



/ ONE & TWO RAVINIA DRIVE • ATLANTA, 30346

Boundless Growth at Ravinia

50,000 SF OF PREMIUM FINISH • WORKPLACES AVAILABLE • FLEXIBILITY MASTERED™

WORCPACES
BY CP GROUP

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FARALLON
ESTABLISHED 1986





CAMPUS INTRODUCTION



Heightened First Impressions

Located within Ravinia office park in the heart of Central Perimeter's business core, One and Two Ravinia feature newly renovated communal spaces, including light-filled lobbies in both towers, a lounge with high-end finishes and an expansive outdoor courtyard.

Under the strong ownership of CP Group and Farallon, these iconic towers present an opportunity to grow at your own pace—surrounded by nature and experience-driven amenities.

Availabilities range from move-in ready, fully furnished worCPlaces offerings to full-floor, 360° view opportunities.



CAMPUS HISTORY

Celebrated for Enduring Prestige

Designed by the acclaimed architectural firm Roche, Dinkeloo & Associates, One and Two Ravinia offer striking sculptural first impressions via a shaded design that lets in an abundance of natural light without glare.

The width of One and Two Ravinia are narrowed to provide a greater portion of occupants access to windows with natural daylight area and to expand the towers' relationship to Ravinia Gardens.

Mindfully designed for natural wellness and efficiency, the towers achieved the WELL Health-Safety Rating in 2023.



“Ravinia’s towers were intentionally folded into a very beautiful natural site to create sensitive and appropriate architecture of the finest quality.

The 42-acre site contains beautiful meadows and mature trees, resulting in buildings that fit comfortably into their surroundings providing a gracious and efficient working environment.”

— KEVIN ROCHE



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CAMPUS OVERVIEW

A 42-acre masterfully composed, integrated campus



Modern, newly renovated spaces and amenities—connected by the serenity of nature.

.75

SURROUNDING TRAIL

2

ON-CAMPUS CAFES

4

ON-CAMPUS COFFEE SHOPS

42

ACRES OF GREEN SPACE

500

ROOM HOTEL



CAMPUS AMENITIES



Connected from the Inside and Out

WELCOMING, 24/7 MANNED SECURITY

NEWLY RENOVATED LOBBIES, TENANT LOUNGE AND OUTDOOR COLLABORATION AREA

Inviting meeting places for informal gatherings
and impromptu collaboration

ON-SITE AND NEIGHBORING CAFÉ & COFFEE BARS, BOTH OFFERING DAILY ROTATING SPECIALS

BON APPÉTIT
CAFÉ & COFFEE BAR

REFUEL CAFE

EV CHARGING STATIONS

ON-CAMPUS STARBUCKS



500-ROOM CROWNE PLAZA HOTEL FEATURING TWO ON-SITE RESTAURANTS

Parkwoods
SOUTHERN
TABLE

BACKYARD
AT
Parkwoods
PICNIC & BEER



CAMPUS AMENITIES

Elevated Experiences

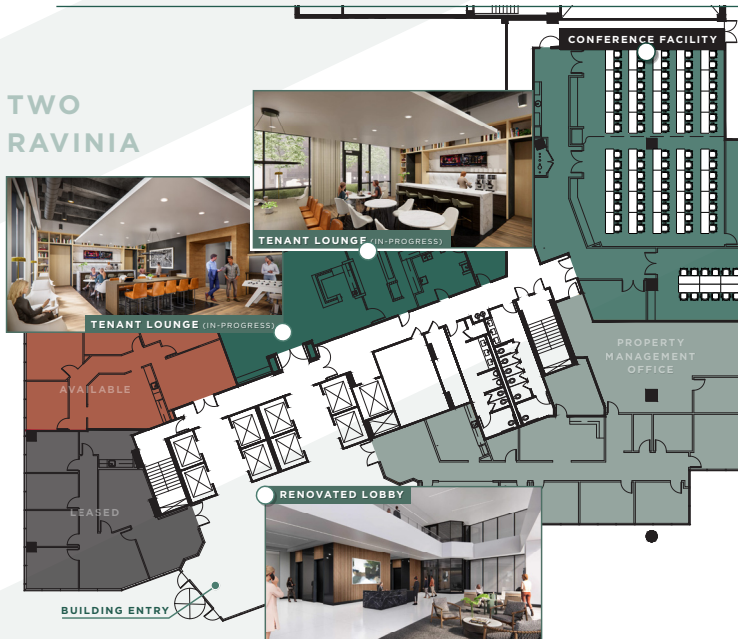
MULTI-ROOM RESERVABLE CONFERENCE CENTER SEATING UP TO 150

Equipped with prefunction space, dedicated catering area, LCD projector/screens and divisible meeting spaces

