

VININGS MAIN

3621 Vinings Slope
Atlanta, GA 30339

Preferred Lender
Financing Available

50% SOLD



New Competitive Prices Announced
\$175/SF in Shell Condition
Available for the first 5,000 SF of space sold

PREMIER SPACE FOR SALE

Office & Medical Suites Available

- » 35,000 square foot Class A office building in the heart of historic Vinings with units from 1,000 square feet
- » 10' Ceilings
- » Owner control of office design and layout
- » Experience the incredible advantages and the low cost of ownership
- » 24-hour security, seven days per week
- » Low Cobb County property taxes
- » One-site amenities include Chef Paul Albrecht's Social Vinings, Snap Fitness, Posh Spot Salon, Subway and dry cleaning
- » Direct access to I-75, I-285, Buckhead, Downtown and the Airport
- » Concierge services

404.816.1600

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www.richardbowers.com

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The Site

The Offices of Vinings Main are ideally situated at the front of this premier mixed-used community and are highly visible and accessible. Free parking is available in the adjacent multi-level parking deck offering direct access to your floor and suite.

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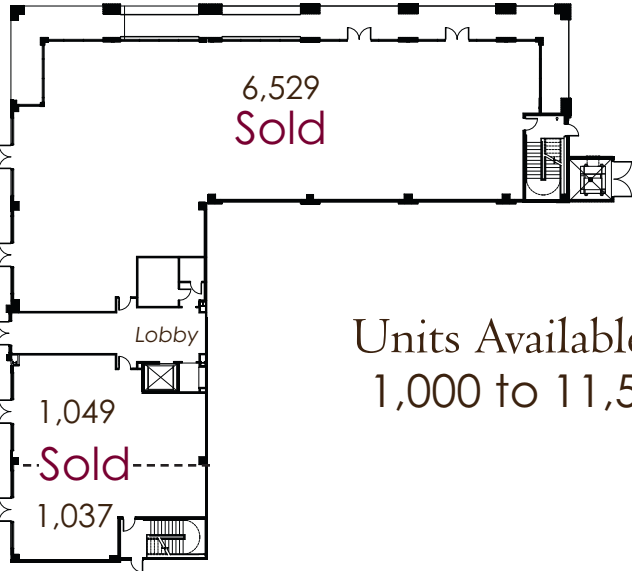
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The Units

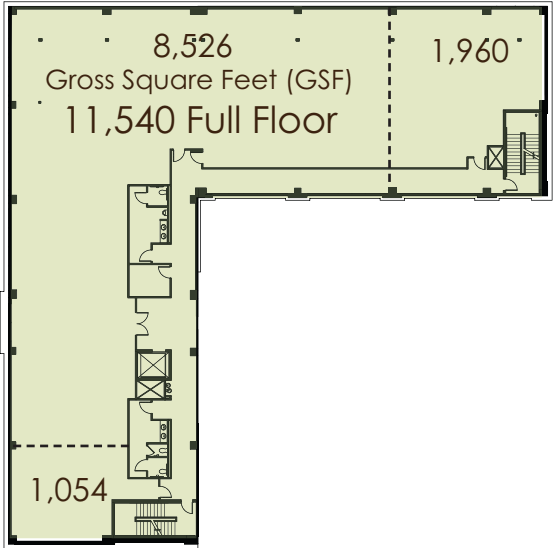
An office exactly the way you want it. Create your own distinctive office environment at The Offices of Vinings Main. Each unit will be fully customized to uniquely reflect your business in a quality building. Large, full height windows provide rich natural light, 10' ceilings and individual heating and air and electrical systems provide complete control of the office environment.

First Floor (Retail & Office Lobby)

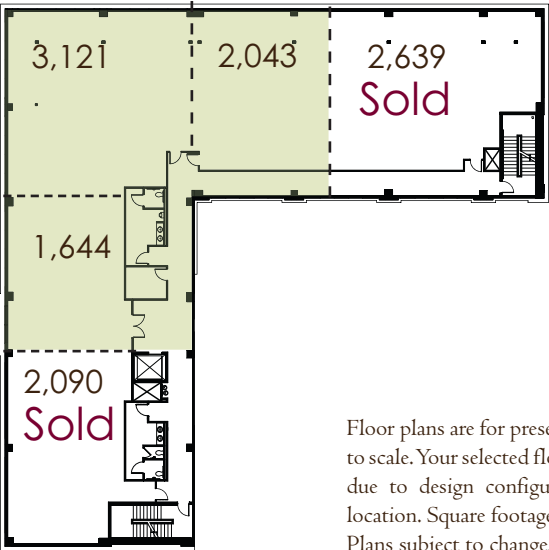


Units Available From
1,000 to 11,500 SF

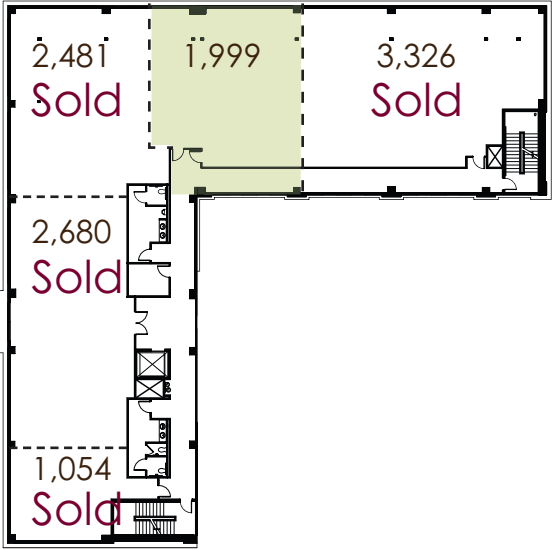
Second Floor



Third Floor



Fourth Floor



Floor plans are for presentation purposes only and are not to scale. Your selected floor plan may vary from illustration due to design configuration, architectural styling, and location. Square footage and dimensions are approximate. Plans subject to change.



-  SHOPPING
-  PRIVATE SCHOOLS
-  ACCOMMODATIONS
-  RESTAURANTS



Easy Access to Vinings, Buckhead and Atlanta

- » Walking distance to first-class retail shops, restaurants and hotels
- » Chattahoochee River & Trails: 1 mile or less than 3 minutes
- » The Galleria & Cumberland Mall: 2 miles or less than 5 miles
- » Cobb Energy Performing Arts Center: 2 miles or less than 5 minutes
- » Buckhead: 3 miles or less than 10 minutes
- » Hartsfield-Jackson International Airport: 15 minutes or less

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