



/ ONE & TWO RAVINIA DRIVE • ATLANTA, 30346

# Boundless Growth at Ravinia



FOR LEASING INFORMATION, PLEASE CONTACT:

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**FARALLON**  
ESTABLISHED 1986







## CAMPUS INTRODUCTION

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# Heightened First Impressions

Located within Ravinia office park in the heart of Central Perimeter's business core, One and Two Ravinia feature newly renovated communal spaces, including light-filled lobbies in both towers, a lounge with high-end finishes and an expansive outdoor courtyard.

Under the strong ownership of CP Group and Farallon, these iconic towers present an opportunity to grow at your own pace—surrounded by nature and experience-driven amenities.

**Availabilities range from move-in ready, fully furnished workspaces offerings to full-floor, 360° view opportunities.**



## CAMPUS HISTORY

# Celebrated for Enduring Prestige

Designed by the acclaimed architectural firm Roche, Dinkeloo & Associates, One and Two Ravinia offer striking sculptural first impressions via a shaded design that lets in an abundance of natural light without glare.

The width of One and Two Ravinia are narrowed to provide a greater portion of occupants access to windows with natural daylight area and to expand the towers' relationship to Ravinia Gardens.

Mindfully designed for natural wellness and efficiency, the towers achieved the WELL Health-Safety Rating in 2023.



**“Ravinia’s towers were intentionally folded into a very beautiful natural site to create sensitive and appropriate architecture of the finest quality.”**

**The 42-acre site contains beautiful meadows and mature trees, resulting in buildings that fit comfortably into their surroundings providing a gracious and efficient working environment.”**

— KEVIN ROCHE



# CAMPUS OVERVIEW

A 42-acre masterfully composed, integrated campus

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RAVINIA GARDENS

Modern, newly renovated spaces and amenities—connected by the serenity of nature.

.75

SURROUNDING TRAIL

2

ON-CAMPUS CAFES

4

ON-CAMPUS COFFEE SHOPS

42

ACRES OF GREEN SPACE

500

ROOM HOTEL





# CAMPUS AMENITIES

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TENANT LOUNGE VISUALIZATION (IN-PROGRESS)

## Connected from the Inside and Out

**WELCOMING, 24/7 MANNED SECURITY**

**NEWLY RENOVATED LOBBIES AND TENANT LOUNGE**

Inviting meeting places for informal gatherings and impromptu collaboration

**ON-SITE AND NEIGHBORING CAFÉ & COFFEE BARS, BOTH OFFERING DAILY ROTATING SPECIALS**

**BON APPÉTIT**  
CAFE & COFFEE BAR

**REFUEL CAFE**

**EV CHARGING STATIONS**

**ON-CAMPUS STARBUCKS**



**500-ROOM CROWNE PLAZA HOTEL  
FEATURING TWO ON-SITE RESTAURANTS**

**Parkwoods**  
SOUTHERN  
TABLE

**BACKYARD**  
AT  
**Parkwoods**  
PICNIC & BEER





## CAMPUS AMENITIES

# Elevated Experiences

### MULTI-ROOM RESERVABLE CONFERENCE CENTER SEATING UP TO 150

Equipped with prefunction space, dedicated catering area, LCD projector/screens and divisible meeting spaces

