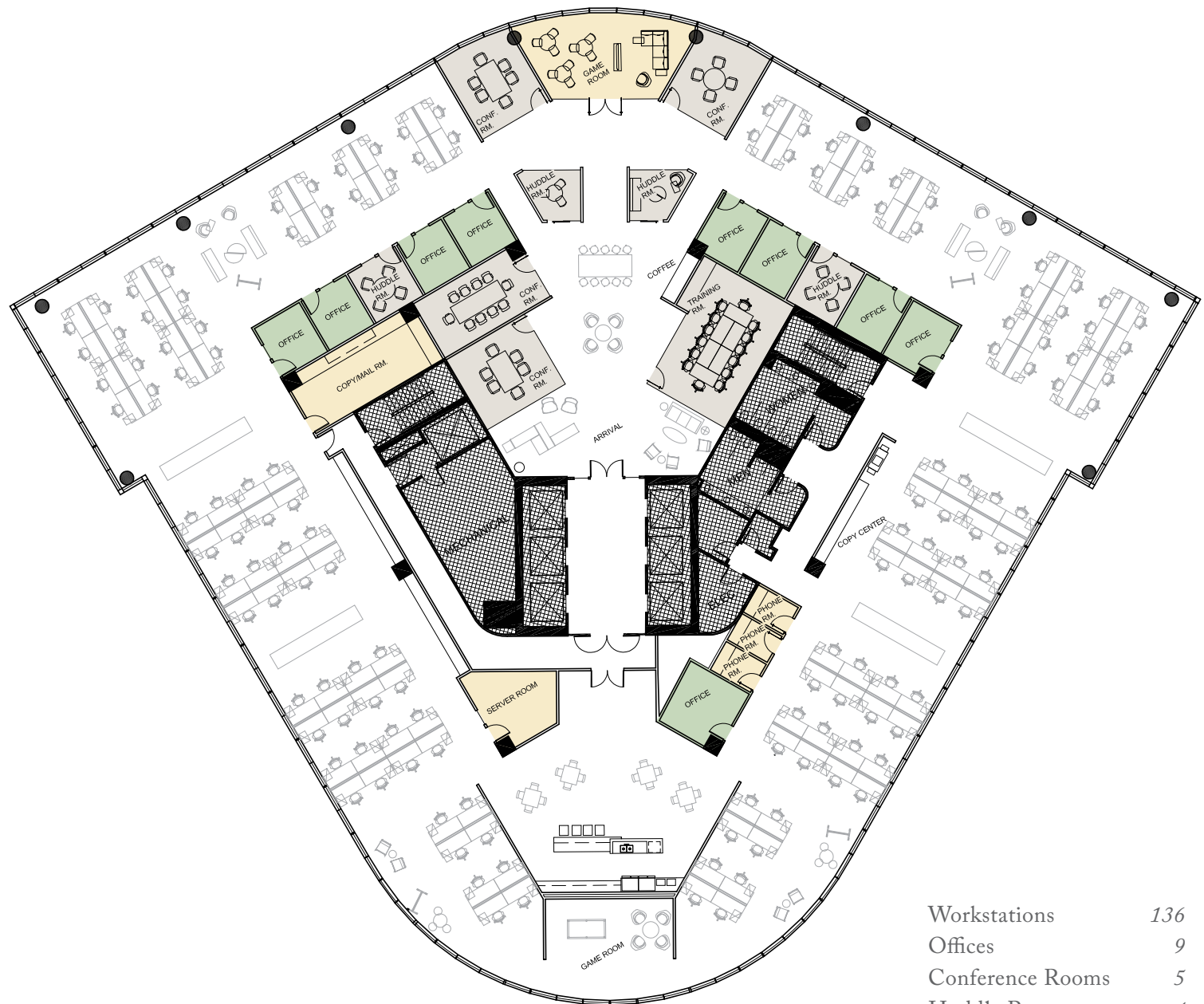
WINDY RIDGE

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



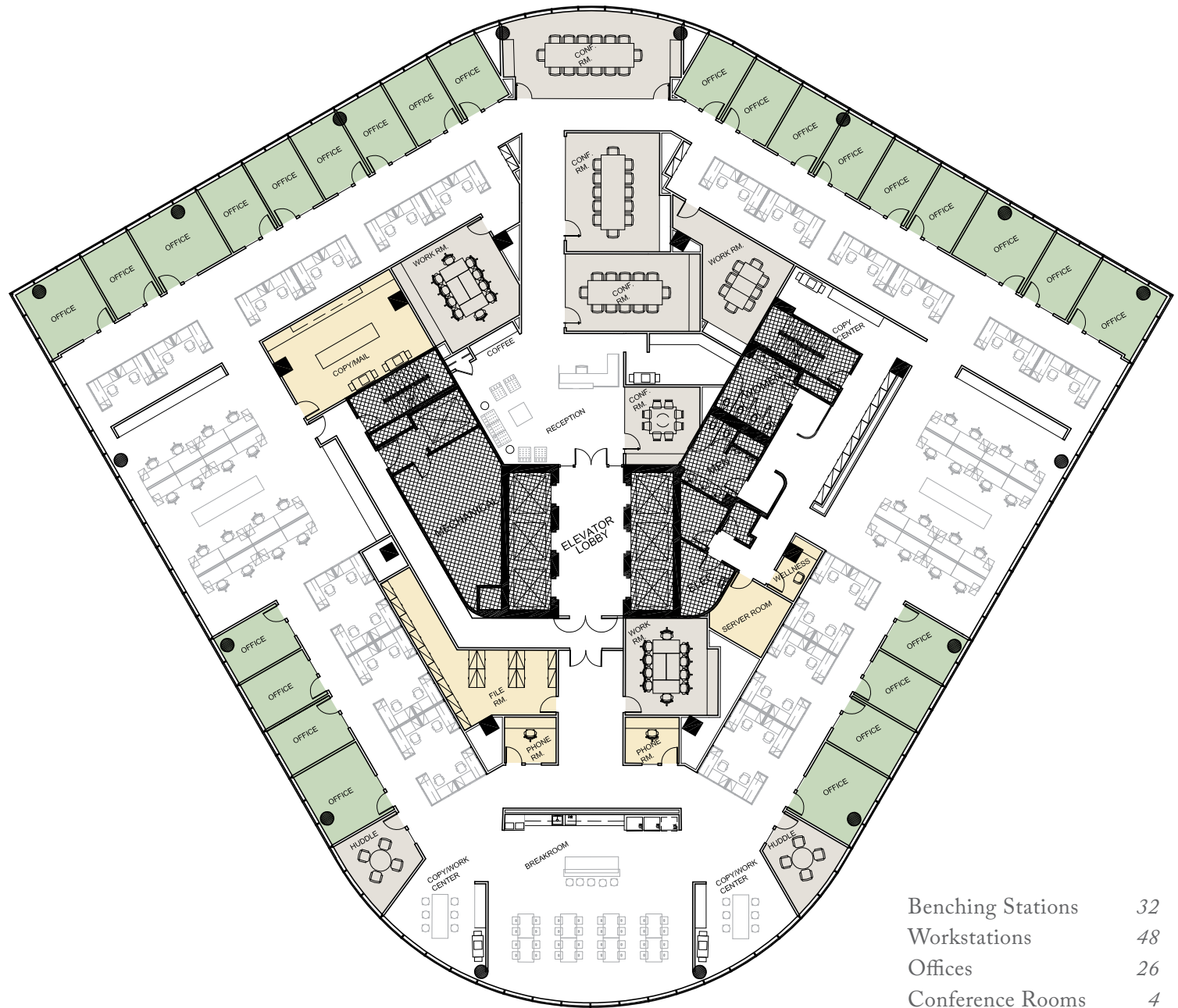
WINDY RIDGE

