



**9040**   
**RIVER | RIDGE**



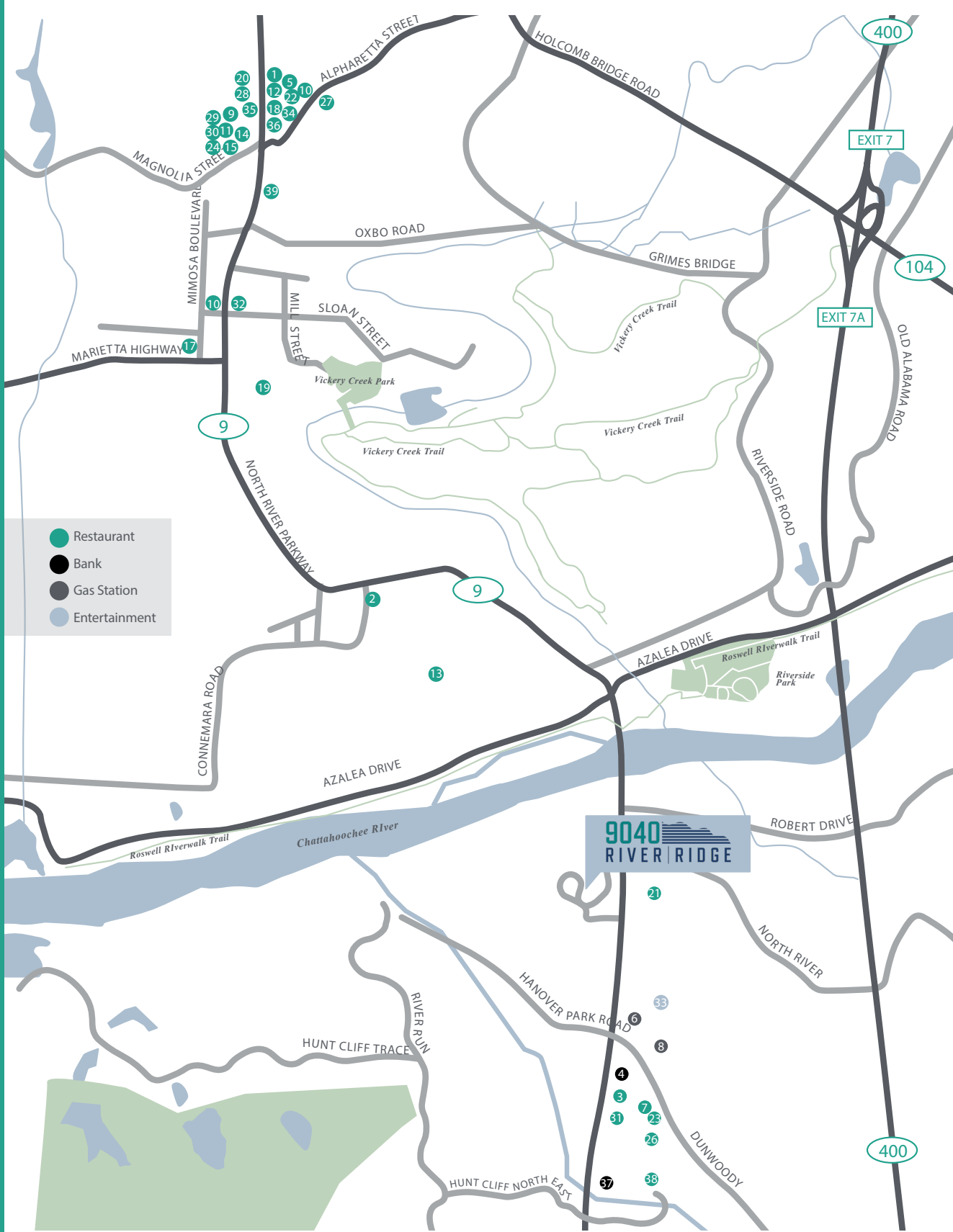
## RIVER RIDGE IS A CLASS A, MIDRISE OFFICE PROPERTY STRATEGICALLY LOCATED BETWEEN CENTRAL PERIMETER AND NORTH FULTON.

