

Town Point

1000 Gutenberg Drive, Kennesaw, Georgia



Available: 175,900 RSF Flex Office Building

Town Point

PROPERTY STATS

Space Breakdown	Office: 135,000 RSF Warehouse: 40,900 RSF
Site (Acres)	16.5 acres
Potential Land Expansion	11.26 acres +/- potentially available for building or parking expansion
Foundation	Reinforced concrete
Exterior	Tilt-up concrete for warehouse and pre-cast panels for office
Roof	Rubber membrane over rigid insulation and metal deck. (2) Ply modified Bitumen.
Elevator	One 3,500 pound elevator in the two-story office portion
HVAC	Eight suspended gas-fired heaters in the warehouse, roof-top HVAC for office space. Tech center has a 60-ton, roof-top HVAC and a vapor hose humidifier which provides 50% humidity for printing uses. Data center has four Liebert units, UPS power supply and generator.
Fire Protection	Wet sprinklered throughout. Pre-action system in tech center and data center.
Electrical	Georgia Power-multiple entrances from southeast and north end of property. Token ring around property.
Diesel Generator	(1) 750 KVA with above-ground tank
UPS	(1) 160 KVA
Fiber	AT&T, CAT 5E, multiple entrances, token ring around property
Telco	AT&T-multiple entrances from southwest and north end of property. Token ring around property.
Ceiling Height	23-25' clear heights in warehouse, 18' clear in tech center, and 10-12' clear in office areas
Loading Facilities	10 tail gate doors
Parking	399 (potential to expand to 800 spaces on-site with setback variance)
Public Transportation	CobbLinc (formerly CCT)