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

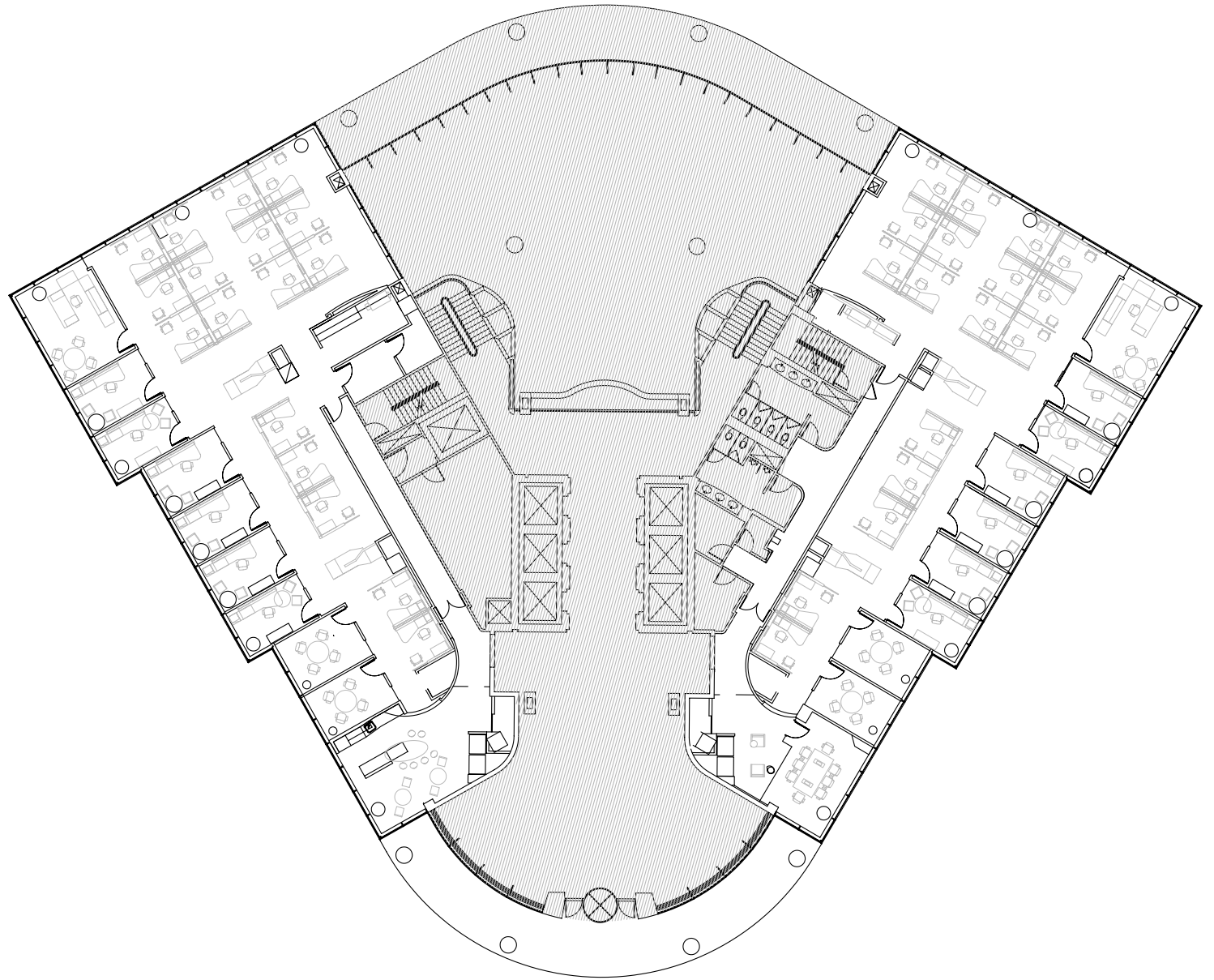
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SECOND FLOOR

13,416 RSF

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

CHRISTOPHER DEAN
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WINDY RIDGE

