

FIVE RAVINIA



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NAI Brannen Goddard

I. EXECUTIVE SUMMARY

NAI Brannen Goddard is pleased to present 5 Ravinia, a 7,351 square foot office building set in the middle of the iconic Ravinia office park. Ravinia is a 42-acre development that incorporates 1.6+ million square feet of office space, a 500-room Crowne Plaza Hotel and the award-winning Ravinia Gardens. This is a unique opportunity to own a building that is immediately known and has no equal.

Tours are available to qualified prospects by appointment only. Please contact Stan Williams or McNeill Stokes for additional information or to schedule a tour.



FIVE RAVINIA

PROPERTY SPECIFICS

- **Address:** 5 Ravinia Drive, Dunwoody, Georgia 30346
- **Building Square Footage:** 7,351 SF
- **Parking:** 22 parks (2 in front, 20 in deck)
- **Parcel ID:** 18 347 01 003 (to be subdivided)
- **Municipality:** Dunwoody
- **Zoning:** O-I Conditional
- **Perimeter Community Improvement District**
- **Ravinia Property Owners Association**

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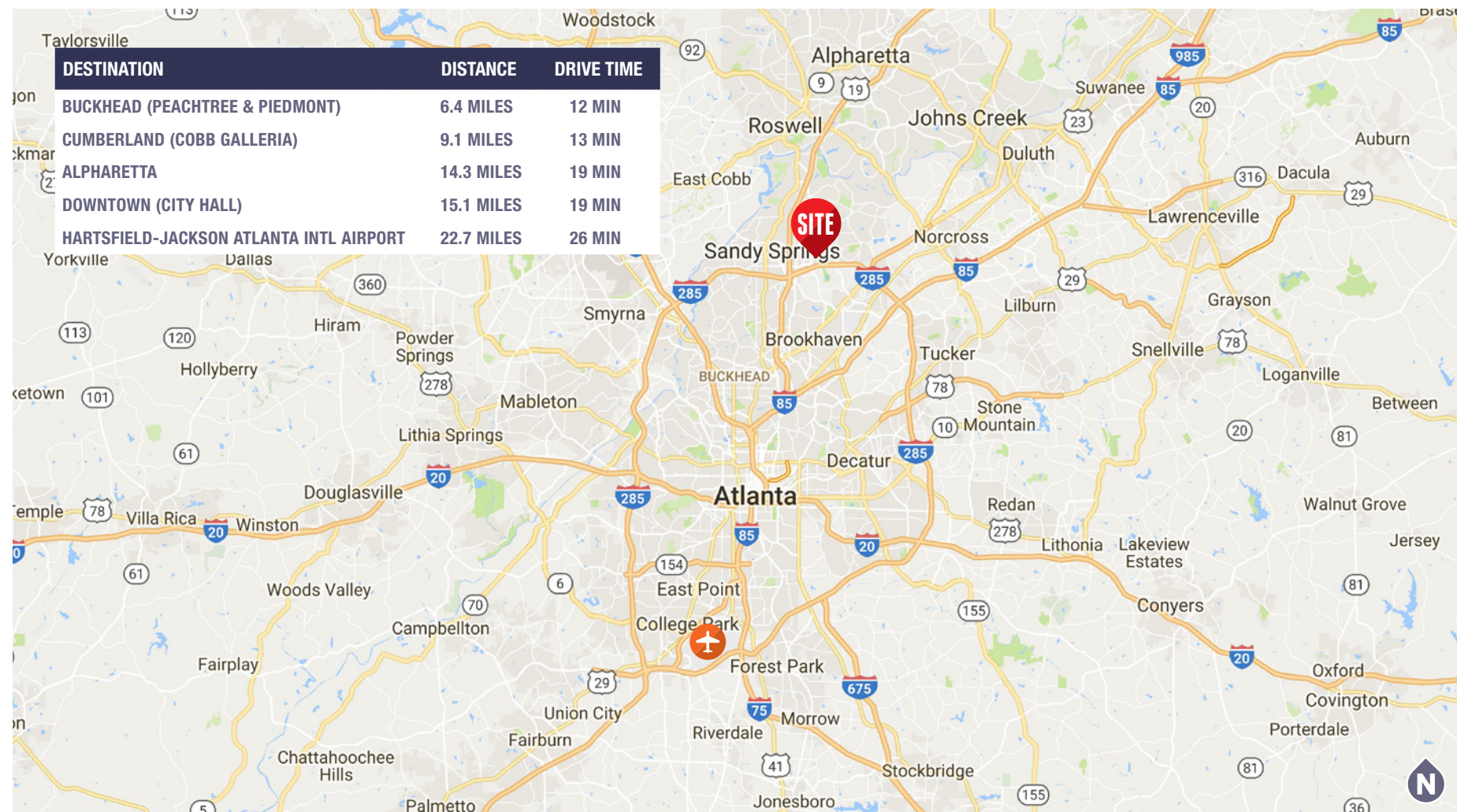
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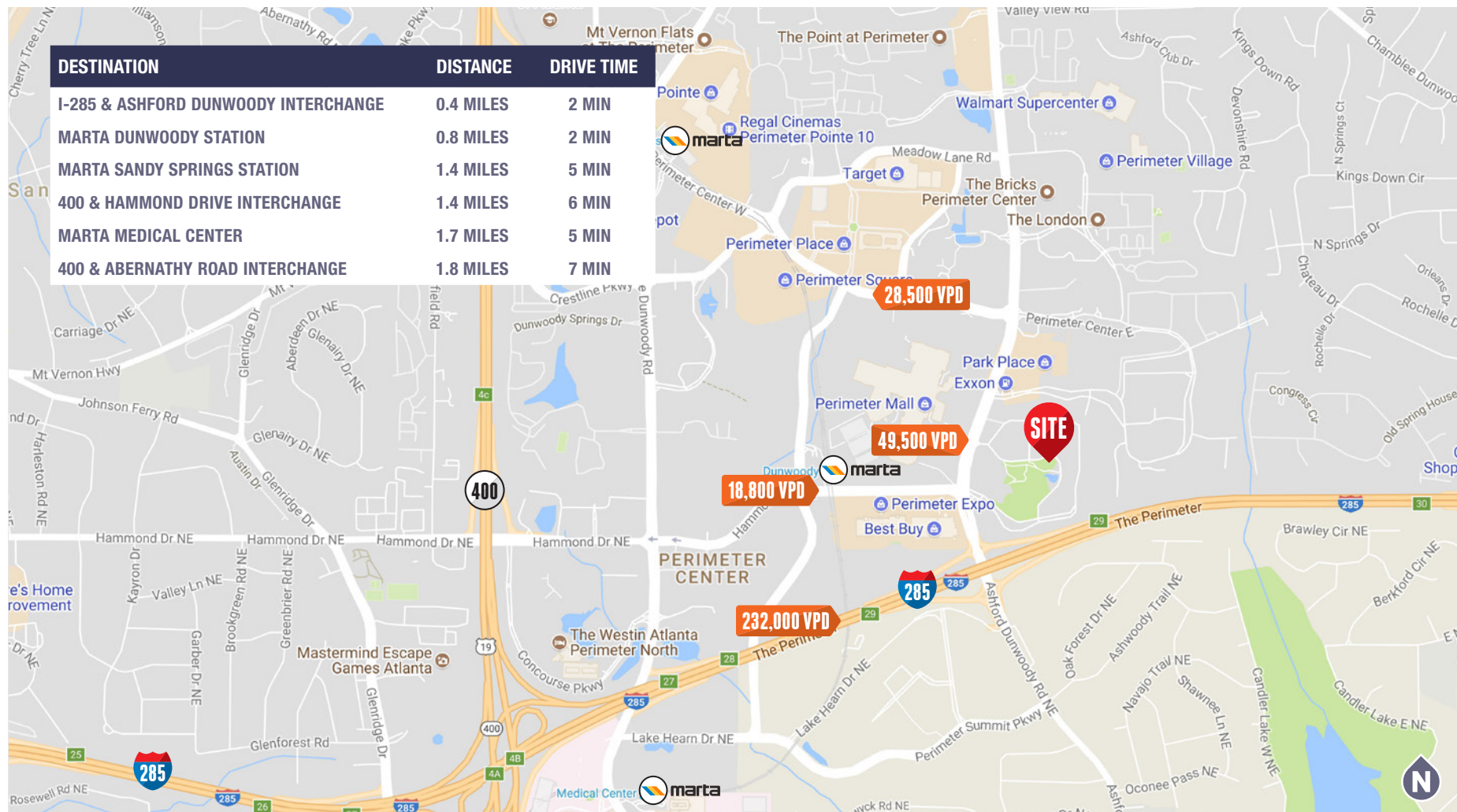
II. PROPERTY OVERVIEW