PROPERTY FAST FACTS

175,900 RSF

Office Space & Warehouse

135,000 RSF two-story office space and 40,900 RSF warehouse space

Divisible

Minimum Size 40,000 RSF

Potential Expansion Site

11.26+/- acres for building or parking expansion

Excellent Amenity Base

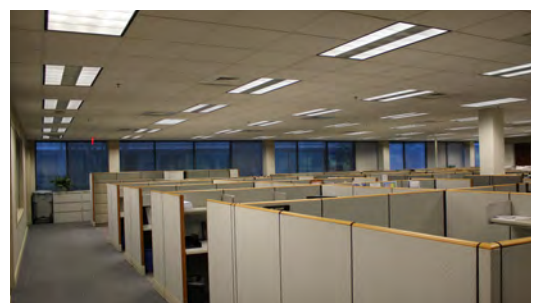
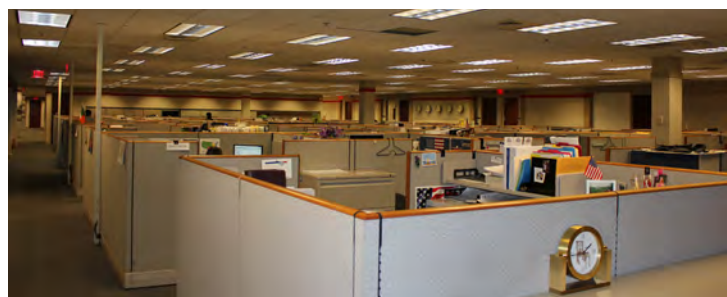
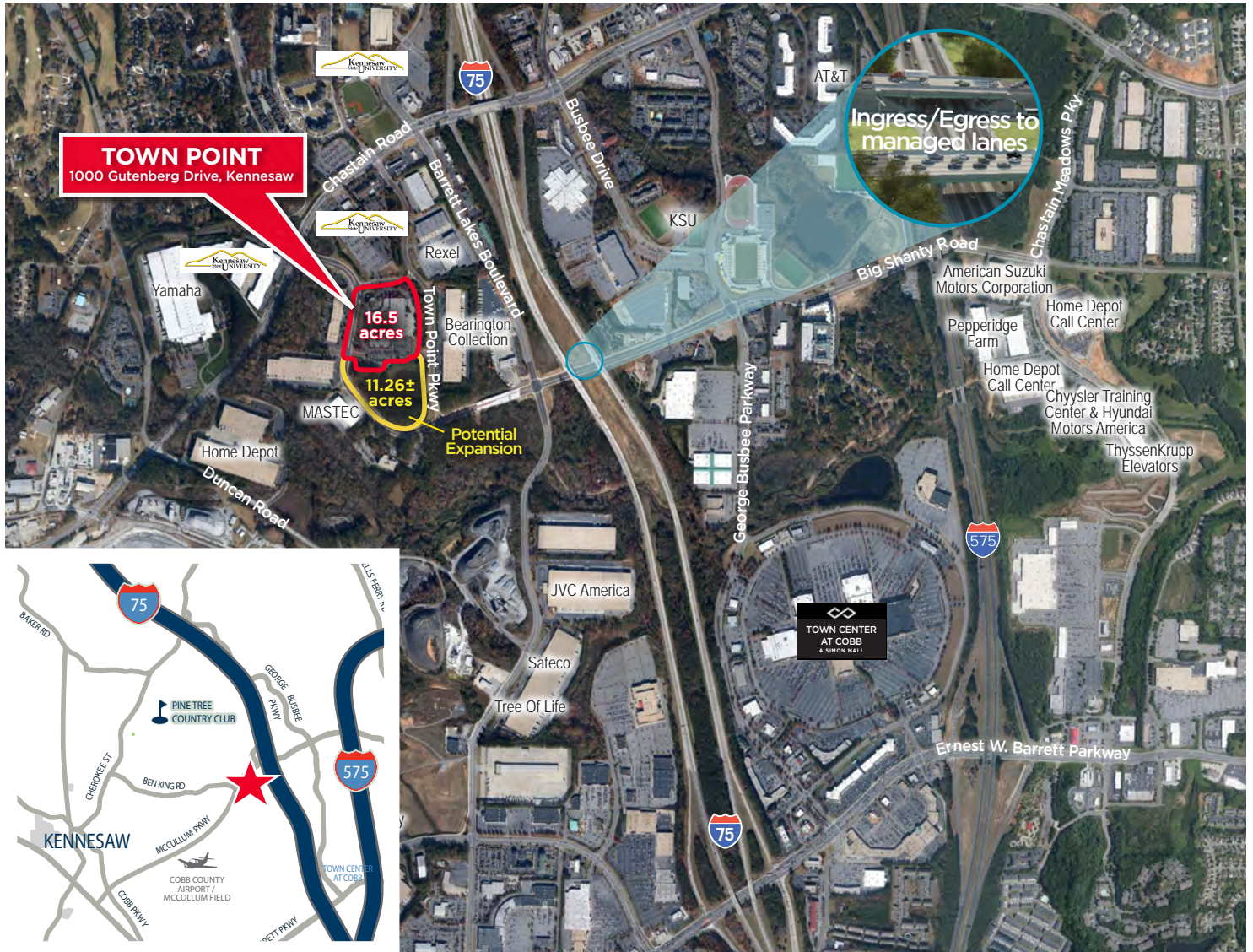
Numerous amenities in close proximity on Chastain Road and Barrett

Road Improvements

Ingress/Egress to **New GDOT Express Lanes** from Big Shanty Road less than 1 mile away

