

# THE FOUNTAINS

3200 Highlands Parkway • Smyrna, GA 30082





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## PROPERTY HIGHLIGHTS:

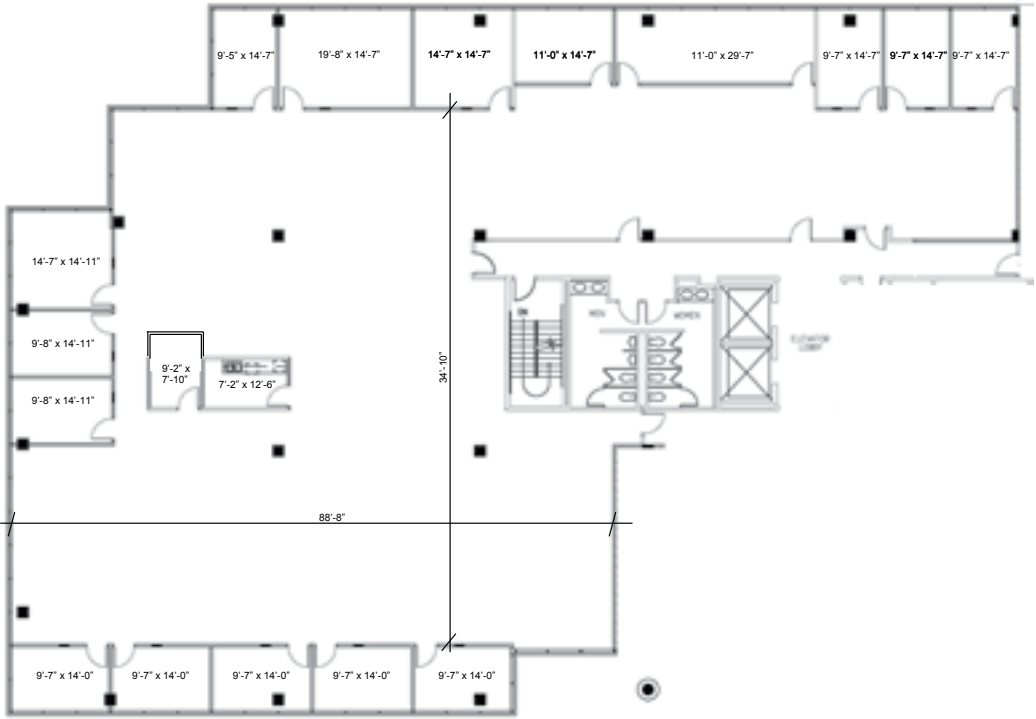
- Located off of South Cobb Drive with immediate access to I-285 and minutes from I-20 and I-75
- Convenient access to Hartsfield-Jackson International Airport (16 miles/23 minutes)
- Strong local ownership – The Simpson Organization
- Efficient 21,000-square-foot floorplates
- Building and Monument signage opportunities
- Abundant surface parking (3.3/1,000) (additional parking available for high-density user)



