

2854 Johnson Ferry Road, Marietta GA 30062

1100 Square Foot Office

This property at Providence Place on Johnson Ferry Road is situated on beautifully landscaped grounds with attractive site lighting and ample parking. Located in East Cobb, this suite is convenient to local banking, shopping and restaurants. This is an ideal setting and is just minutes away from GA-400, I-285, and I-75 providing easy access to anywhere in the Atlanta metropolitan area.



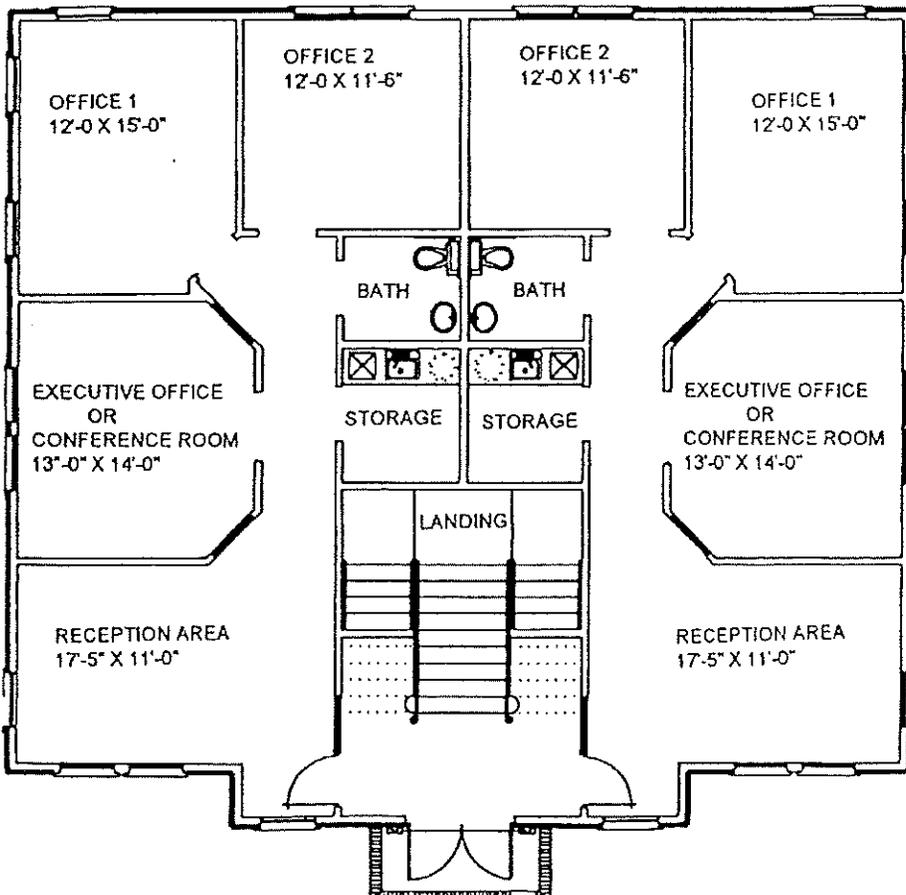
- Reception Area
- 3 Private Offices
- Private Restroom
- Pre Wired
- Kitchen And Storage
- New Carpet
- New Paint
- Interior and Exterior Signage
- Move In Ready

For more information please contact :

Holmquist Partners L.P.

(770) 310-0554

THE REGENCY



THE REGENCY is designed to accommodate up to four individual office condominium units, with two 1087 sq. ft. units on each floor.

For the owner desiring more space, an entire floor (2175 sq. ft.) or an entire building (4350 sq. ft.) may be purchased.

Every effort has been made to provide accurate information, but no liability will be assumed for errors, omissions or changes. Floor plans and elevations are subject to change. Dimensions are approximate.