LOCATION MAP - ATLANTA



II. PROPERTY OVERVIEW

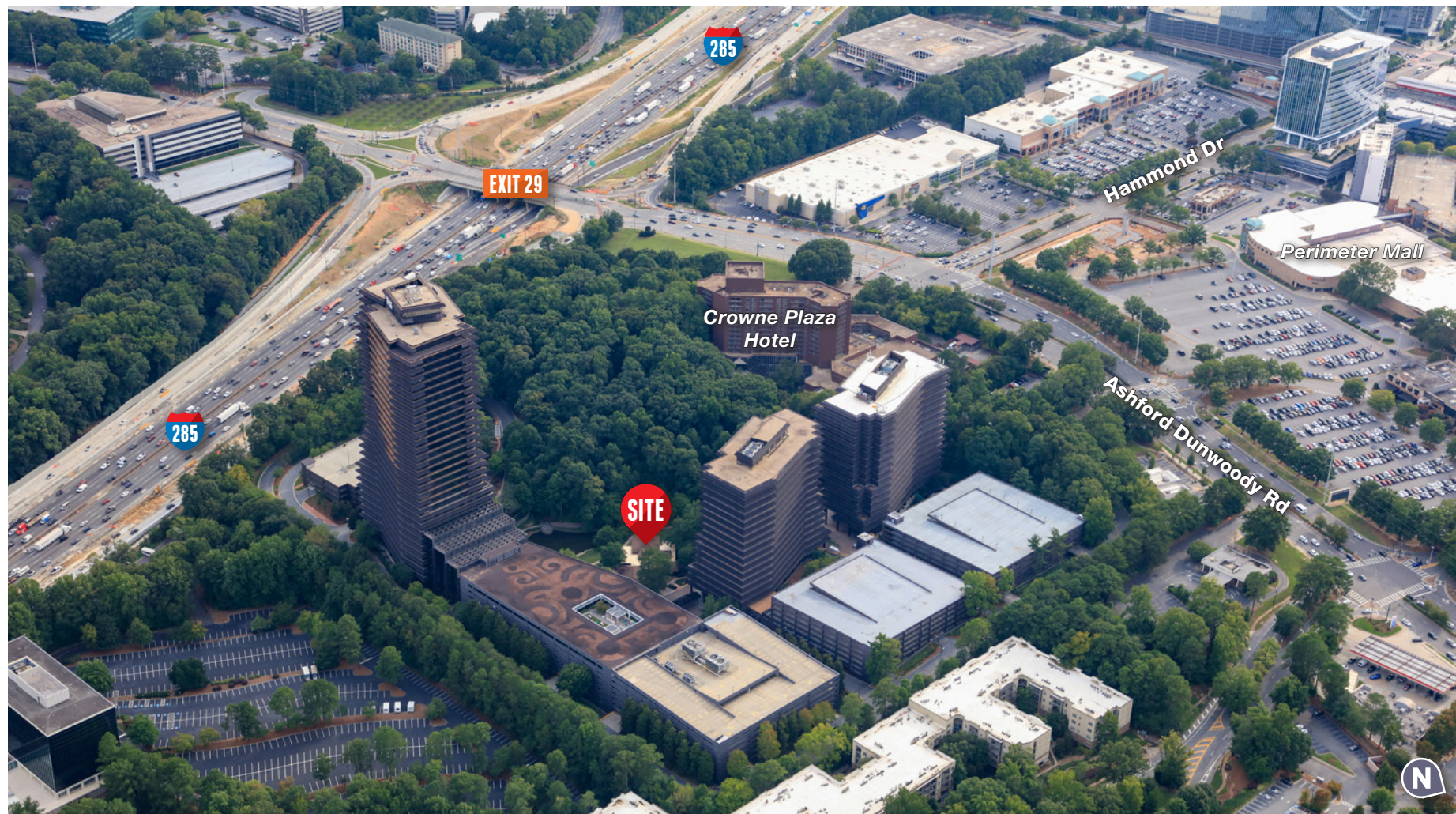
LOCATION MAP - DUNWOODY



II. PROPERTY OVERVIEW

OBLIQUE VIEW

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II. PROPERTY OVERVIEW

FLOORPLAN