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## Suite 250 - 11,521 RSF

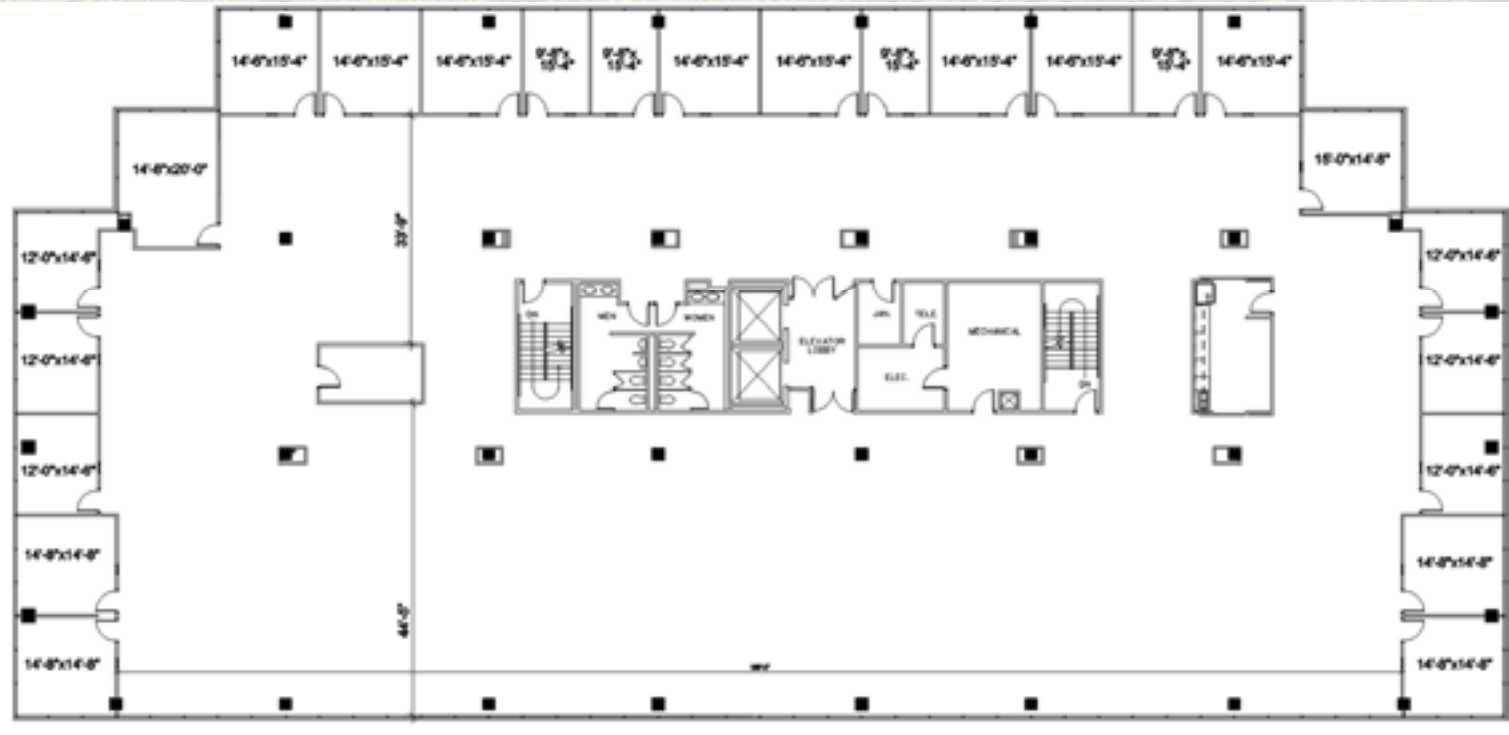




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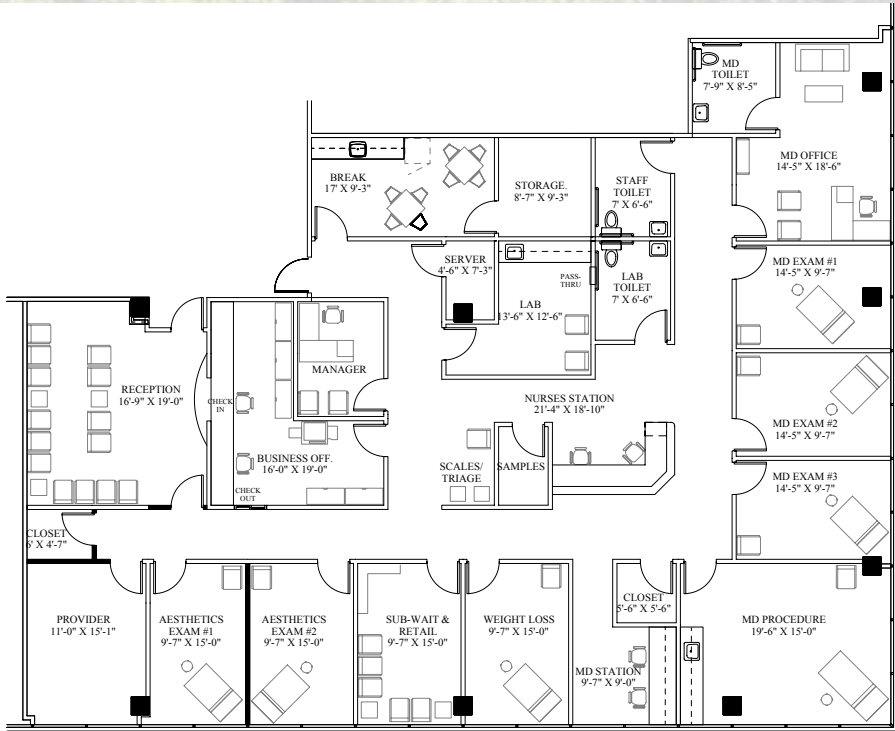
## Suite 300 - 21,831 RSF



