



**T H R E E
R A V I N I A**

3 R A V I N I A D R I V E N E | A T L A N T A , G A 3 0 3 4 6

CBRE

Take Advantage

Three Ravinia is an iconic corporate destination towering above Atlanta's vibrant Central Perimeter commercial district. Three Ravinia is the tallest office building in Atlanta outside Downtown, Midtown and Buckhead offering efficient floor plates, unobstructed 360 degree views and striking architecture making Three Ravinia one of the most recognizable buildings in the city.



CURRENT AVAILABILITIES

Suite 1950 - 3,969 RSF

Suite 1790 - 2,764 RSF

Full Floor

Suite 800 - 26,194 RSF

Suite 550 - 8,738 RSF

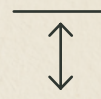
Suite 475 - 11,050 RSF



**360°
Skyline
Views**



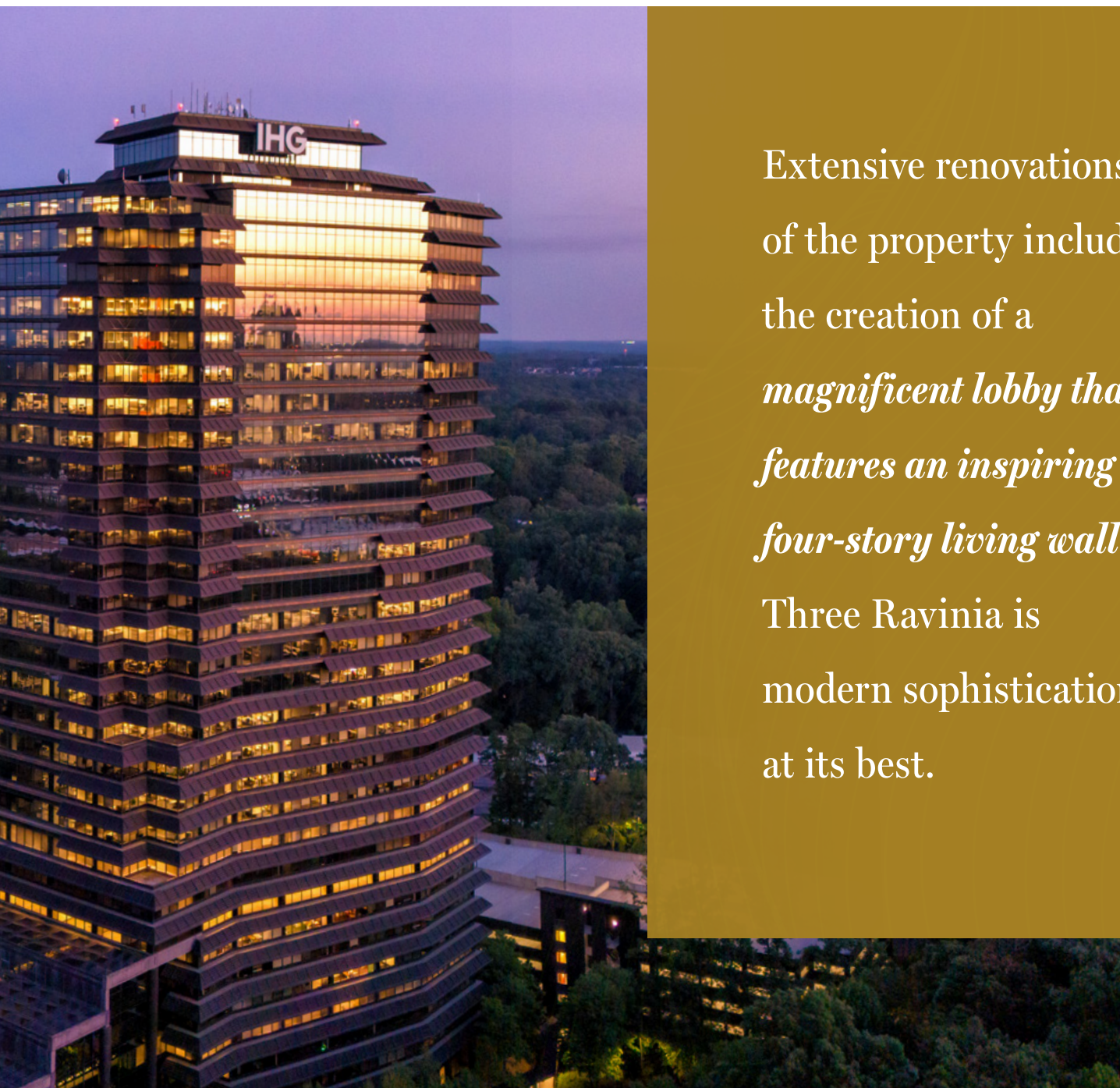
**Efficient
Floor
Plates**



**13' Tall
Ceilings**



Elevated Renovations



Extensive renovations of the property include the creation of a *magnificent lobby that features an inspiring four-story living wall.* Three Ravinia is modern sophistication at its best.



