

## Two Parkway Center Fact Sheet

Location:	1800 Parkway Place Marietta, Georgia 30067		
Submarket:	Northwest		
Year Built:	1988		
Building Size:	229,390 RSF		
Landlord:	CBRE Global Investors		
Landlord Rep:	CBRE, Inc.		
Number of Floors:	12		
Typical Floor Size:	20,000 RSF		
Space Available:	159,884 RSF		
Quoted Rental Rate:	\$19.25/RSF, Full Service		
Annual Escalations:	3% on the gross		
2013 OPEX Estimate:	\$7.64/RSF		
TI Allowance:	5 Year:	\$20.00 per RSF	
	10 Year:	\$35.00 per RSF	
Free Rent:	One month free rent per year of term, outside the term		
Term:	5 to 10 years		
Parking:	Free; ratio of 3.2/1,000 SF		
Amenities:	15-acre corporate campus On-site café with catering services Fitness facility Conference facilities 24/7 on-site security Immediate access to I-75/120 Loop Interchange		
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