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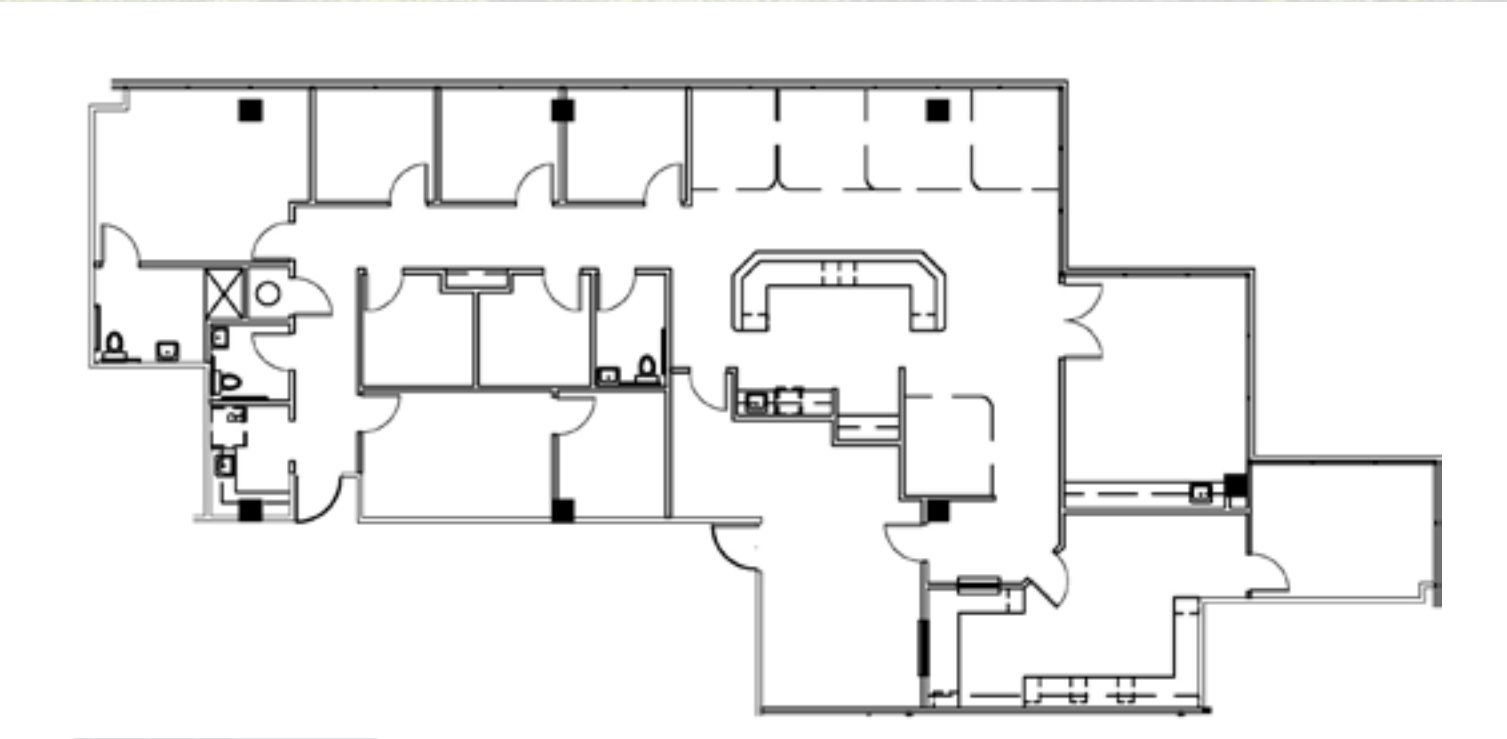
## Suite 410 - 4,842 RSF