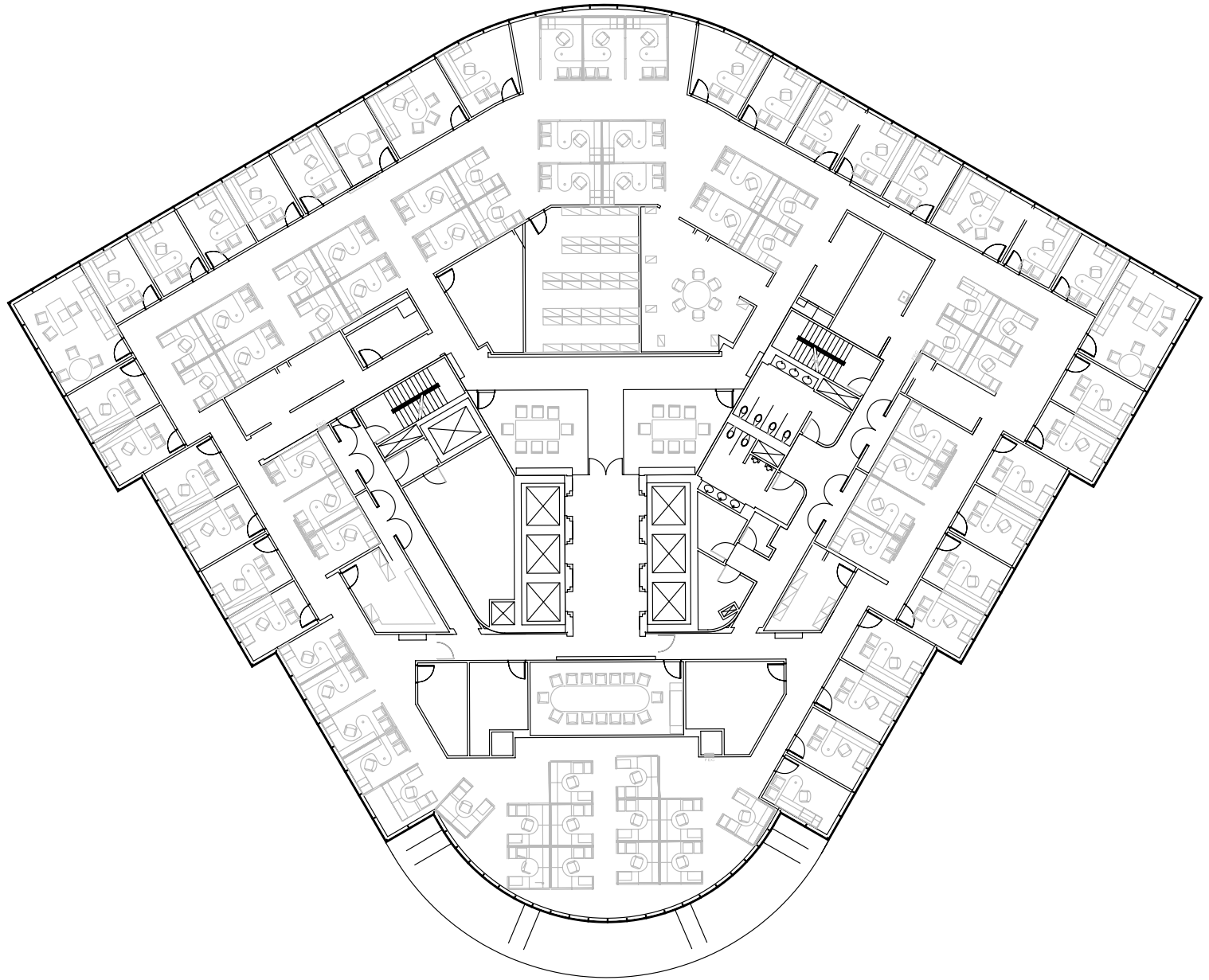
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FOURTH FLOOR