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II. PROPERTY OVERVIEW

OFFICE INTERIOR



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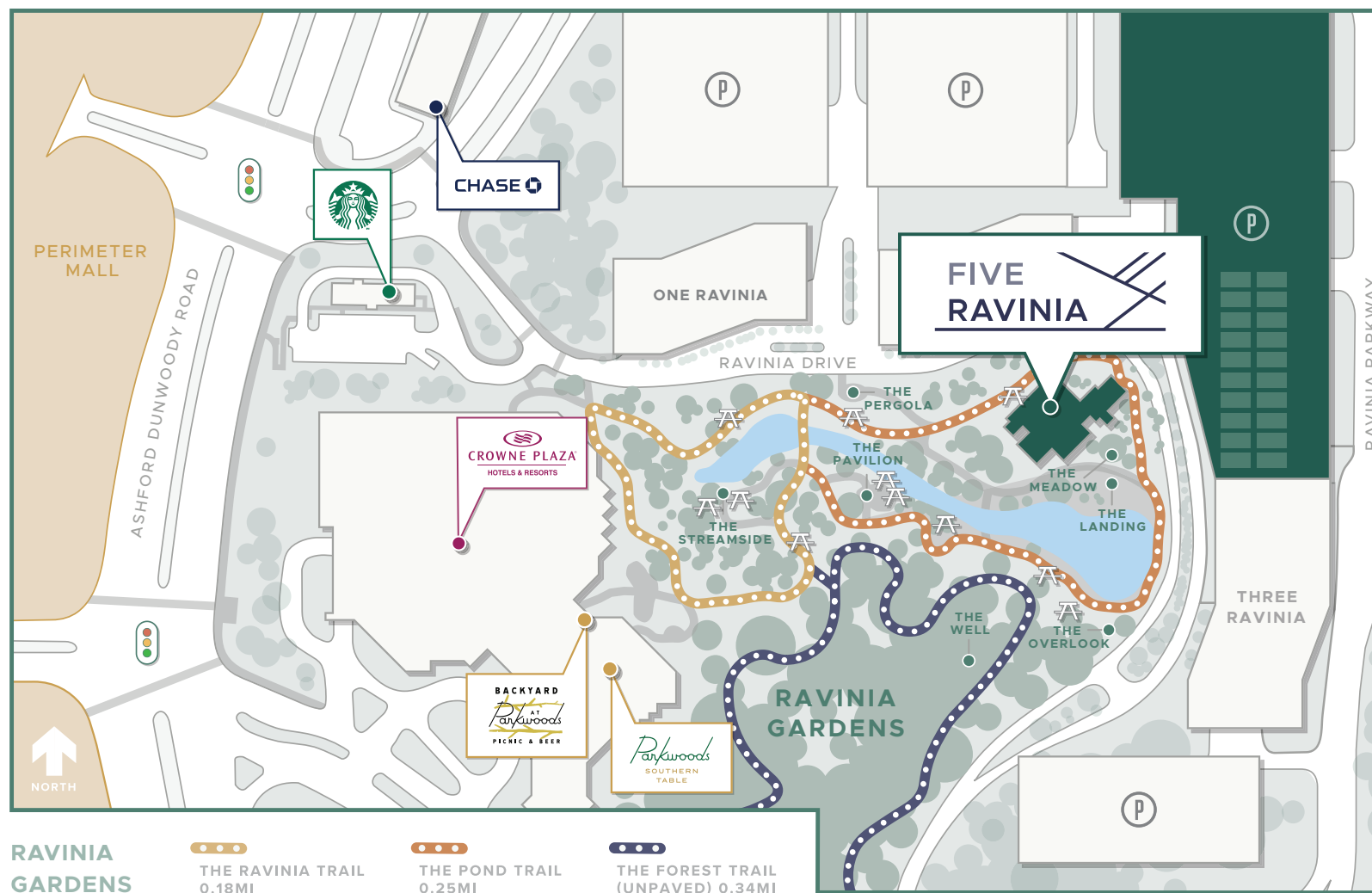
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II. PROPERTY OVERVIEW

