

# Town Point

1000 Gutenberg Drive, Kennesaw, Georgia



Available: 175,900 RSF Flex Office Building



# Town Point

## PROPERTY STATS

Space Breakdown	Office: 135,000 RSF Warehouse: 40,900 RSF
Site (Acres)	16.5 acres
Potential Land Expansion	11.26 acres +/- potentially available for building or parking expansion
Foundation	Reinforced concrete
Exterior	Tilt-up concrete for warehouse and pre-cast panels for office
Roof	Rubber membrane over rigid insulation and metal deck. (2) Ply modified Bitumen.
Elevator	One 3,500 pound elevator in the two-story office portion
HVAC	Eight suspended gas-fired heaters in the warehouse, roof-top HVAC for office space. Tech center has a 60-ton, roof-top HVAC and a vapor hose humidifier which provides 50% humidity for printing uses. Data center has four Liebert units, UPS power supply and generator.
Fire Protection	Wet sprinklered throughout. Pre-action system in tech center and data center.
Electrical	Georgia Power-multiple entrances from southeast and north end of property. Token ring around property.
Diesel Generator	(1) 750 KVA with above-ground tank
UPS	(1) 160 KVA
Fiber	AT&T, CAT 5E, multiple entrances, token ring around property
Telco	AT&T-multiple entrances from southwest and north end of property. Token ring around property.
Ceiling Height	23-25' clear heights in warehouse, 18' clear in tech center, and 10-12' clear in office areas
Loading Facilities	10 tail gate doors
Parking	399 (potential to expand to 800 spaces on-site with setback variance)
Public Transportation	CobbLinc (formerly CCT)