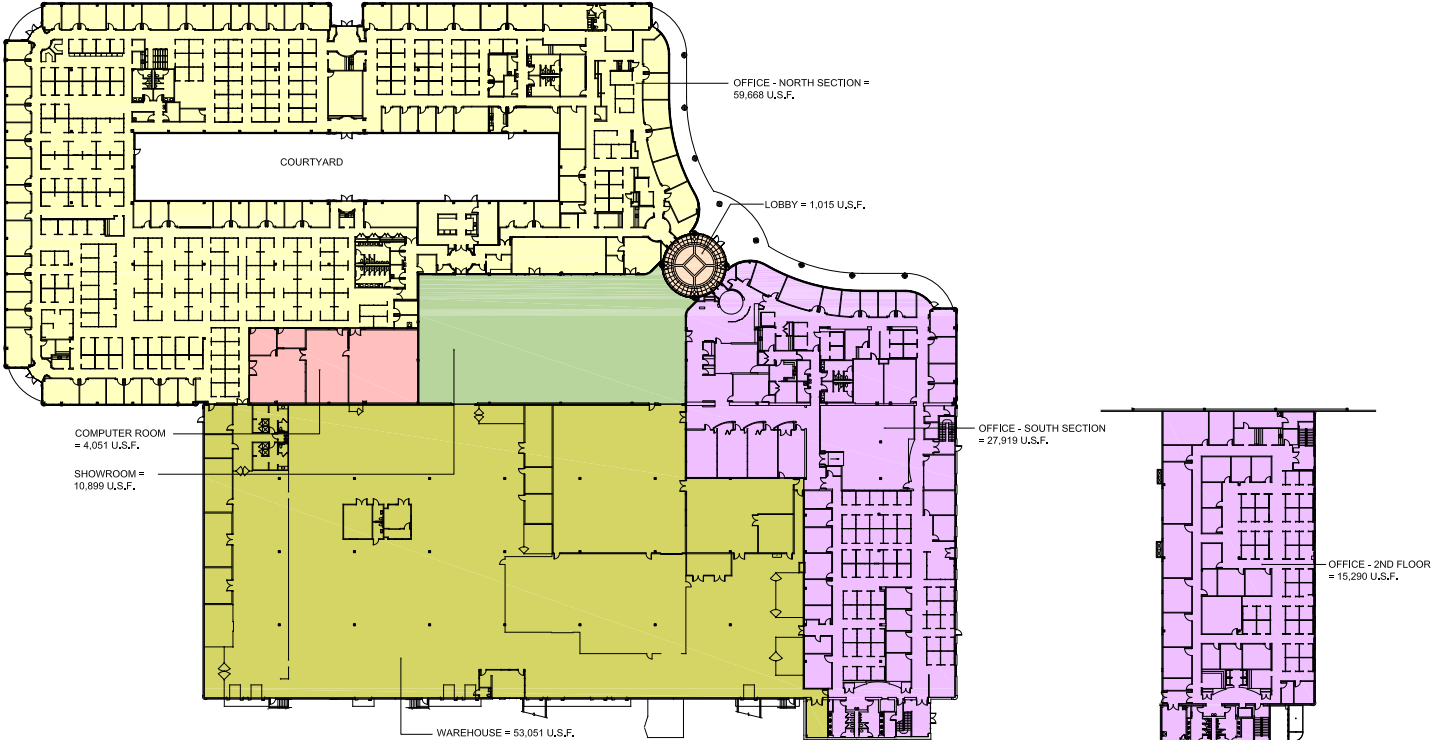
With 135,000 RSF of office and 40,900 RSF of warehouse space, **Town Point** is ideal for a headquarters, call center, back office, education, training, light assembly or distribution facility.

