



# FACTS AND STATS



THREE  
RAVINIA

<b>Building Name:</b>	Three Ravinia Drive
<b>Address:</b>	Three Ravinia Drive, Atlanta, Georgia 30346
<b>Owner:</b>	Preferred Apartment Communities Operating Partnership, L.P.
<b>Purchase Date:</b>	May 2013
<b>Original Developer:</b>	Hines
<b>Design Architect:</b>	Roche, Dinkeloo & Associates
<b>Year Completed:</b>	1991
<b>Class:</b>	A
<b>Submarket:</b>	Central Perimeter
<b>Total Building Area:</b>	813,748 square feet
<b>Hours of Operation:</b>	M-F 7:00 a.m.-6:00 p.m.; Sat 8:00 a.m.-1:00 p.m.
<b>Number of Stories:</b>	31 floors
<b>Exterior Materials:</b>	Glass & steel
<b>Type of Construction:</b>	Reinforced concrete
<b>Typical Floor Plate:</b>	25,000 rentable square feet
<b>Ceiling Height:</b>	9'
<b>Mullion Space:</b>	Typical office mullion 60"
<b>Lighting:</b>	T-8 bulbs, 277V electronic ballasts, 34 watt 3 lamp system
<b>Glazing System:</b>	Neoprene sponge gaskets (exterior) Neoprene wedge gaskets (interior)
<b># of Elevators:</b>	20 elevators; includes two service elevators and four parking deck elevators

For more information, please contact the leasing team:

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<b>Security:</b>	24-hour security
<b>Fire Safety:</b>	Duct smoke detectors, elevator lobby smoke detectors, and tamper and flow switches in the sprinkler risers. The entire building has sprinkler coverage. There are two fire exit stairways on each floor.
<b>Mechanical:</b>	Four large chillers; three 670-ton chillers and one 350-ton chiller
<b>Ingress/Egress:</b>	Ravinia Drive / Ashford Dunwoody Road / I-285 Entrance off Ravinia Drive and from parking deck
<b>HVAC After Hours Charge:</b>	\$55.00/hour
<b>Parking Ratio:</b>	3.25/1000 USF; free unreserved; paid reserved parking; 75 low-emission vehicle parking spaces
<b>Visitor Parking:</b>	Free for first 20 minutes; validation stamps available
<b>Amenities:</b>	Tenant services program, offering complimentary concierge services  Adjacent to the Crowne Plaza Hotel with three restaurants, Grand Ravinia Ballroom and an amphitheater  Connected via walkway to Crowne Plaza, Starbucks and Perimeter Mall  Brand-new Fitness Center under construction  Brand-new Conference Center under construction  On-site café with WiFi  Sundry shop with newstand  Dry cleaners & shoe repair  Free shuttle service to MARTA & Perimeter Mall with “Shuttle Locator” app for smartphones  Largest indoor botanical conservatory in the Southeast (seven stories)
<b>Sustainability:</b>	LEED® Certification: 2009 Energy Star

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# SITE PLAN



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# AMENITIES



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## DINING

1. Maggiano's/ Corner Bakery
2. Garrison's
3. Goldfish
4. Cheesecake Factory
5. McKendrick's
6. Alon's Bakery
7. Sage Woodfire Perimeter
8. Villa Christina
9. Chequers Bar & Grill
10. Joey D's
11. Brio Tuscan Grill
12. PF Chang's
13. McCormick & Schmick's
14. Houston's
15. Seasons 52
16. Chili's
17. Macaroni Grill
18. Chick-Fil-A
19. Einstein Bros Bagels
20. Carraba's
21. Flemings
22. Uncle Julio's Casa Grande
23. Doc Greens
24. California Pizza Kitchen