## PROPERTY FAST FACTS

# 175,900 RSF

### Office Space & Warehouse

135,000 RSF two-story office space and 40,900 RSF warehouse space

# Divisible

Minimum Size 40,000 RSF

# Potential Expansion Site

11.26+/- acres for building or parking expansion

# Excellent Amenity Base

Numerous amenities in close proximity on Chastain Road and Barrett

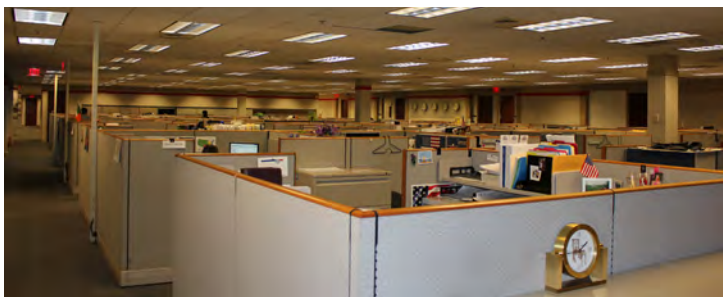
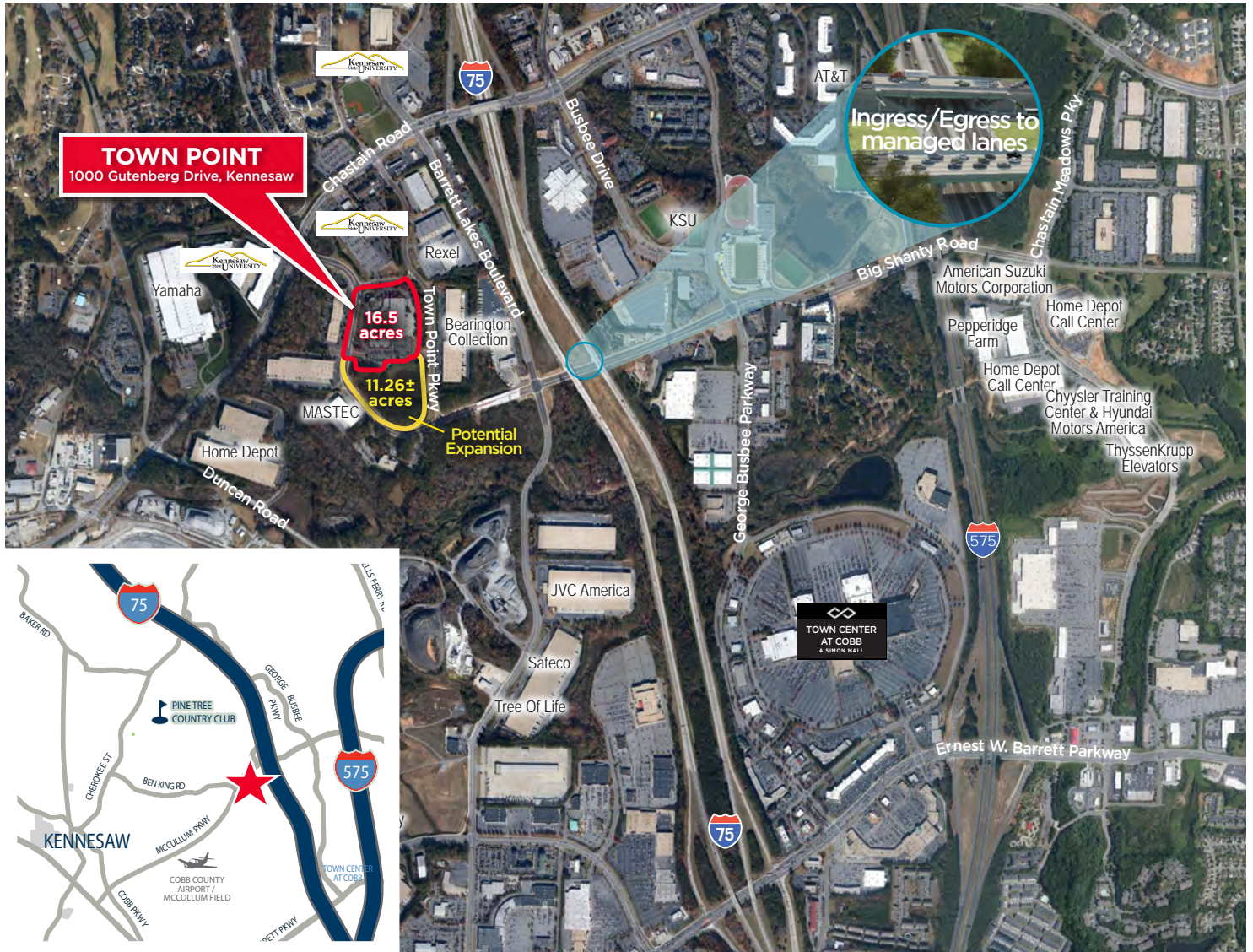
# Road Improvements

Ingress/Egress to **New GDOT Express Lanes** from Big Shanty Road less than 1 mile away

With 135,000 RSF of office and 40,900 RSF of warehouse space, **Town Point** is ideal for a headquarters, call center, back office, education, training, light assembly or distribution facility.