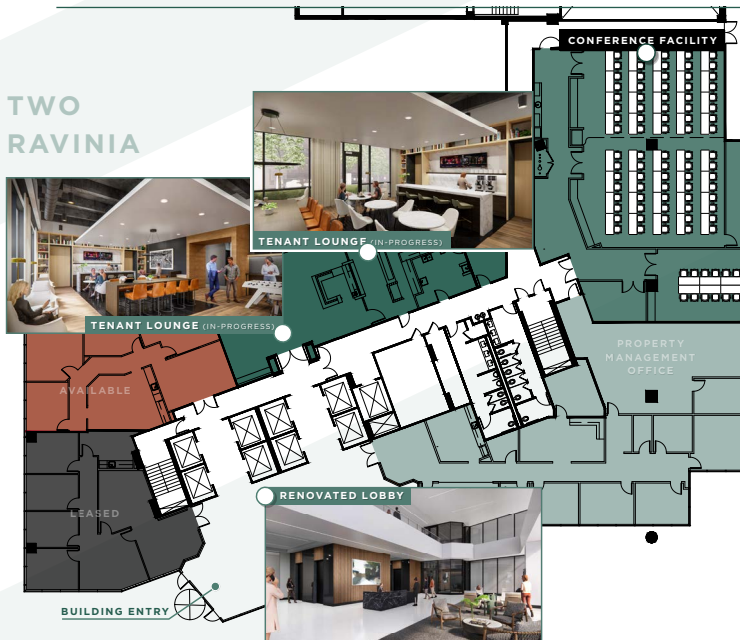
### WHOLLY MODERNIZED ON-SITE CAFE AND COFFEE BAR

Serving breakfast and lunch options with indoor and outdoor seating available, plus in-suite catering services



REFRESHING MOMENTS AT THE ON-SITE CAFE AND COFFEE BAR

## TWO RAVINIA



SERVING BREAKFAST AND LUNCH OPTIONS PLUS FULL IN-SUITE CATERING





## CAMPUS AMENITIES

# Wellness Within Reach

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### COMPLIMENTARY FITNESS CLUB

Equipped with new cardio equipment, weight machines, free weights, full-service locker room and towel service

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### DEDICATED SHUTTLE SERVICE

to both Perimeter Mall and MARTA Dunwoody Station

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### 7-ACRE WIFI-EQUIPPED OASIS, RAVINIA GARDENS

Featuring winding walking trails, diverse outdoor seating, a shaded pavilion and mature landscaping

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### ON-SITE PUTTING GREEN

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FITNESS CLUB EQUIPPED WITH CARDIO EQUIPMENT AND WEIGHTS



A WELCOMED CHANGE OF PACE



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NOW LEASING

## WORCP LACES AT RAVINIA

CP Group is proud to debut **50,000+ SF OF MARKET-LEADING SPEC PLACES**, sized to meet the expectations of 21st-century professionals looking to move quickly and scale their company future in place.

Designed with an emphasis on health, wellness and flexibility, worCPlaces represents CP Group's pledged commitment to delivering exceptional office environments complemented by best-in-class amenities and stand-out service.

**For innovating upstarts and bespoke service-minded firms, worCPlaces at Ravinia delivers modern programming centered around collaboration and convenience.**

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**FLEXIBILITY MASTERED™**



DESIGNED WITH CULTURE AND COLLABORATION IN MIND





## NOW LEASING

AN INTRODUCTION TO

# Spec Places

Custom office solutions built to exacting specifications, Spec Places are CP Group's spin on traditional spec suites. Spec Places are also available with a turnkey experience including furnishings and managed IT upon request.

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### DESIGNED FOR:

Ideal solution for small businesses, hybrid teams, and Enterprise companies

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### COMMITMENT:

2-5 Years

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### WHAT'S INCLUDED:

- ✓ Fully wired
  - ✓ Company branding on suite entry
  - ✓ Hybrid meeting spaces/flex offices for growth in place
  - ✓ Dedicated break and copy/storage in-suite
  - ✓ Can be furnished upon request
- 





# NOW LEASING

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PROGRAMMED FOR COLLABORATION



