

# 2480 PROFESSIONAL BUILDING

2480 Windy Hill Rd., Atlanta GA

## **Building:**

- 45,000 square feet
- Five Story
- 8,500 RSF floor size, great glass ratio
- Free Parking, 5/1000
- Fronts Windy Hill Rd.

## **Location:**

- 2480 Windy Hill Rd., Marietta GA 30067
- Intersection of I/75 & Windy Hill Rd.
- Northwest Corridor
- Five minutes to SunTrust Park/Braves Stadium
- Walking distance to restaurants, banks and retail



 **ANDERSON BELL**

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# 2480 PROFESSIONAL BUILDING

2480 Windy Hill Rd., Atlanta GA

## Building Specs

LOCATION:	2480 Windy Hill Rd., Marietta, Georgia; southwest corner of the intersection of North Park Place & Windy Hill Rd.
OWNER:	PDI (Chamblee) LLC
FLOORS:	Five floors.
BUILDING SQ FT.	Total Building: 45,000
EXTERIOR:	Reflective glass with textured solid bands.
HVAC:	Separate, multi-zoned, variable air volume systems for each floor designed to meet and exceed the energy code.
LIGHTING:	2' x 4' (tenant areas) and 2' x 2' (common areas) flush-mounted, lay-in, 3 bulb fluorescent fixtures. Parabolic lenses in tenant areas, parabolic lenses in common areas.
ELEVATOR:	Double Westinghouse Elevator; hydraulic type; high ceiling cab (10"); capacity: 2500 lbs.; speed, 125 FPM; platform, 7' w X 5' d.
LOBBY:	Marble flooring, wall covering, concealed spline ceiling, fluorescent and incandescent down lighting.
PARTITIONING:	Sheetrock on metal studs.
CEILING:	2x2 and 2.r lay-in grid system and tile throughout; lobby, high profile regressed spline; public spaces and tenant spaces, textured, exposed spline.
DOORS/HARDWARE:	3' x 7' solid core, wood laminate with brushed chrome finish hardware.
WINDOW COVERS:	Thin line, 1" horizontal mini blinds.
PUBLIC CORRIDORS:	Wall to wall carpeting; vinyl wall covering, 5 foot width.
LAVATORIES:	Ceramic tile, vinyl wall covering, marbled sinks; plastic laminate partitions.
PARKING:	Free surface parking for 255 cars (5 spaces per 1000 net usable sq. ft. of building area).
SYSTEMS:	Exterior plaza entry, underground landscape irrigation system, all underground