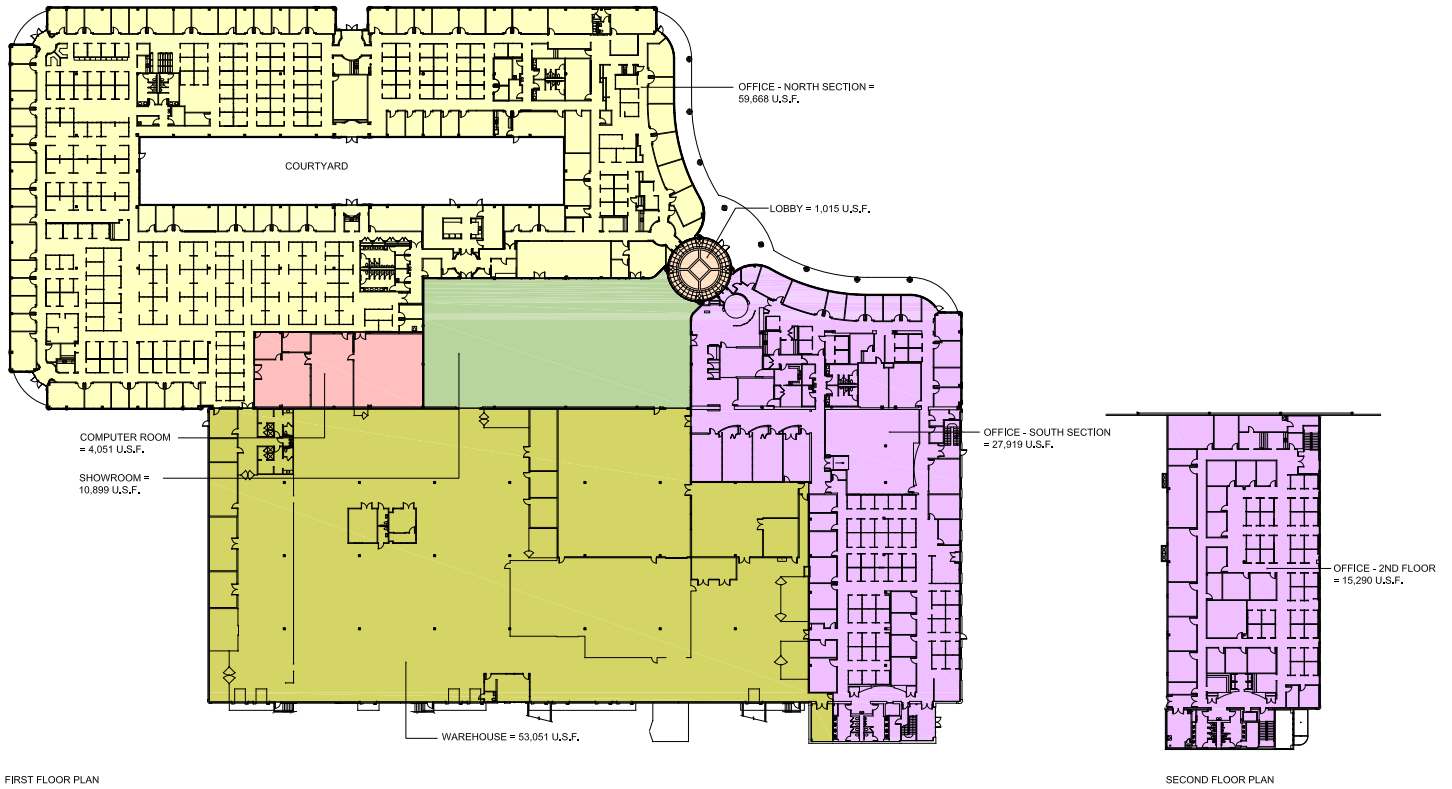
# AVAILABLE 175,900 RSF Flex Office Building