PROVIDENCE
PLACE
OFFICE PARK

JOHNSON FERRY ROAD

PHASE TWO

2878
"A"

2876
"B"

2874
"C"

2870
"J"

2872
"D"

2868
"K"

2866
"E"

EXISTING
PHASE

2864
"F"

2860
"L"

2862
"G"

PHASE
THREE

2858
"N"

2856
"H"

2850
"P"

2852
"M"

2854
"I"

FUTURE
BUILDING
SITE

SITE PLAN

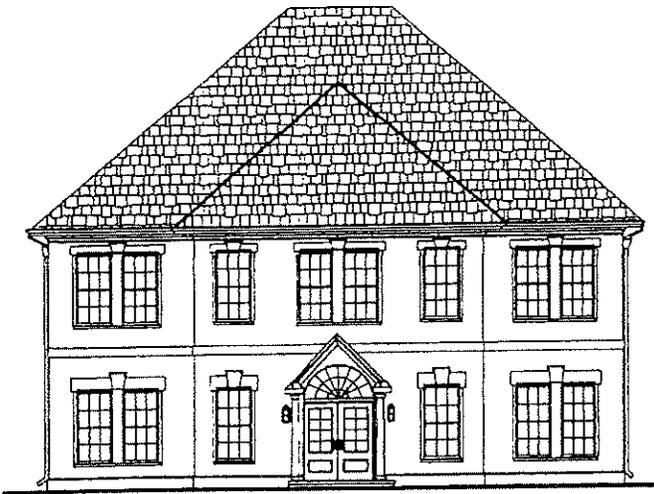


POST OAK TRITT

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PROVIDENCE PLACE

OFFICE PARK



PROVIDENCE PLACE will consist of 15 brick and stucco Georgian-styled office buildings situated on beautifully landscaped grounds with attractive site lighting and ample parking. Traditional exterior styling and open, atrium style, interior designs combine to create an attractive and inviting environment to compliment and enhance the success of your business.

AN IDEAL LOCATION

PROVIDENCE PLACE, an Office Condominium Development, is located on Johnson Ferry Road at Post Oak Tritt in East Cobb, one of Atlanta's premier growth areas. Convenient to local banking, shopping and restaurants, PROVIDENCE PLACE offers an ideal setting for the small to medium size company and is just minutes away from GA-400, I-285, and I-75, providing easy access to anywhere in the Atlanta metropolitan area.

OWNER'S ASSOCIATION

To ensure the continued quality and proper maintenance of PROVIDENCE PLACE, it is mandatory that all Owners participate in the PROVIDENCE PLACE Condominium Association. Currently, the annual dues are \$1.35 per sq. ft. Dues are paid quarterly. These fees are used to cover the expense of water usage, exterior maintenance and landscaping, insurance on common areas and a reserve fund for repairs on parking lots, exterior lights and building exteriors.

SPACIOUS & EFFICIENT DESIGNS

- Elegant two-story entry foyer
- Reception areas feature French Doors overlooking foyer
- 9' ceilings throughout all offices
- Spacious glass-enclosed Conference Room
- Private restroom in each unit
- Fully-shelved storage room with bar-sink and refrigerator
- Radio sound system with speakers in each office

SECURITY AND SAFETY FEATURES

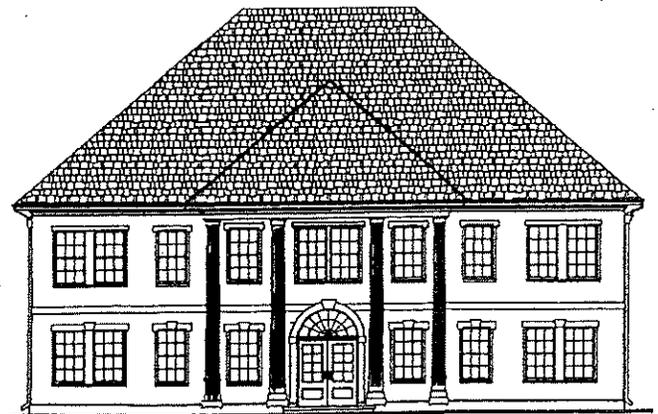
- Individual security system for each unit
- Dead-bolt locks for added security
- Gyp-Crete flooring on 2nd floor for fire and sound control
- One-Hour fire partition between units