WHOLLY MODERNIZED ON-SITE CAFE AND COFFEE BAR

Serving breakfast and lunch options with indoor and outdoor seating available, plus in-suite catering services

TWO RAVINIA



REFRESHING MOMENTS AT THE ON-SITE CAFE AND COFFEE BAR



SERVING BREAKFAST AND LUNCH OPTIONS PLUS FULL IN-SUITE CATERING SERVICES



CAMPUS AMENITIES

Wellness Within Reach

COMPLIMENTARY FITNESS CLUB

Equipped with new cardio equipment, weight machines, free weights, full-service locker room and towel service

DEDICATED SHUTTLE SERVICE

to both Perimeter Mall and MARTA Dunwoody Station

7-ACRE WIFI-EQUIPPED OASIS, RAVINIA GARDENS

Featuring winding walking trails, diverse outdoor seating, a shaded pavilion and mature landscaping

ON-SITE PUTTING GREEN



FITNESS CLUB EQUIPPED WITH CARDIO EQUIPMENT AND WEIGHTS



REFRESHING MOMENTS IN THE OUTDOOR COLLABORATION AREA



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NOW LEASING

WORCPACES AT RAVINIA

CP Group is proud to debut **50,000+ SF OF MARKET-LEADING SPEC PLACES**, sized to meet the expectations of 21st-century professionals looking to move quickly and scale their company future in place.

Designed with an emphasis on health, wellness and flexibility, worCPaces represents CP Group's pledged commitment to delivering exceptional office environments complemented by best-in-class amenities and stand-out service.

For innovating upstarts and bespoke service-minded firms, worCPaces at Ravinia delivers modern programming centered around collaboration and convenience.

FLEXIBILITY MASTERED™



DESIGNED WITH CULTURE AND COLLABORATION IN MIND



NOW LEASING

AN INTRODUCTION TO

Spec Places

Custom office solutions built to exacting specifications, Spec Places are CP Group's spin on traditional spec suites. Spec Places are also available with a turnkey experience including furnishings and managed IT upon request.

DESIGNED FOR:

Ideal solution for small businesses, hybrid teams, and Enterprise companies

COMMITMENT:

2-5 Years

WHAT'S INCLUDED:

- ✓ Fully wired
 - ✓ Company branding on suite entry
 - ✓ Hybrid meeting spaces/flex offices for growth in place
 - ✓ Dedicated break and copy/storage in-suite
 - ✓ Can be furnished upon request
-
-