AVAILABLE 175,900 RSF Flex Office Building



Town Point

FLOOR PLAN



FIRST FLOOR PLAN


SECOND FLOOR PLAN



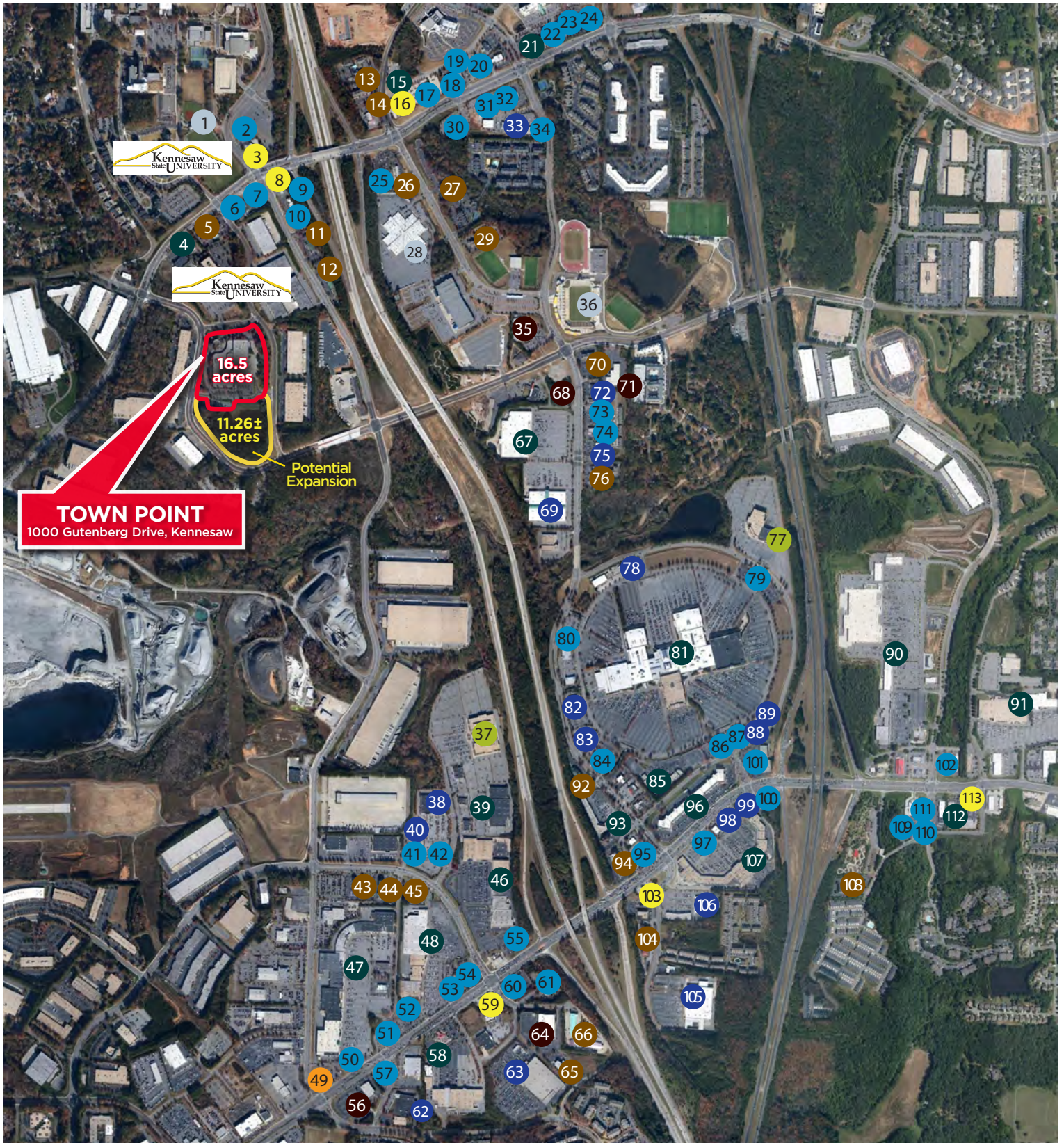
Town Point

AMENITY BASE

- SCHOOL
- GAS STATION
- HOTEL
- PUBLIC / CIVIL
- RESTAURANT
- SHOPPING CENTER
- RETAIL
- BANK
- CINEMA

- | | | | | |
|--|---|--|---|---|
| <p>1  Kennesaw State UNIVERSITY</p> <p>2 Waffle House</p> <p>3 Shell</p> <p>4 113 Chastain Rd
<i>Mellow Mushroom
Jimmy John's
Wingstop</i></p> <p>5 SpringHill Suites</p> <p>6 Mediterranean Grill</p> <p>7 Wendy's</p> <p>8 Citgo</p> <p>9 Arby's</p> <p>10 Taco Bell</p> <p>11 Baymont Inn & Suites</p> <p>12 Sun Suites of Kennesaw</p> <p>13 Residence Inn</p> <p>14 Fairfield Inn & Suites</p> <p>15 Zaxby's</p> <p>16 Chevron</p> <p>17 Los Reyes</p> <p>18 Panda Express</p> <p>19 Dunkin' Donuts</p> <p>20 O'Charley's</p> <p>21 600 Chastain Rd
<i>Chick-Fil-A
FedEx Office Center</i></p> <p>22 Panera Bread</p> <p>23 T.MAC</p> <p>24 Five Guys</p> <p>25 Cracker Barrel</p> <p>26 Best Western</p> <p>27 Comfort Suites</p> <p>28 KSU Center</p> <p>29 Extended Stay America</p> | <p>30 California Dreaming</p> <p>31 Starbucks</p> <p>32 Del Taco</p> <p>33 Massage Envy Spa</p> <p>34 Marlow's Tavern</p> <p>35 Iceforum</p> <p>36 KSU Stadium</p> <p>37 AMC Movie Theater</p> <p>38 hhgregg</p> <p>39 2500 Cobb Place Lane
<i>The Melting Pot
Cold Stone Creamery
Jo-Ann Fabric and Craft Stores
Georgia Patio
Ted Montana Grill
Sushi Bites</i></p> <p>40 Ambush Board Co.</p> <p>41 Joe Crab Shack</p> <p>42 Rafferty's</p> <p>43 Homewood Suites</p> <p>44 Hilton-Garden Inn</p> <p>45 Hampton Inn</p> <p>46 Barrett Place Center
<i>Michael's
Furniture Mall
Best Buy
OfficeMax
PetSmart