Largest living wall in the Southeast



Fully Staffed Coffee Bar
Off the Lobby - grab a pick-me-up with ease



FUEL cafe located in the lobby offers tenants healthy and affordable grab and go options, with everyday specials, a salad bar, and the option to order from a touch screen or their mobile app



Elevated Lobby built for collaboration with hospitality in mind that serves as an extension of your workspace

\$21.7M
RENOVATIONS



Fitness & Conference Facilities



Free Access
with
Towel Service



Showers & Lockers



State-of-the-Art
Equipment



POINTS OF INTEREST:

The Landing

A small dock off the pond

The Meadow

An inviting grassland area perfect for morning yoga and power hour picnics

The Overlook

A relaxing area overlooking the pond with communal table seating and lounging adirondacks for 7

The Pergola

An Elevated landing, overlooking the pond, seats 9

The Pavilion

Reserve this flat landing for private events, up to 40 guests

The Streamside

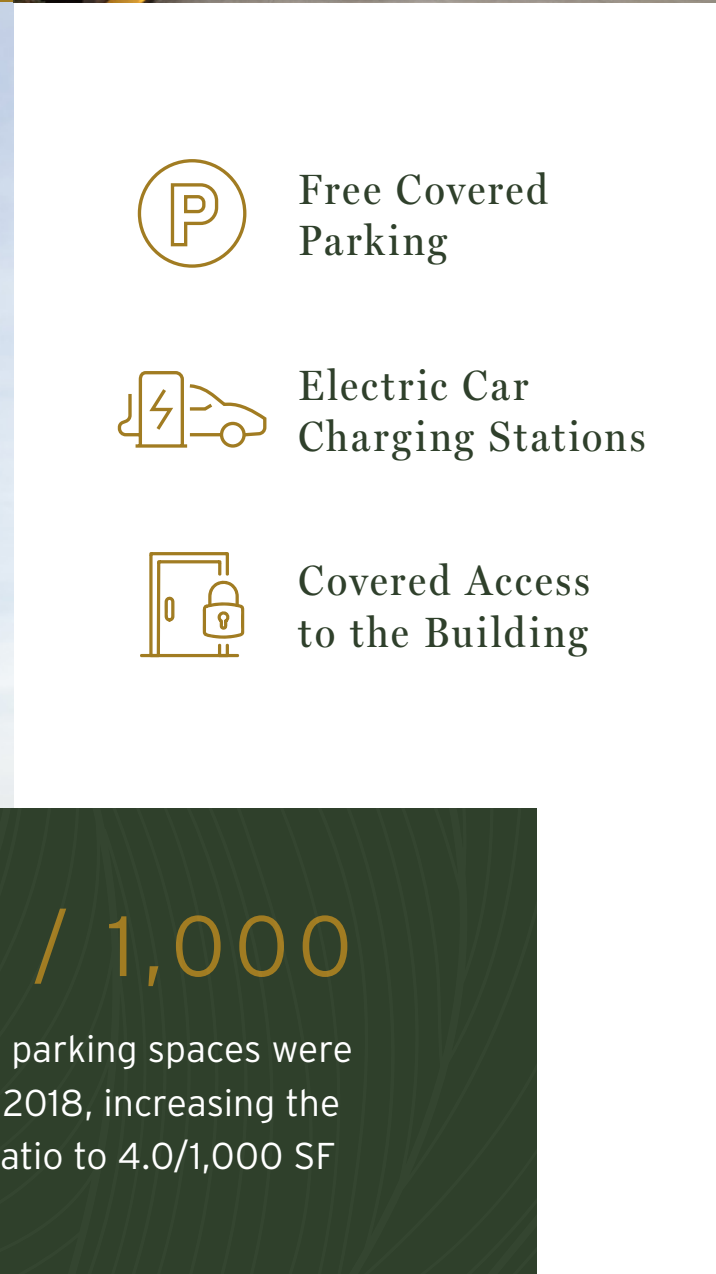
A perfect place to work or converse, seats 13