GLASS-LINED MEETING SPACES

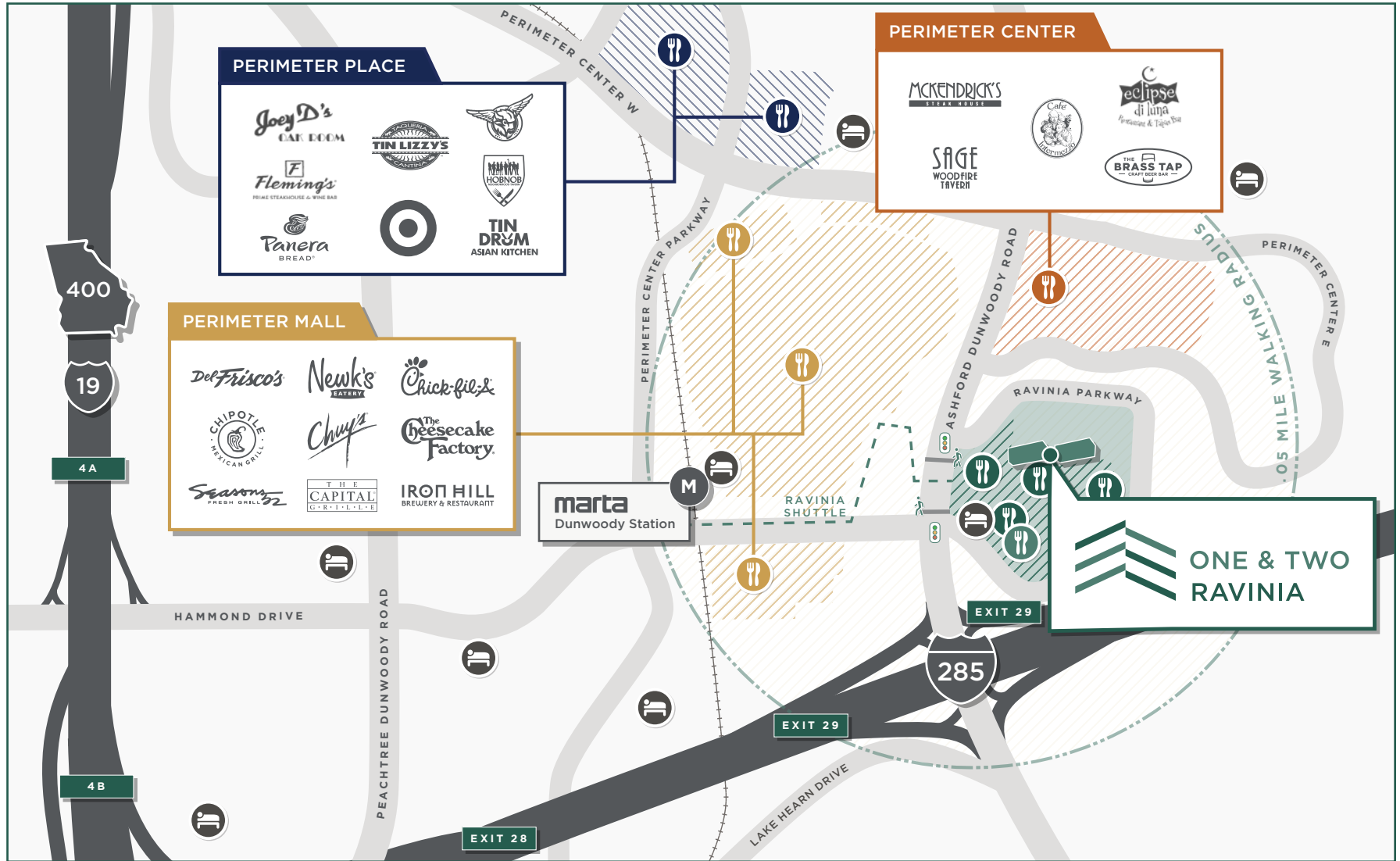
OPEN AND QUIET SPACES





# SURROUNDING AREA

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**150+ diverse dining, retail and entertainment options** next door at Perimeter Mall, accessible by pedestrian walkway and shuttle, from 6:00 a.m. until 6:45 p.m. and Perimeter Mall from 11:30 a.m. until 2:30 p.m., Monday through Friday.