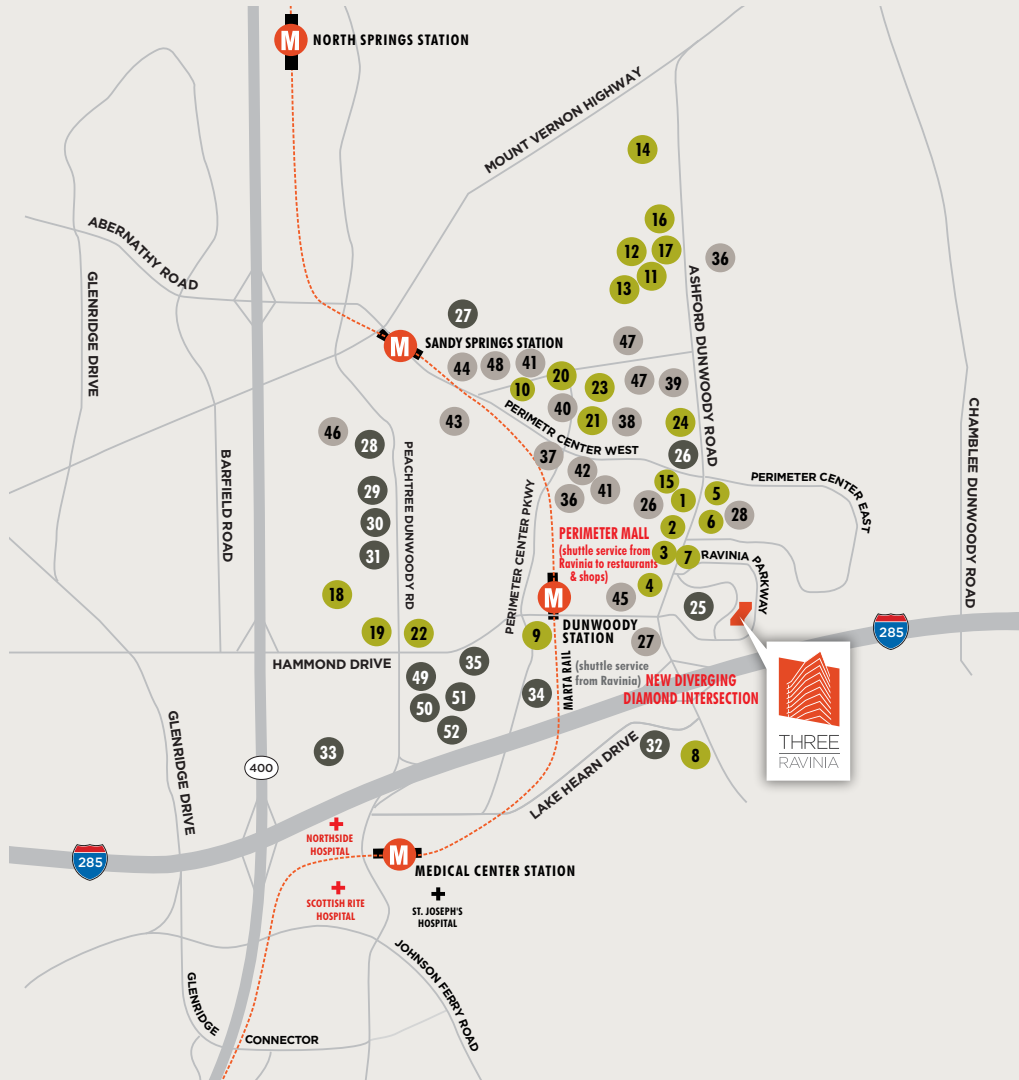
## LODGING

25. Crowne Plaza Ravinia
26. W Hotel
27. Embassy Suites
28. Sierra Suites
29. Marriott Courtyard
30. Microtel
31. La Quinta Inn
32. Hilton Garden Inn
33. Westin
34. Marriott Hotel
35. Fairfield Inn

## SHOPPING/ ENTERTAINMENT

36. Perimeter Mall
37. The Container Store
38. Restoration Hardware
39. Barnes & Noble
40. FedEx Kinko's
41. SunTrust
42. Wells Fargo
43. Fidelity National Bank
44. United Artist Theaters
45. The Home Depot
46. Costco
47. Super Target
48. REI
49. Old Navy
50. Off Broadway Shoes
51. Men's Wearhouse
52. Best Buy

MARTA STATION



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