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NOW LEASING



PROGRAMMED FOR COLLABORATION



GLASS-LINED MEETING SPACES



OPEN AND QUIET SPACES

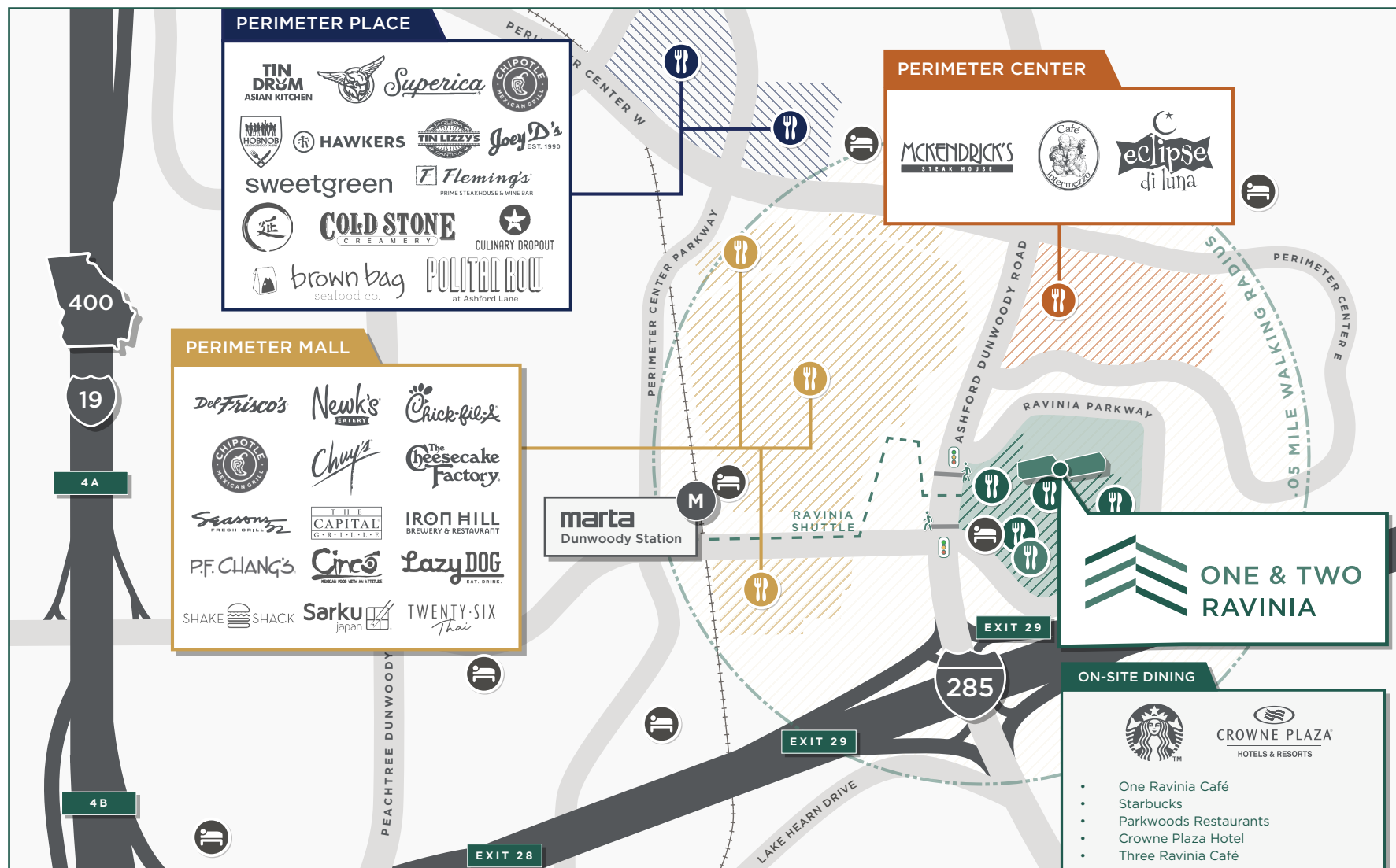
150+ diverse dining, retail and entertainment options
next door at Perimeter Mall, accessible by pedestrian walkway
and shuttle, from 6:00 a.m. until 6:45 p.m. and Perimeter Mall
from 11:30 a.m. until 2:30 p.m., Monday through Friday.