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## FLOOR PLAN



# Town Point

## AMENITY BASE

- SCHOOL
- GAS STATION
- HOTEL
- PUBLIC / CIVIL
- RESTAURANT
- SHOPPING CENTER
- RETAIL
- BANK
- CINEMA

- |  |   |  |   |   |
|--|---|--|---|---|
| <p><b>1</b>  Kennesaw State UNIVERSITY</p> <p><b>2</b> Waffle House</p> <p><b>3</b> Shell</p> <p><b>4</b> 113 Chastain Rd<br/><i>Mellow Mushroom<br/>Jimmy John's<br/>Wingstop</i></p> <p><b>5</b> SpringHill Suites</p> <p><b>6</b> Mediterranean Grill</p> <p><b>7</b> Wendy's</p> <p><b>8</b> Citgo</p> <p><b>9</b> Arby's</p> <p><b>10</b> Taco Bell</p> <p><b>11</b> Baymont Inn &amp; Suites</p> <p><b>12</b> Sun Suites of Kennesaw</p> <p><b>13</b> Residence Inn</p> <p><b>14</b> Fairfield Inn &amp; Suites</p> <p><b>15</b> Zaxby's</p> <p><b>16</b> Chevron</p> <p><b>17</b> Los Reyes</p> <p><b>18</b> Panda Express</p> <p><b>19</b> Dunkin' Donuts</p> <p><b>20</b> O'Charley's</p> <p><b>21</b> 600 Chastain Rd<br/><i>Chick-Fil-A<br/>FedEx Office Center</i></p> <p><b>22</b> Panera Bread</p> <p><b>23</b> T.MAC</p> <p><b>24</b> Five Guys</p> <p><b>25</b> Cracker Barrel</p> <p><b>26</b> Best Western</p> <p><b>27</b> Comfort Suites</p> <p><b>28</b> KSU Center</p> <p><b>29</b> Extended Stay America</p> | <p><b>30</b> California Dreaming</p> <p><b>31</b> Starbucks</p> <p><b>32</b> Del Taco</p> <p><b>33</b> Massage Envy Spa</p> <p><b>34</b> Marlow's Tavern</p> <p><b>35</b> Iceforum</p> <p><b>36</b> KSU Stadium</p> <p><b>37</b> AMC Movie Theater</p> <p><b>38</b> hhgregg</p> <p><b>39</b> 2500 Cobb Place Lane<br/><i>The Melting Pot<br/>Cold Stone Creamery<br/>Jo-Ann Fabric and Craft Stores<br/>Georgia Patio<br/>Ted Montana Grill<br/>Sushi Bites</i></p> <p><b>40</b> Ambush Board Co.</p> <p><b>41</b> Joe Crab Shack</p> <p><b>42</b> Rafferty's</p> <p><b>43</b> Homewood Suites</p> <p><b>44</b> Hilton-Garden Inn</p> <p><b>45</b> Hampton Inn</p> <p><b>46</b> Barrett Place Center<br/><i>Michael's<br/>Furniture Mall<br/>Best Buy<br/>OfficeMax<br/>PetSmart<br/>The Sports Authority</i></p> <p><b>47</b> Cobb