



CHATTAHOOCHEE RIDGE OFFICE PARK

8800 Roswell Rd., Sandy Springs, GA 30350

PROPERTY DESCRIPTION

ADDRESS:	8800 ROSWELL ROAD, ATLANTA, GA 30350
TAX PARCEL ID:	06-0368-LL-073-1 (FULTON COUNTY)
ZONING:	C-1, COMMUNITY BUSINESS DISTRICT (FULTON COUNTY) (CITY OF SANDY SPRINGS)
YEAR BUILT/ YEAR RENOVATED:	1986 / 2001
SITE SIZE:	6.29 ACRES
TOTAL RSF:	73,725 RENTABLE SQUARE FEET IN THREE BUILDINGS
NUMBER OF FLOORS:	2-STORY BUILDINGS
TYPICAL FLOOR SIZE:	12,200± RENTABLE SQUARE FEET
PARKING:	3.5/1,000 RATIO
EXTERIOR:	MASONRY AND BRICK FRAME CONSTRUCTION WITH METAL DECKING AND CONCRETE BETWEEN FLOORS.
ROOF:	FLAT WITH RUBBER MEMBRANE AND BRICK PARAPET WALLS WITH ALUMINUM COPING CAP. ALL ROOFS WERE INSTALLED IN 2001 AND ARE COVERED BY A 25-YEAR WARRANTY.
MECHANICAL:	SUITE-SPECIFIC, ELECTRIC, HVAC UNITS LOCATED ON ROOFTOPS.
ELECTRICAL:	208 AMP SUPPLY PROVIDED PER SUITE
FIRE PROTECTION:	SMOKE DETECTORS THROUGHOUT BUILDINGS
LIGHTING:	TYPICAL BUILD-OUT INCLUDES ENERGY-EFFICIENT T-8, 2' X 4' PARABOLIC FLUORESCENT 3-TUBE FIXTURES.
CEILING SYSTEM:	9' FINISHED HEIGHT WITH 2' X 2' SUSPENDED ACOUSTICAL CEILING TILE WITH REVEALED EDGE.