22,492 RSF

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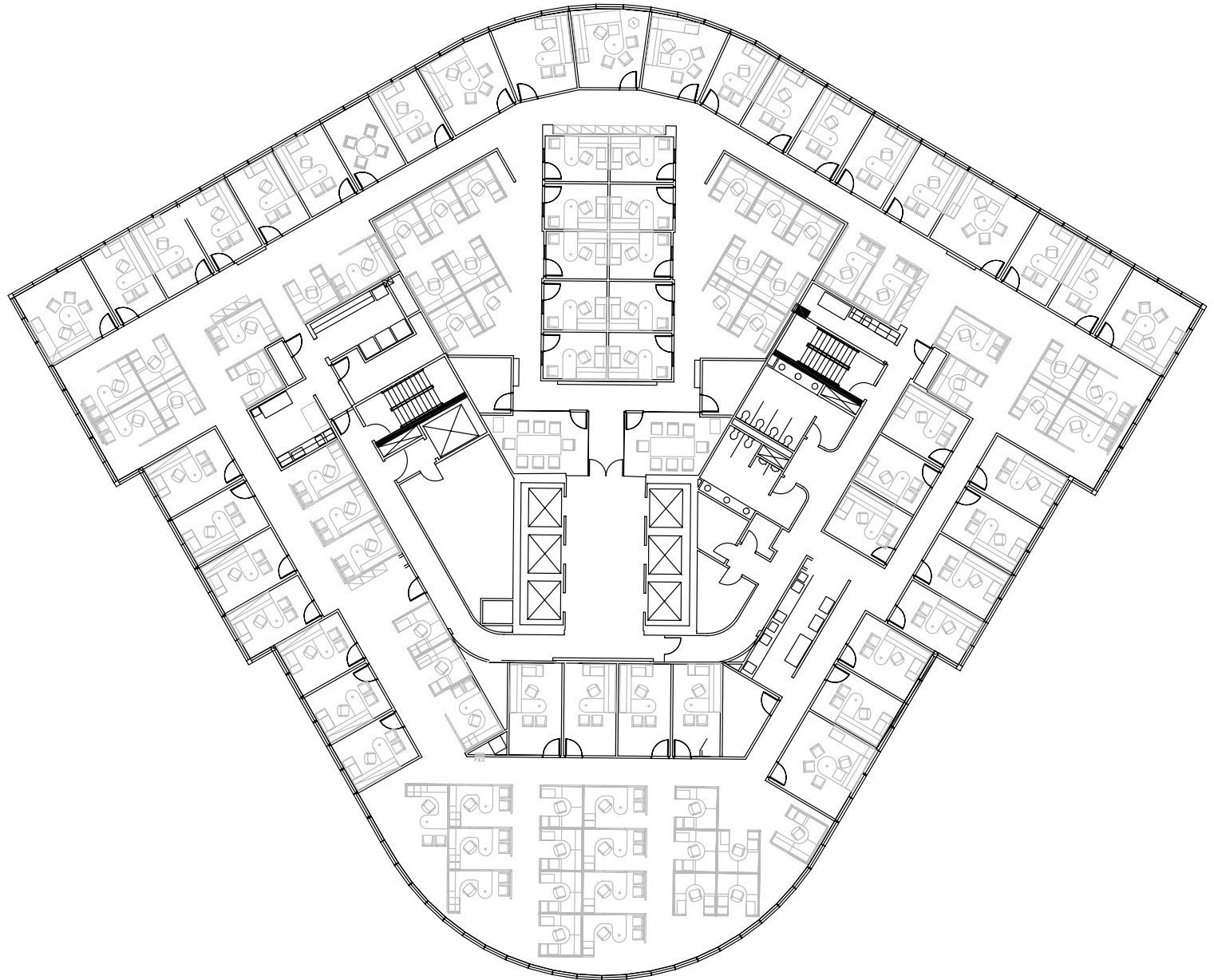
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FIFTH FLOOR