Place<br/><i>HobbyTown USA<br/>CostPlus<br/>Kuroshio Sushi Bar and Grill<br/>Bed Bath and Beyond<br/>Willy's<br/>National Tire &amp; Battery<br/>Outback<br/>Jersey Mike's Subs</i></p> <p><b>48</b> Barrett Pavilion<br/><i>Target<br/>Shoe Carnival<br/>Old Navy<br/>REI</i></p> <p><b>49</b> Wells Fargo</p> | <p><b>50</b> Pollo Tropical</p> <p><b>51</b> Chuck E. Cheese's</p> <p><b>52</b> Chck-Fil-A</p> <p><b>53</b> Golden Corral</p> <p><b>54</b> Chili's</p> <p><b>55</b> TGI Fridays</p> <p><b>56</b> US Post Office</p> <p><b>57</b> Steak 'n Shake</p> <p><b>58</b> Town Center Commons<br/><i>Bahama Breeze<br/>Starbucks<br/>Shane Co.<br/>Dick's Sporting Goods<br/>Original Mattress Factory</i></p> <p><b>59</b> BP</p> <p><b>60</b> On The Border</p> <p><b>61</b> Tilted Kilt</p> <p><b>62</b> Haverty's</p> <p><b>63</b> CostCo</p> <p><b>64</b> Brunswick Zone</p> <p><b>65</b> Wingate by Wyndam</p> <p><b>66</b> Quality Inn</p> <p><b>67</b> 2911 George Busbee Pkwy<br/><i>Burlington Coat Factory<br/>Baby Depots<br/>PGA Superstore</i></p> <p><b>68</b> Children's Healthcare</p> <p><b>69</b> Garden Ridge</p> <p><b>70</b> Extended Stay America</p> <p><b>71</b> Georgia Dept of Labor</p> <p><b>72</b> Goodyear</p> <p><b>73</b> Bruster's Real Ice Cream</p> <p><b>74</b> McAlister's Deli</p> <p><b>75</b> Petland</p> <p><b>76</b> Suburban Extended Stay</p> <p><b>77</b> Regal Cinemas</p> <p><b>78</b> Alpha Graphics</p> <p><b>79</b> The Varsity</p> <p><b>80</b> Shogun Japanese</p> | <p><b>81</b> Town Center Mall<br/><i>Abercrombie &amp; Fitch<br/>abercrombie kids<br/>Aeropostale<br/>American Eagle Outfitters<br/>Asian Chao<br/>Bath &amp; Body Works<br/>bebe<br/>Belk<br/>Brookstone<br/>Chick-fil-A<br/>The Disney Store<br/>Express/Express Mens<br/>Foot Locker<br/>Gap<br/>JCPenny's<br/>Macy's<br/>Pearl Vision<br/>Sears<br/>Spencer's<br/>Teavana<br/>Zales</i></p> <p><b>82</b> REC Warehouse</p> <p><b>83</b> K&amp;G Fashion Superstore</p> <p><b>84</b> Red Lobster</p> <p><b>85</b> Esplanade at Cobb<br/><i>J. Christopher's<br/>Rockport<br/>Thai Peppers