The Sports Authority</i></p> <p>47 Cobb Place
<i>HobbyTown USA
CostPlus
Kuroshio Sushi Bar and Grill
Bed Bath and Beyond
Willy's
National Tire & Battery
Outback
Jersey Mike's Subs</i></p> <p>48 Barrett Pavilion
<i>Target
Shoe Carnival
Old Navy
REI</i></p> <p>49 Wells Fargo</p> | <p>50 Pollo Tropical</p> <p>51 Chuck E. Cheese's</p> <p>52 Chck-Fil-A</p> <p>53 Golden Corral</p> <p>54 Chili's</p> <p>55 TGI Fridays</p> <p>56 US Post Office</p> <p>57 Steak 'n Shake</p> <p>58 Town Center Commons
<i>Bahama Breeze
Starbucks
Shane Co.
Dick's Sporting Goods
Original Mattress Factory</i></p> <p>59 BP</p> <p>60 On The Border</p> <p>61 Tilted Kilt</p> <p>62 Haverty's</p> <p>63 CostCo</p> <p>64 Brunswick Zone</p> <p>65 Wingate by Wyndam</p> <p>66 Quality Inn</p> <p>67 2911 George Busbee Pkwy
<i>Burlington Coat Factory
Baby Depots
PGA Superstore</i></p> <p>68 Children's Healthcare</p> <p>69 Garden Ridge</p> <p>70 Extended Stay America</p> <p>71 Georgia Dept of Labor</p> <p>72 Goodyear</p> <p>73 Bruster's Real Ice Cream</p> <p>74 McAlister's Deli</p> <p>75 Petland</p> <p>76 Suburban Extended Stay</p> <p>77 Regal Cinemas</p> <p>78 Alpha Graphics</p> <p>79 The Varsity</p> <p>80 Shogun Japanese</p> | <p>81 Town Center Mall
<i>Abercrombie & Fitch
abercrombie kids
Aeropostale
American Eagle Outfitters
Asian Chao
Bath & Body Works
bebe
Belk
Brookstone
Chick-fil-A
The Disney Store
Express/Express Mens
Foot Locker
Gap
JCPenny's
Macy's
Pearl Vision
Sears
Spencer's
Teavana
Zales</i></p> <p>82 REC Warehouse</p> <p>83 K&G Fashion Superstore</p> <p>84 Red Lobster</p> <p>85 Esplanade at Cobb
<i>J. Christopher's
Rockport
Thai Peppers Thai</i></p> <p>86 Fuddruckers</p> <p>87 CC's of Rome</p> <p>88 Firestone</p> <p>89 Midas</p> <p>90 Town Center Market