24,453 RSF

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WINDY RIDGE

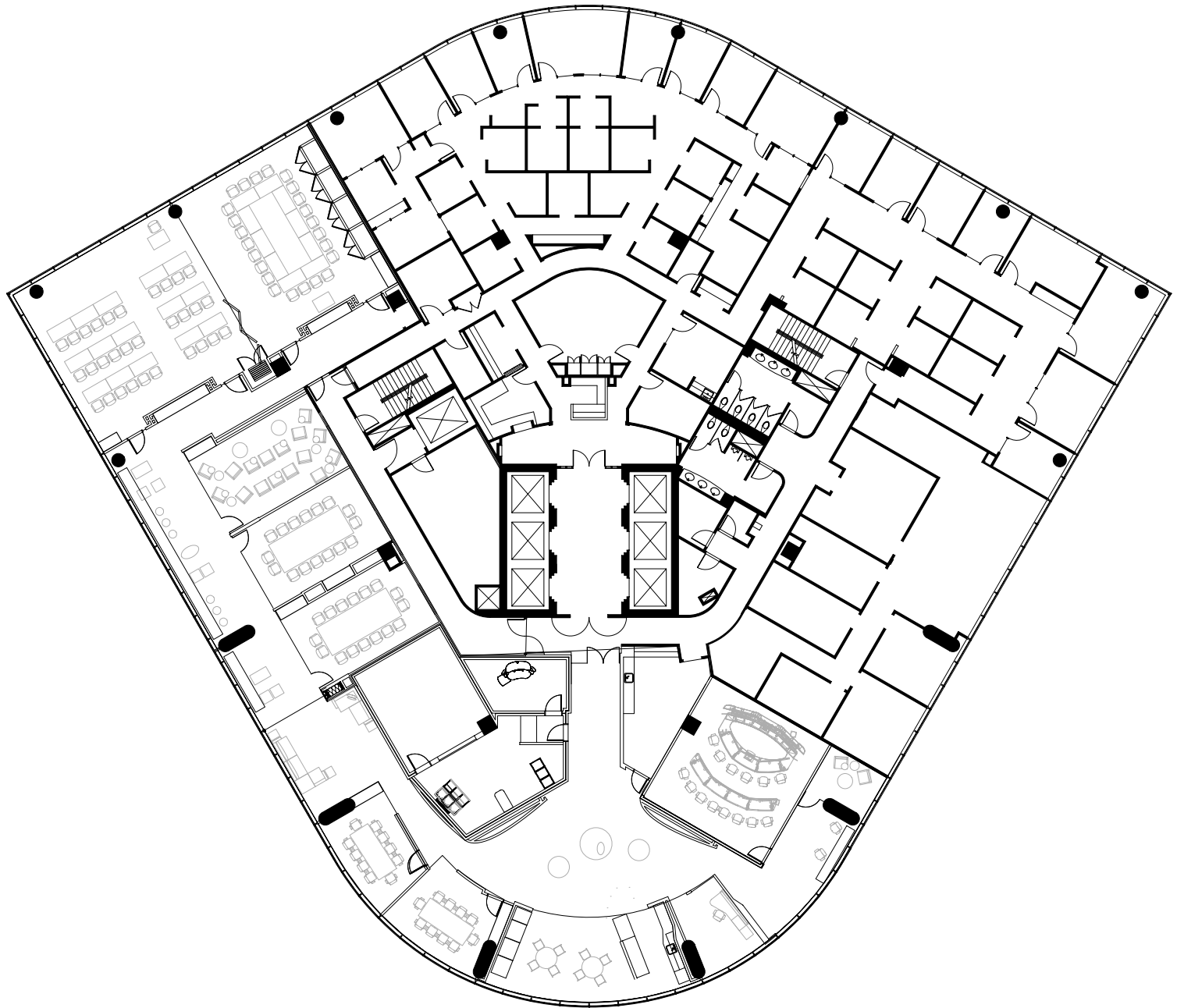
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TWELFTH FLOOR

25,925 RSF

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WINDY RIDGE

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 **GRIFFIN
CAPITAL**
guardians of wealth