Thai</i></p> <p><b>86</b> Fuddruckers</p> <p><b>87</b> CC's of Rome</p> <p><b>88</b> Firestone</p> <p><b>89</b> Midas</p> <p><b>90</b> Town Center Market<br/><i>Dot's Fashions<br/>Walmart<br/>PNC Bank<br/>Dogfathers<br/>Pacific Buffet<br/>Game Stop<br/>Goodwill<br/>Spirit Halloween<br/>Kauffman Tire</i></p> <p><b>91</b> Town Center Prado<br/><i>Barnes and Noble<br/>Publix<br/>AT&amp;T<br/>Stevi B's Pizza<br/>America's Best<br/>Ross<br/>Party City<br/>PetCo<br/>KinderCare</i></p> <p><b>92</b> La Quinta Inn</p> | <p><b>93</b> Town Center Oaks<br/><i>Highlands Grill<br/>SAS Shoes<br/>Smoothie King<br/>Penang Malaysian Cuisine<br/>Pizza 314<br/>Abbadabba's Cool Shoes</i></p> <p><b>94</b> Holiday Inn Express</p> <p><b>95</b> Twin Peaks</p> <p><b>96</b> Town Center at Cobb<br/><i>Provino's Italian<br/>Starbucks<br/>Smashburger<br/>Plato's Closet<br/>FedEx Office<br/>Men's Warehouse and Tux<br/>Jimmy John's<br/>Honey Baked Ham<br/>Cartridge World</i></p> <p><b>97</b> Olive Garden</p> <p><b>98</b> Men's Warehouse</p> <p><b>99</b> Pep Boys</p> <p><b>100</b> McDonald's</p> <p><b>101</b> Applebee's</p> <p><b>102</b> Burger King</p> <p><b>103</b> Shell</p> <p><b>104</b> Red Roof Inn</p> <p><b>105</b> The Home Depot</p> <p><b>106</b> Toys R Us</p> <p><b>107</b> Town Center Plaza<br/><i>Empire Beauty School<br/>T.J. Maxx<br/>Ippolito's<br/>Ru San's<br/>Marshall's<br/>Off Broadway<br/>Suvidha Indo-Pak Groceries</i></p> <p><b>108</b> Crestwood Suites</p> <p><b>109</b> Texas Roadhouse</p> <p><b>110</b> Zaxby's</p> <p><b>111</b> Wendy's</p> <p><b>112</b> Barret Creek<br/><i>Cheeseburger Bobby's<br/>Moe's Southwest Grill<br/>Chase Bank</i></p> <p><b>113</b> Quik Trip</p> |
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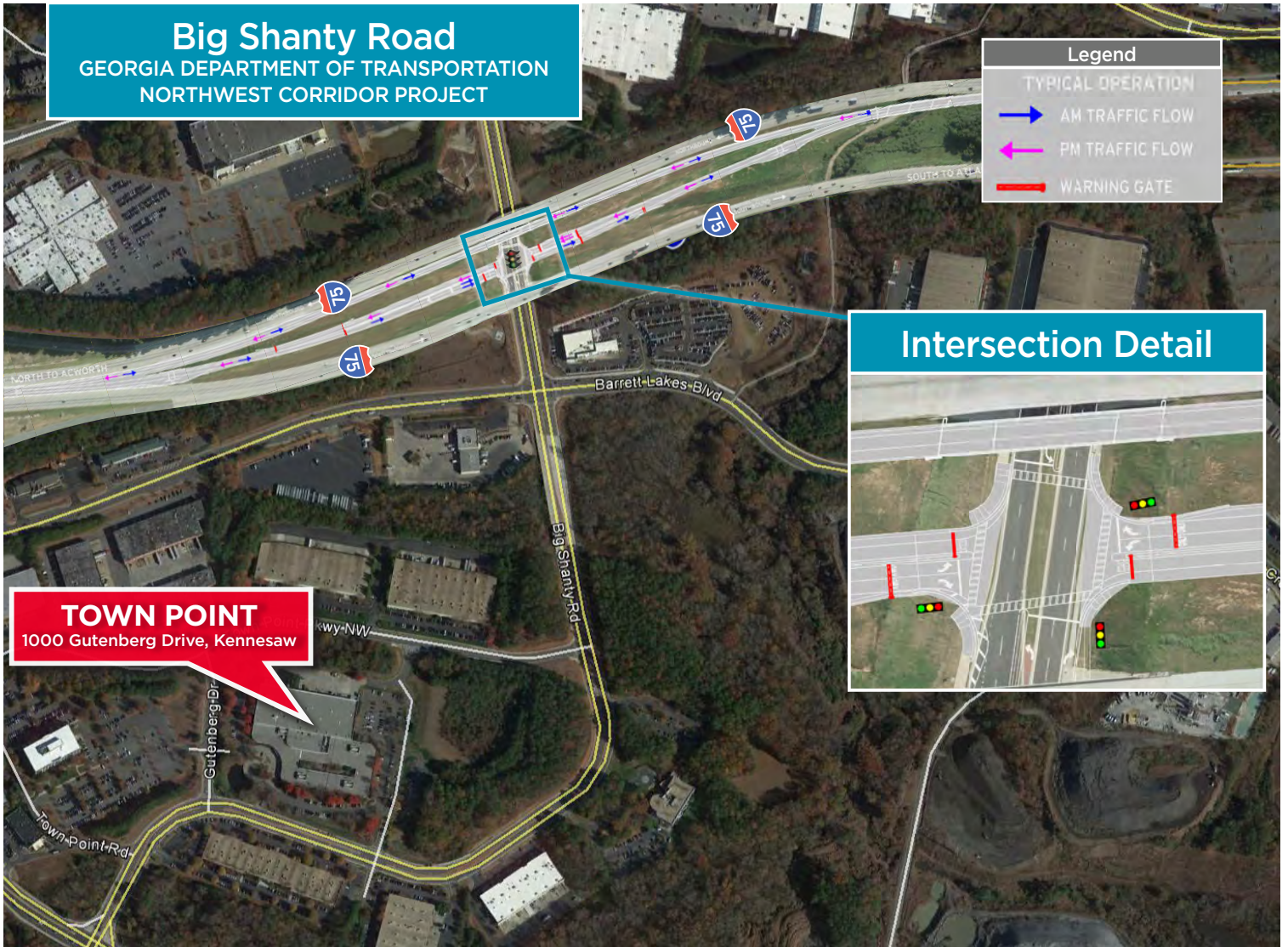
# Town Point

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Kennesaw, Georgia



## Big Shanty Road

GEORGIA DEPARTMENT OF TRANSPORTATION  
NORTHWEST CORRIDOR PROJECT



Source: [www.gdot.ga.gov/DS/GEL/NWC](http://www.gdot.ga.gov/DS/GEL/NWC)

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