<i>Dot's Fashions
Walmart
PNC Bank
Dogfathers
Pacific Buffet
Game Stop
Goodwill
Spirit Halloween
Kauffman Tire</i></p> <p>91 Town Center Prado
<i>Barnes and Noble
Publix
AT&T
Stevi B's Pizza
America's Best
Ross
Party City
PetCo
KinderCare</i></p> <p>92 La Quinta Inn</p> | <p>93 Town Center Oaks
<i>Highlands Grill
SAS Shoes
Smoothie King
Penang Malaysian Cuisine
Pizza 314
Abbadabba's Cool Shoes</i></p> <p>94 Holiday Inn Express</p> <p>95 Twin Peaks</p> <p>96 Town Center at Cobb
<i>Provino's Italian
Starbucks
Smashburger
Plato's Closet
FedEx Office
Men's Warehouse and Tux
Jimmy John's
Honey Baked Ham
Cartridge World</i></p> <p>97 Olive Garden</p> <p>98 Men's Warehouse</p> <p>99 Pep Boys</p> <p>100 McDonald's</p> <p>101 Applebee's</p> <p>102 Burger King</p> <p>103 Shell</p> <p>104 Red Roof Inn</p> <p>105 The Home Depot</p> <p>106 Toys R Us</p> <p>107 Town Center Plaza
<i>Empire Beauty School
T.J. Maxx
Ippolito's
Ru San's
Marshall's
Off Broadway
Suvidha Indo-Pak Groceries</i></p> <p>108 Crestwood Suites</p> <p>109 Texas Roadhouse</p> <p>110 Zaxby's</p> <p>111 Wendy's</p> <p>112 Barret Creek
<i>Cheeseburger Bobby's
Moe's Southwest Grill
Chase Bank</i></p> <p>113 Quik Trip</p> |
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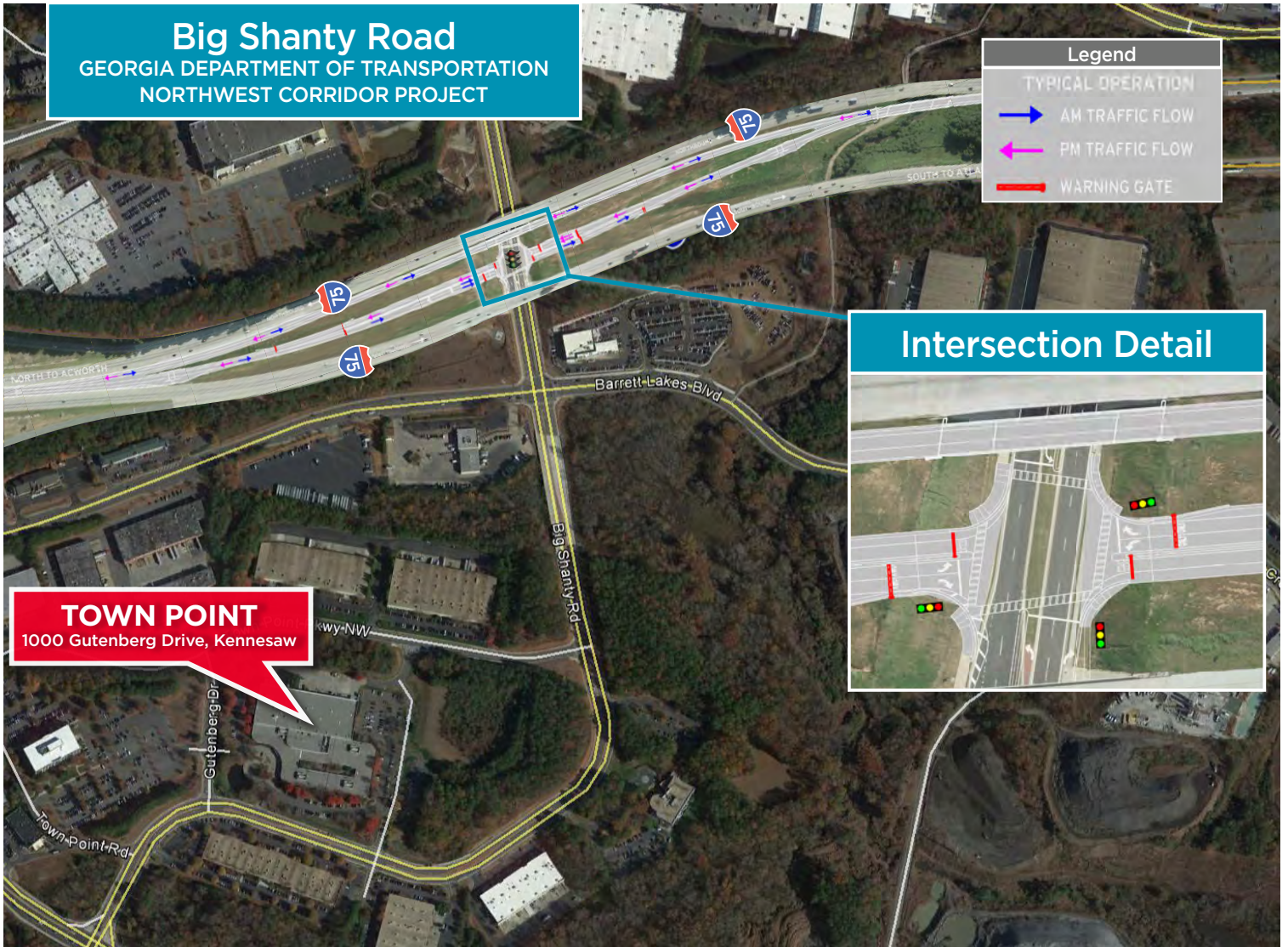
Town Point

1000 Gutenberg Drive,
Kennesaw, Georgia



Big Shanty Road

GEORGIA DEPARTMENT OF TRANSPORTATION
NORTHWEST CORRIDOR PROJECT



Legend	
TYPICAL OPERATION	
→	AM TRAFFIC FLOW
←	PM TRAFFIC FLOW
—	WARNING GATE

Intersection Detail



TOWN POINT
1000 Gutenberg Drive, Kennesaw

Source: www.gdot.ga.gov/DS/GEL/NWC

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