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## Suite 420 - 4,089 RSF





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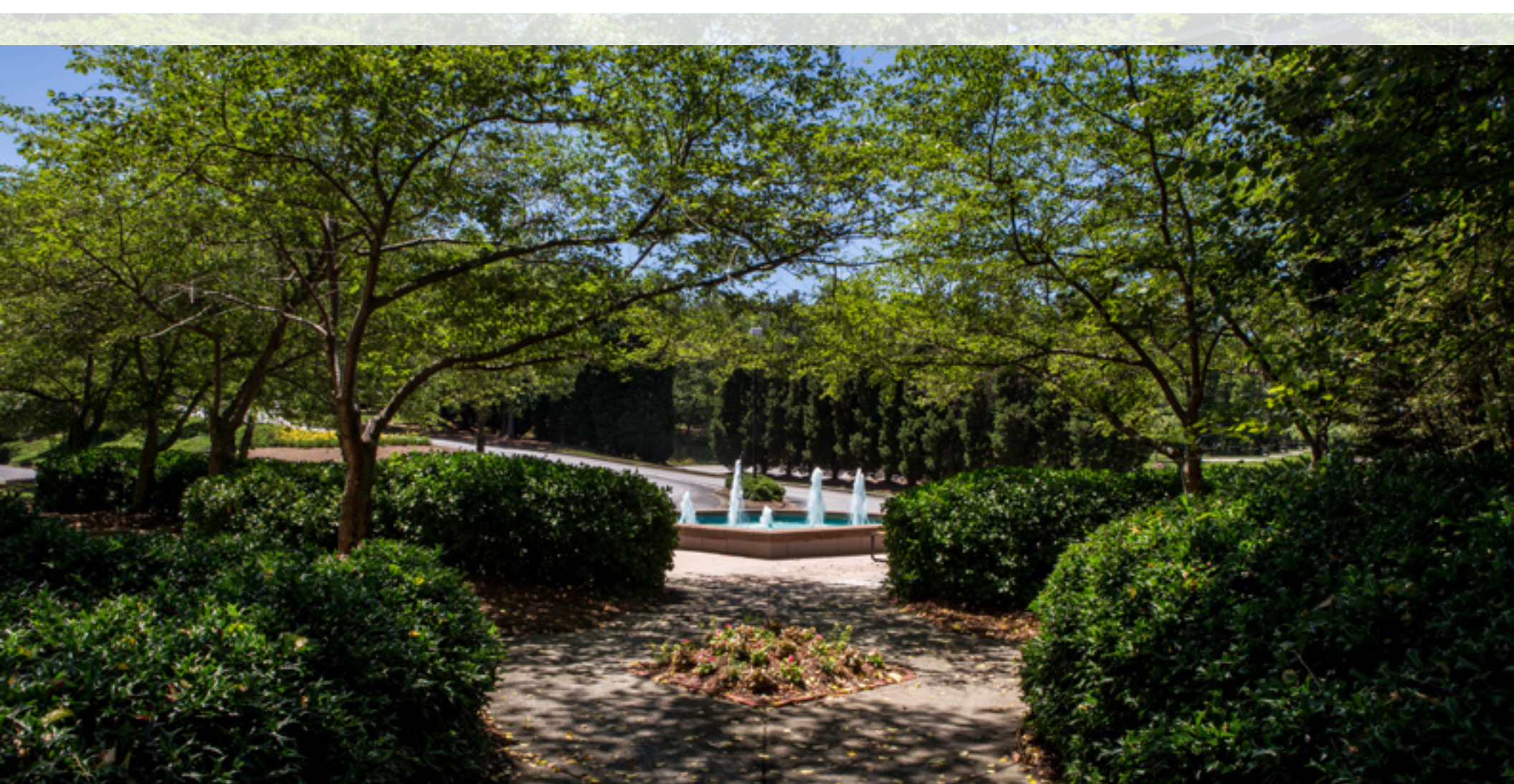