Access is quick and easy at River Ridge with side streets leading directly to two different exits on GA 400 - Northridge and Holcomb Bridge. The property features panoramic views of the Chattahoochee River corridor and upper floors include private balconies with plentiful space for seating and collaboration areas. Surrounding residential neighborhoods and multifamily options offer plentiful nearby housing opportunities, and access to I-285 and Central Perimeter is a short drive straight down Roswell Road.

- Class A, 8 story building with 22,000 SF floor plates
- Parking ratio 3.3/1000
- Cafe, fitness center, covered parking, and onsite property management
- Convenient access to GA 400 at Northridge or Holcomb Bridge, and I-285 via Roswell Rd
- Dedicated 800kw back-up generator available







- 1. Adele's on Canton
- 2. Amalfi Ristorante
- 3. Arby's
- 4. Bank of America
- 5. The Big Ketch
- 6. BP
- 7. Circle Sushi
- 8. Citgo
- 9. Gate City Brewing Company
- 10. Gluten Free Cutie

- 11. Grant Champion BBQ
- 12. Greenwood's Restaurant
- 13. Land of a Thousand Hills Coffee Company
- 14. Little Alley Steak
- 15. Mac McGee
- 16. McDonald's
- 17. The Mill Kitchen & Bar
- 18. Monkey 68
- 19. Moxie Burger

- 20. NOCA Eatery + Bar
- 21. North River Tavern
- 22. Osteria Mattone
- 23. Papa John's
- 24. Pasti's Restaurant & Bar
- 25. Pontoon Brewing
- 26. Publix
- 27. Pure Taqueria
- 28. Rice Thai Cuisine
- 29. Roux

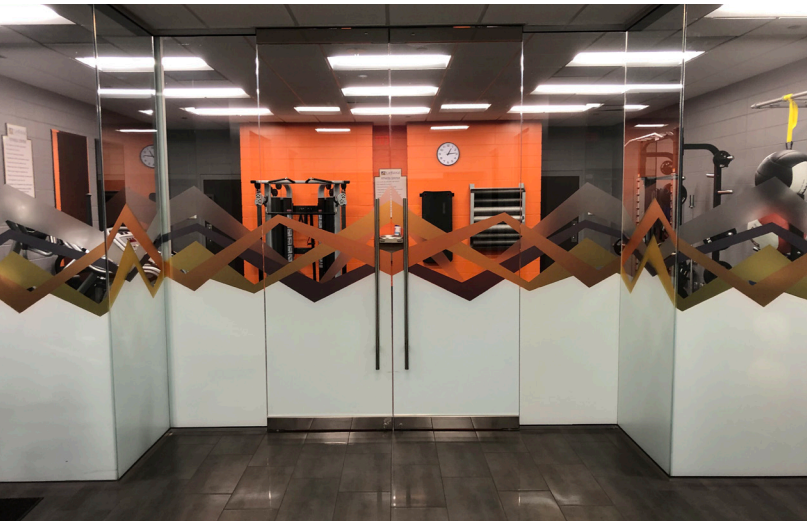
- 30. Salt
- 31. Smoothie King
- 32. Spiced Right Smokehouse BBQ
- 33. Stars and Strikes Getaway & Play
- 34. Sugar Shack in the Back
- 35. Table & Main
- 36. VIN25
- 37. Wells Fargo
- 38. Wing Stop
- 39. Zuzzu





## RIVER RIDGE 2016 RENOVATIONS

- Extensive lobby modernizations including furniture installations & accent lighting plus second floor glass railings.
- Fully updated workout facility equipped with new machines & secured tenant access.
- New restrooms with marble & stainless steel materials.



For leasing information, contact

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