RAVINIA MASTER PLAN



II. PROPERTY OVERVIEW

RAVINIA GARDENS

The Ravinia Gardens feature a pond with running streams, over .75 miles of walk/jog/run trails in three loops, and abundant outdoor seating. The gardens have free WiFi around the pond. It's a private garden open to the Ravinia Community only and maintained by the Ravinia Property Owners Association.

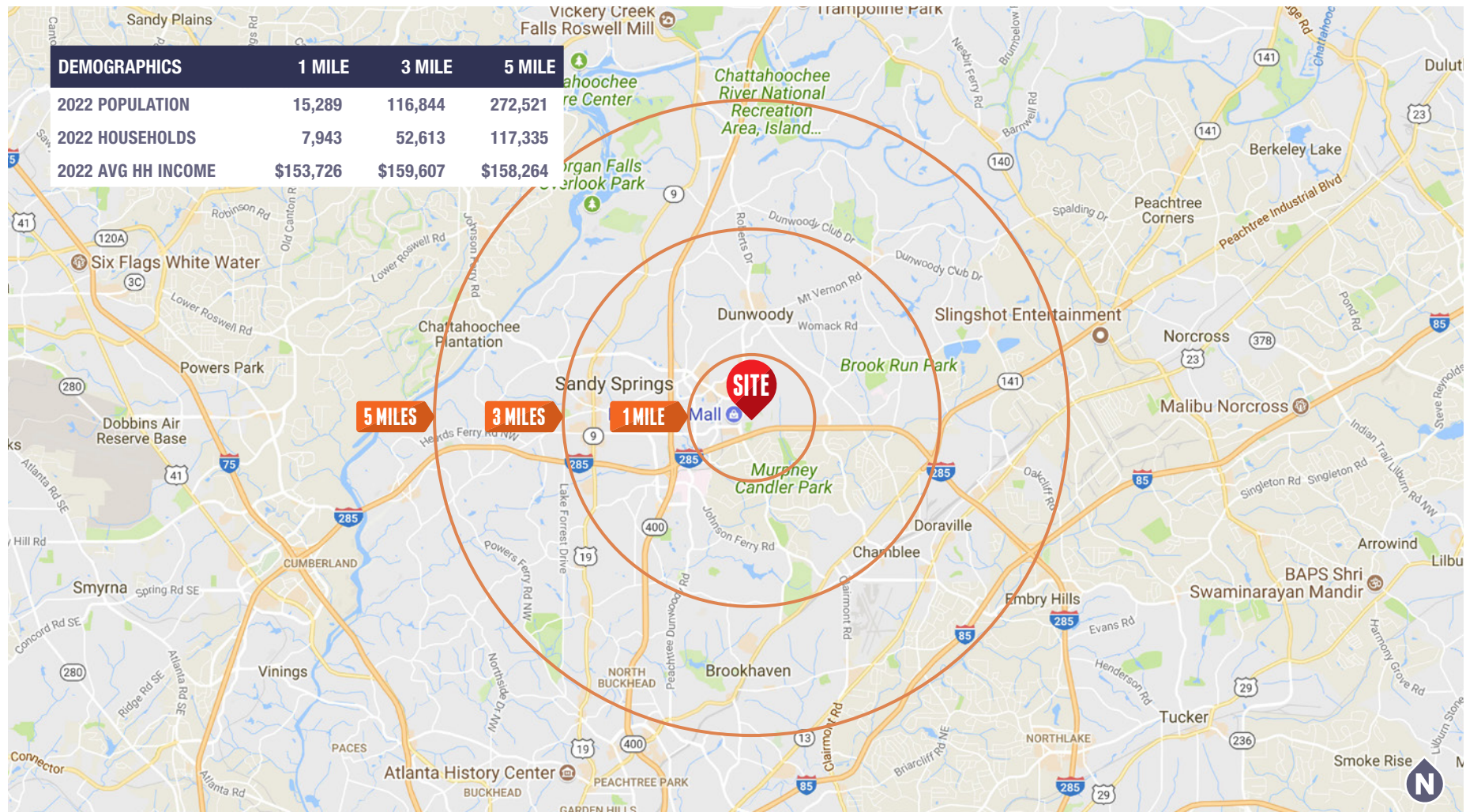


POINTS OF INTEREST

- **The Landing** - a small dock off the pond
- **The Meadow** - a piece of grassland perfect for outdoor yoga or a picnic on a blanket
- **The Overlook** - a relaxing area to take in the pond in comfort on a cushioned sofa and armchairs or reclined in one of our Adirondack chairs (*seats up to 7*)
- **The Pavilion** - a large, stone locale to host a group, or other special event (*seats up to 30*)
- **The Pergola** - a perfect elevated vantage point to view the entire Ravinia Gardens (*seats up to 9*)
- **The Streamside** - a perfect place to work, stream a movie or enjoy lunch (*seats up to 13*)
- **The Well** - a site to see on your walk, jog or run through the dense forest of the Ravinia Gardens

II. PROPERTY OVERVIEW

DEMOGRAPHICS



III. CENTRAL PERIMETER MARKET

SIGNIFICANT DEVELOPMENTS

FIVE RAVINIA



HIGH STREET

A 42-acre mixed-use development with a bold and transformative vision to create the heart of a community within Perimeter Center. In total, High Street plans 8M SF of mixed-use development with 3,000 residential units, 150,000 SF of retail, 672,000 SF of office, and 400 hotel rooms. Currently Phase 1 is under construction with 150,000 SF of retail, 90,000 SF of loft office, 600 luxury apartments and a 3/4 acre signature park.

0.8 Miles from Site



ASHFORD LANE