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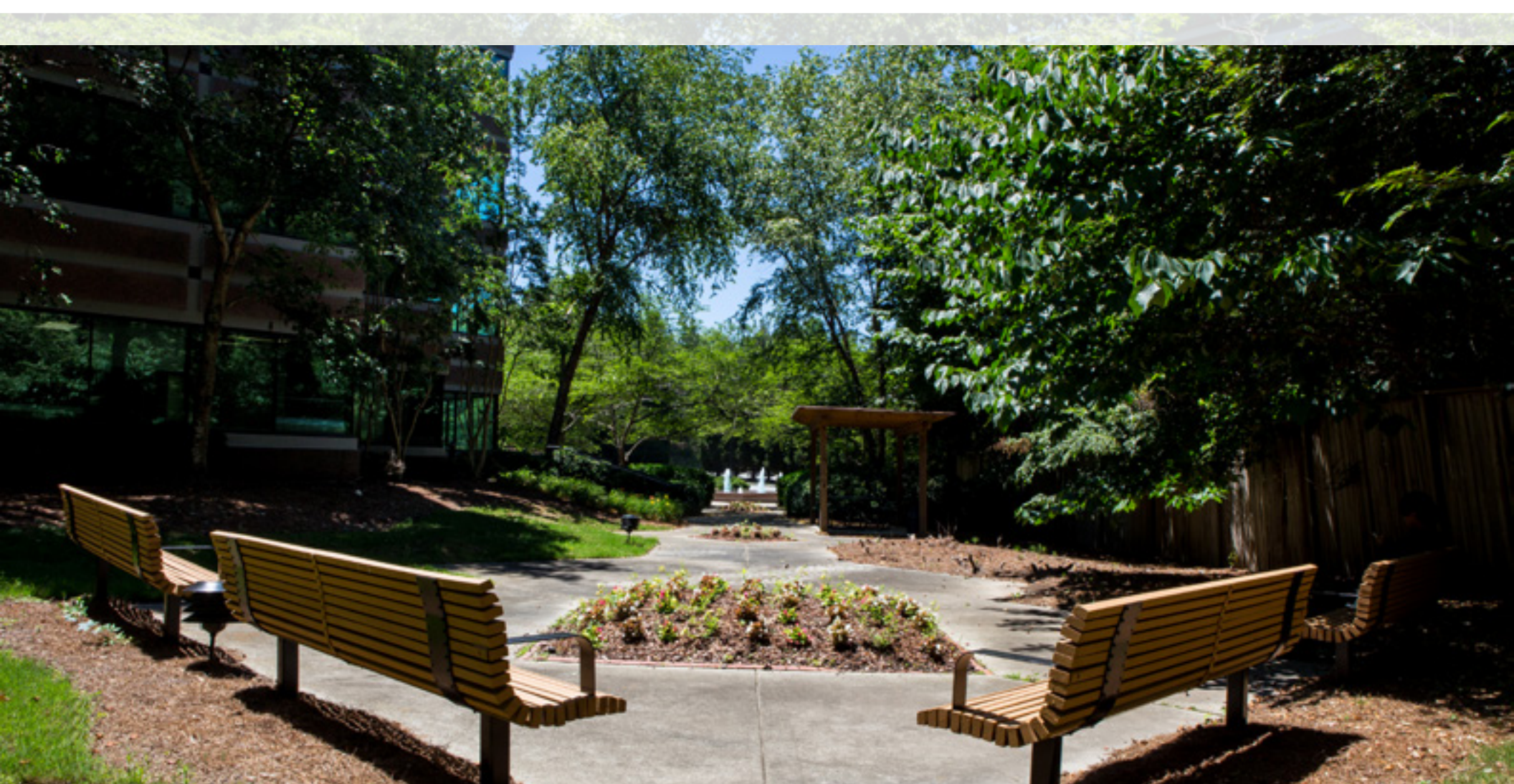
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## AREA AMENITIES:

- Numerous restaurant options
- Banking, hotel, fitness and daycare nearby
- Charming neighborhoods and a vast array of residential communities
- Close proximity to Cobb County's top rated schools

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## Amenities

### RESTAURANTS

- 1 Twisted Taco
- 2 Maru Sushi
- 3 JR Crickets
- 4 Los Bravos Mexican Restaurant
- 5 Atlanta Bread Company
- 6 South City Kitchen
- 7 Mass & Turner's Restaurant
- 8 Jim N' Nick's Bar-B-Q
- 9 Waffle House
- 10 Five Guys
- 11 Starbucks
- 12 McCray's Village Tavern
- 13 Blue Moon Pizza
- 14 Blackstone Restaurant
- 15 Monterrey Mexican Restaurant
- 16 Chin Chin
- 17 IHOP®
- 18 Chicago Pizza & Sports Grille
- 19 Buckhead Barbecue Company
- 20 Roy S Cheesesteak
- 21 Chick-fil-A®
- 22 SUBWAY® Restaurant
- 23 Zaxby's®

### SHOPPING

- 1 Publix

### FITNESS CENTERS

- 1 Workout Anytime
- 2 Titanz Fitness and Nutrition
- 3 Anytime Fitness

### BUSINESS

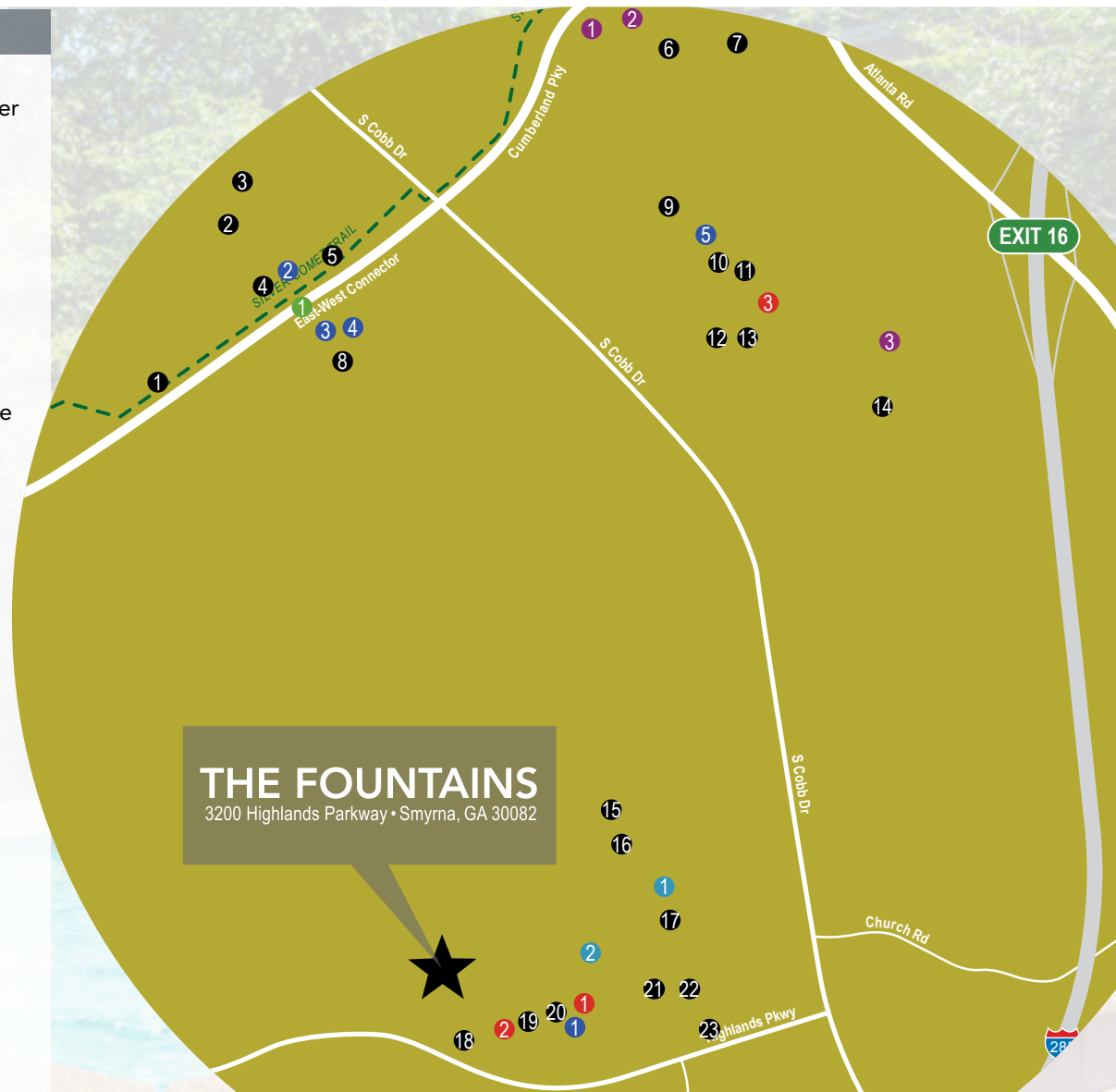
- 1 FedEx Office Ship Center
- 2 Chase
- 3 SunTrust
- 4 Bank of America
- 5 BB&T

### HOTELS

- 1 Comfort Inn & Suites
- 2 Country Inns & Suites

### SCHOOLS

- 1 Cooper Lake KinderCare
- 2 Vinings Academy
- 3 The Goddard School





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## FOR LEASING INFORMATION, CONTACT:

**Brooke Dewey**

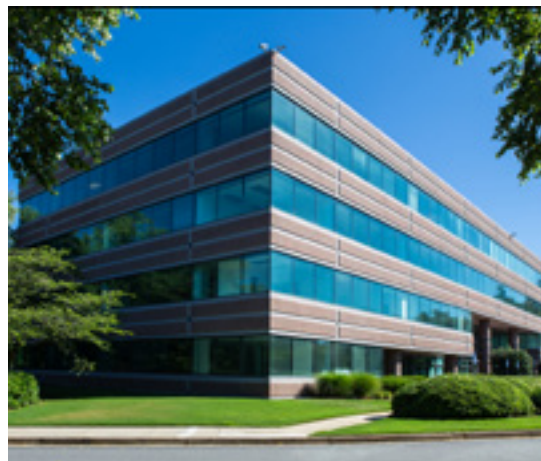
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**TSO** THE SIMPSON ORGANIZATION

