

LAKE RIDGE

technology center

200, 300, 400 & 500 TECHNOLOGY COURT SE | SMYRNA, GEORGIA

PMRG

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SONGY HIGHROADS

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PROPERTY OVERVIEW

Lake Ridge Technology Center is a four - building office / flex business park that accommodates both office and warehouse needs with rear grade level drive-in door access. The four building business park totals 188,265 square feet with ample parking and easy access to South Cobb Dr., I-285, and the East - West Connector.

The Business Park's strategic location provides access to Atlanta's newest and most important amenities, including The Battery/SunTrust Park, the Cobb Galleria Centre, Infinite Energy Center and back-door access to Hartsfield-Jackson International Airport.

The Cumberland/Galleria submarket has always been an attractive and economical choice for both large Fortune 500 companies and smaller, privately owned businesses. With upscale neighborhoods nearby and choice schools, this location has become one of Atlanta's fastest growing submarkets.



Building 200

| | |
|---------|-----------|
| Suite C | 3,399 rsf |
|---------|-----------|

Building 300

| | |
|--|------------------|
| | Up to 40,710 rsf |
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Building 400

| | |
|----------|-----------|
| Suite GH | 8,446 rsf |
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Building 500

| | |
|---------|-----------|
| Suite D | 9,205 rsf |
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PROPERTY HIGHLIGHTS

| | |
|----------------|--|
| SUBMARKET | Cumberland / Galleria |
| BUILDING SIZES | 200 46,163 rsf |
| | 300 52,614 rsf |
| | 400 54,935 rsf |
| | 500 34,533 rsf |
| PARKING | 4.0 : 1,000 rsf |
| HVAC SYSTEMS | Individually ducted roof top package units |
| YEARS BUILT | 1987 - 1990 |
| DOCK DOORS | Rear drive-in |

DRIVING DISTANCES

| | |
|-------------------------------|----------------------------|
| To South Cobb Dr. (.6miles) | To Cobb Parkway (5.2miles) |
| To I-285 (.9miles) | To I-20 (5.6miles) |
| To Paces Ferry Rd. (3.6miles) | To I-75 (5.8miles) |

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