Perimeter Place is undergoing a complete redesign and rebrand as Ashford Lane. This community hub will feature a 70,000 SF central lawn, outposts of intown hotspots like Grana, Superica, and Hawkers, and popular casual eateries including Sweetgreen, Brown Bag Seafood, and Jeni's Splendid Ice Creams. The most unique to the area is a new food hall called the Hall at Ashford Lane.

1.0 Miles from Site



PERIMETER MARKETPLACE

A 68,077 SF Publix-anchored shopping center situated on the corner of Ashford Dunwoody Road and Meadow Lane Road opened in June of 2022. Additional tenants include Chopt, Chicken Salad Chick, First Watch, and [solidcore].

1.0 Miles from Site



STATE FARM'S PARK CENTER

State Farm's Park Center has completed Building 3 of their 2.2M SF employment hub located on Hammond Road in Dunwoody. It will be the largest corporate office project in metro Atlanta's history. Building 1 was completed in 2017 as a 26-story, 602,000 SF office tower. Building 2 was completed in 2020 and Building 3 was completed in 2021 for an additional 1.1M SF. Upon completion, Park Center will house 8,000 State Farm employees.

0.9 Miles from Site

III. CENTRAL PERIMETER MARKET

RETAIL AERIAL

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III. CENTRAL PERIMETER MARKET

RESTAURANT AERIAL

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III. CENTRAL PERIMETER MARKET

KEY FACTS

 **158,264** average income in 5-mile radius



198,000 employees

one of the largest employment centers in the Southeast

10,400,000 SF

restaurants & retail



 = 1 million square foot



more than
15,000
companies

83% of residents in 1-mile radius hold **Bachelor Degree or higher**



3rd largest office market
in Metro Atlanta

with over

37,000,000 SF Office



← 5-mile radius

272,500

people in 5-mile radius

 = 10,000 people



largest concentration of
medical facilities in Metro Atlanta

home to **six**
Fortune 500
companies