50⁺
**DINING
OPTIONS
WITHIN 1-MI.**

35+
**WALKABLE
DINING
OPTIONS**

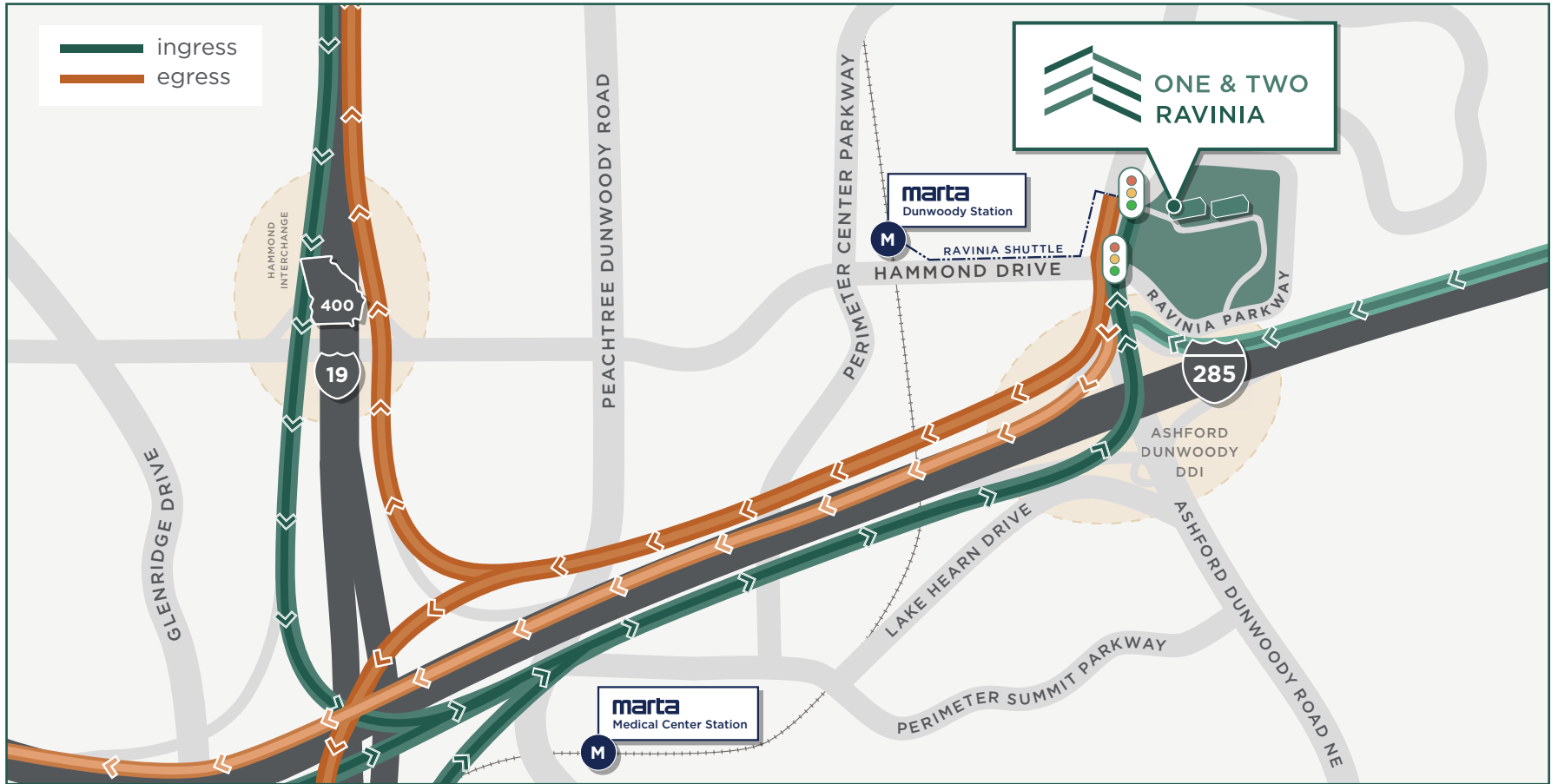
7
HOTELS
WITHIN
1-MI.

6
BARS
WITHIN
1-MI.





EASY ACCESS



A Location That Promises Convenience

Accessible from Ashford Dunwoody at I-285 with lighted egress, One and Two Ravinia's advantageous location directly benefits from GDOT's continuing interchange extension plan.

DIRECT ACCESS FROM ASHFORD DUNWOODY ROAD TO GA-400 NORTH AND SOUTHBOUND

ABILITY TO FULLY BYPASS I-285, REDUCING TRAVEL TIME

LESS RAMP CONGESTION VIA THE COLLECTOR DISTRIBUTOR LANES

ENHANCED ROAD SAFETY MEASURES



EASY ACCESS

Commute Times

Ravinia's campus is centrally located between popular neighborhoods, optimizing commute.

Plus, direct, all-day shuttle access to
marta DUNWOODY STATION

4 MIN. BROOKHAVEN

8 MIN. SANDY SPRINGS

10 MIN. ROSWELL

13 MIN. CUMBERLAND/GALLERIA

15 MIN. BUCKHEAD

20 MIN. MARIETTA

20 MIN. MIDTOWN

35 MIN. HARTSFIELD-JACKSON INTERNATIONAL AIRPORT





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A LANDLORD TO BE PROUD OF



36⁺

YEARS

of CRE experience across
the Southeastern US

\$5B⁺

ASSETS

Managed/Acquired/
Developed

169⁺

ACQUISITIONS

56⁺

MILLION SF

Owned & Managed to-date

WORCPPLACES
BY CP GROUP

Delivering flexible workspace
complemented by best-in-class
amenities and quality service,
in collaboration with Gensler



**ENVIRONMENTAL
HEALTH & WELLNESS
PROGRAM**

Prioritizing safety and sustainability
under the trusted advisory of our
Director of Environmental Health



**TENANT
EXPERIENCE**

Committing to best-in-class
customer service through a
Tenant Services Program designed
to enhance interaction and ensure
continuous improvement



RaviniaDrive.com

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FARALLON
ESTABLISHED 1986

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