ADDITIONAL ON-SITE AMENITIES

Over 2 miles of trails for biking or running

65 person conference center with state of the art AV services

Car wash & dry cleaning service



450 New parking spaces were added in 2018, increasing the parking ratio to 4.0/1,000 SF

This map illustrates the Perimeter area in Atlanta, Georgia, highlighting various commercial and healthcare facilities. The map is color-coded to represent different types of establishments: RETAIL (dark green), RESTAURANTS (brown), BANKS (light green), and HOTELS (grey). Major roads shown include I-285, I-19, Barfield Rd, Peachtree Dunwoody Rd, Perimeter Center Pkwy, Perimeter Summit Pkwy, Ashford Dunwoody Rd, and Lake Hearn Dr. Key locations include Perimeter Place, Perimeter Mall, Perimeter Center N, and Perimeter Center E. The map also shows the locations of Northside Hospital and St. Joseph's Hospital. A legend at the top right identifies the color-coding: RETAIL (dark green), RESTAURANTS (brown), BANKS (light green), and HOTELS (grey). A large 'THREE RAVINIA' logo is prominently displayed in the center-right area of the map.

Legend:

- RETAIL
- RESTAURANTS
- BANKS
- HOTELS

Map Labels:

- Hotels:** SpringHill Suites, Homewood Suites, Extended Stay Perimeter, Marriott Courtyard, La Quinta, Hilton Suites, Home2Suites by Hilton, Comfort Inn, Extended Stay, Westin at Concourse.
- Retail:** TJ Maxx, Haverly's Furniture, Academy Sports, PetSmart, Total Wine and More, FedEx, Michael's, Ross, Super Target, Barnes & Noble, CAVA, La Madeleine, Honey Baked Ham, Fugu Express, Tiff's Treats, REI, Vitamin Shoppe, Costco, Home Depot, Top Korean BBQ, El Azteca, Bryan's Place, HotWorx, Dillard's, Macy's, Nordstrom, Von Maur, Ravinia Crowne Plaza, Iron Hill Brewery, Del Frisco's Double Eagle Steakhouse, Newk's Eatery, Chipotle, Sweet Green, Fleming's, Tin Lizzy's, Crunch Fitness, Yonder Yoga, Tin Drum, Panera Bread.
- Restaurants:** Chick-fil-A, Piece of Cake, Jersey Mike's, Tropical Smoothie, Joey D's Oak Room, Superica, Hawkers, Taco Mac, HobNob, Olive Garden, J. Alexander's, Jason's Deli, Café Intermezzo, Eclipse Di Luna, McKendrick's, Sage Woodfire Tavern, The Brass Tap, Cinco Mexican Cantina, Breakers Korean BBQ, Cheesecake Factory, Maggiano's, Chick-Fil-A, Ruscello, Shake Shack, Lazy Dog Restaurant & Bar, Buffalo Wild Wings.
- Banks:** Wells Fargo.
- Healthcare:** Northside Hospital, St. Joseph's Hospital.
- Other:** LA Fitness, Dick's Sporting Goods, Office Depot, HomeGoods, Wendy's, REI, Peachtree Dunwoody Rd, Hammond Drive, Einstein's Publix, Willy's Mexican Grill, Buon Fornello Cafe, Chin-Chin, Domino's, Hopdoddy's Burger Bar, Sugar Shane's, Rush Bowls, Local Expedition Wood Fired Grill, Just Love Coffee Cafe, The Derby, Starbucks, Louisiana, Bistreaux Seafood, El Azteca, Bryan's Place, HotWorx, Dillard's, Macy's, Nordstrom, Von Maur, Ravinia Crowne Plaza, Iron Hill Brewery, Del Frisco's Double Eagle Steakhouse, Newk's Eatery, Chipotle, Sweet Green, Fleming's, Tin Lizzy's, Crunch Fitness, Yonder Yoga, Tin Drum, Panera Bread.

Crown Plaza Ravinia

Transforming 285 & 400



Connected through
the Walking Trails
at Three Ravinia



Full-Service
New American
Restaurant



Back Yard
Seasonal Craft Beers
Beer Garden

\$60M In Newly-Completed
Renovations



Bypass 285 Completely,
First-off/on
Interstate Access
Quicker Arrival



40% Increased
Traffic Flow
Reduced Travel Time



Enhanced
Safety
Fewer Accidents





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