QUALITY MATERIALS AND WORKMANSHIP

- Insulation: R-13 walls: R-30 ceilings
- Sound-deadening insulation in all common walls
- Insulated thermo-pane windows
- Individual heat pumps for energy-efficient heating and cooling
- Individual electrical system for each unit

DECORATOR FEATURES

- Plush commercial grade carpeting throughout
- Crown molding and chair rail in all offices
- Mini-blinds included for all exterior windows



For more information concerning our development, we invite you to stop by the Information Center and Furnished Model at PROVIDENCE PLACE or call us at ~~924-5555~~

Building Rules and Regulations

1. No additional locks shall be placed on the doors of the demised premises by Lessee, nor shall any existing locks be changed unless Lessor is immediately furnished with two keys thereto. Lessor will without charge furnish Lessee with two keys for each lock existing upon the entrance doors when Lessee assumes possession with the understanding that at the termination of the Lease these keys shall be returned.
2. Lessee will refer all contractors, contractor's representatives and installation technicians, rendering any service on or to the premises for Lessee, to Lessor's approval and supervision before performance of any contractual service. This provision shall apply to all work performed in the Building including installation of telephones, faxes, telegraph equipment, electrical devices, computers, and attachments and installations of any nature affecting floors, walls, woodwork, trim, windows, ceilings, equipment or any other physical portion of the Building.
3. No Lessee shall at any time occupy any part of the Building as sleeping or lodging quarters.
4. Lessee shall not place, install or operate on demised premises or in any part of Building, any engine, stove or machinery, or conduct mechanical operations or cook thereon or therein, or place or use in about premises any explosives, gasoline, kerosene, oil acids, caustics, or any other flammable, explosive, or hazardous material without written consent of Lessor.
5. Lessor will not be responsible for lost or stolen personal property, equipment, money or jewelry from Lessee's area or public rooms regardless of whether such loss occurs when area is locked against entry or not.
6. Lessee shall not at any time display a "For Rent" sign upon the demised premises for rent.
7. Unusually heavy objects shall be placed by the Lessee only in such places as may be approved by Lessor.
8. Lessee shall not park more vehicles on the property than the number permitted as set forth in the Covenants and Declaration of the Association and shall not park any campers, RV's, boats, trailers, or trucks larger than standard pick up trucks, or any vehicle that takes up more than one parking space on the property and shall not allow vehicles to be parked or stored on the property for more than one (1) weeks.
9. Lessor will not permit entrance to Lessee's offices by use of pass key controlled by Lessor, to any person at any time without written permission by Lessee, except employees, contractors, or service personnel directly supervised by Lessor.
10. None of the entries, passages, doors, or hallways shall be blocked or obstructed, or any rubbish, litter, trash, or material of any nature placed, emptied or thrown into these areas, including any alleyways to the rear of the leased premises, or such areas be used at any time except for ingress or egress by Lessee, Lessee's agents, employees or invitees.
11. The water closets and other water fixtures shall not be used for any purpose other than those for which they were constructed, and any damages resulting to them from misuse, or the defacing or injury of any part of the Building shall be borne by the Lessee. No person shall waste water by interfering with the faucets or otherwise.
12. No vehicles or animals shall be brought into the Building, except for seeing-eye dogs.
13. No sign, tag, label, picture, advertisement, or notice shall be displayed, distributed, inscribed, painted or affixed by Lessee on any part of the outside or inside of the Building without the prior written consent of the Lessor.
14. In the event Lessor should advance upon the request, or for the account of the Lessee, any amount for labor, material, packing, shipping, postage, freight or express upon articles delivered to the demised premises or for the safety, care, and cleanliness of the demised premises, the amount so paid shall be regarded as additional rent and shall be due and payable forthwith to the Lessor from the Lessee.
15. Lessee shall not do or permit to be done within the demised premises anything which would unreasonably annoy or interfere with the rights of other Lessees of the Building.
16. During the sixty (60) days prior to the expiration of this Lease, Lessor may show the demised premises to prospective tenants and may place upon the windows or doors thereon one or more "For Rent" signs of reasonable dimensions.
17. The lobby and public areas of the Building and the immediate outside sidewalk areas are designated as "NO SMOKING" areas. A "smoke-free" office environment is *strongly* encouraged.