**50+**

**DINING  
OPTIONS  
WITHIN 1-MI.**

**35+**

**WALKABLE  
DINING  
OPTIONS**

**7**

**HOTELS  
WITHIN  
1-MI.**

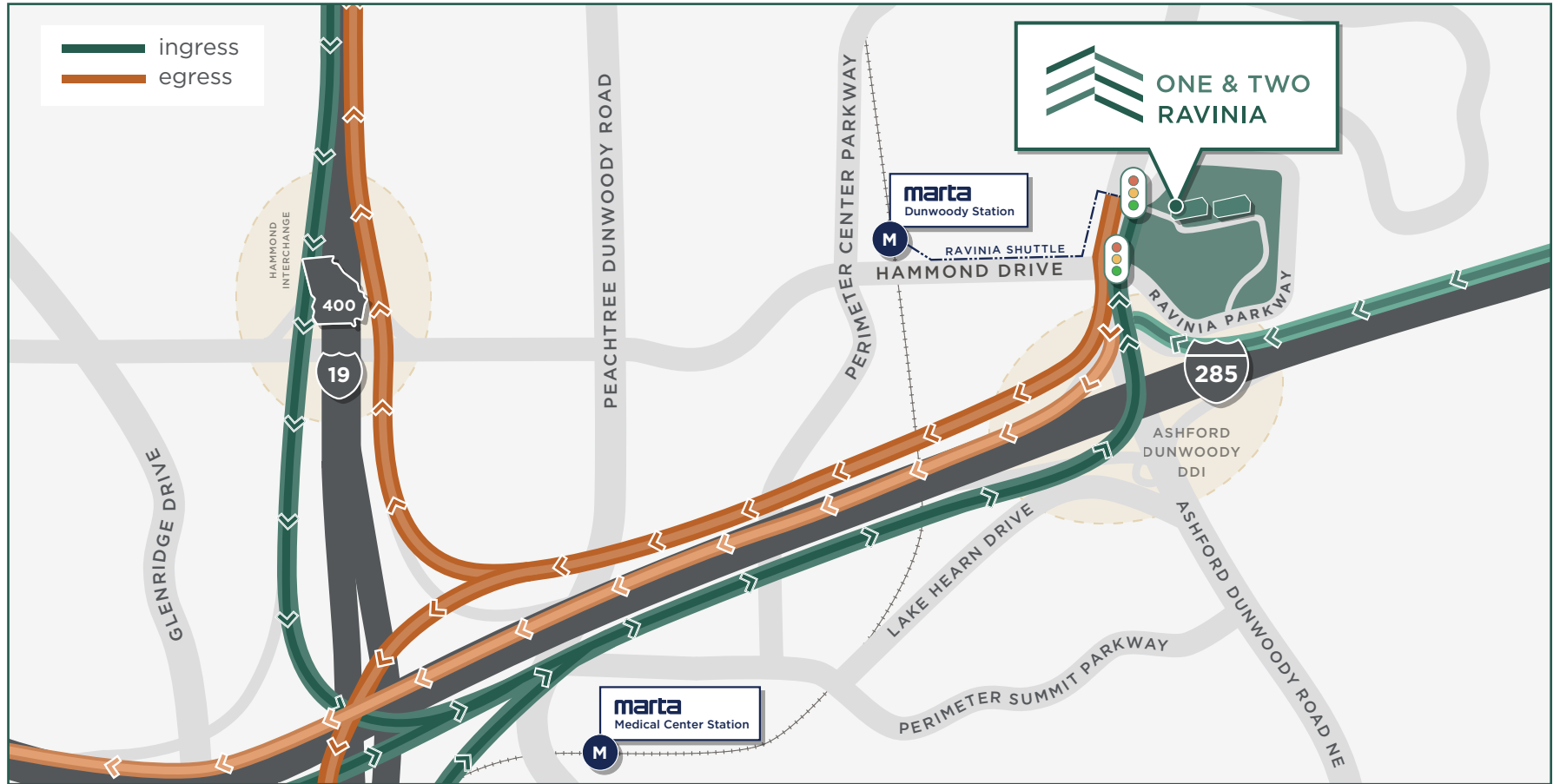
**6**

**BARS  
WITHIN  
1-MI.**



## EASY ACCESS

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# A Location That Promises Convenience

Accessible from Ashford Dunwoody at I-285 with lighted egress, One and Two Ravinia's advantageous location directly benefits from GDOT's continuing interchange extension plan.

**DIRECT ACCESS FROM ASHFORD DUNWOODY ROAD TO GA-400 NORTH AND SOUTHBOUND**

**ABILITY TO FULLY BYPASS I-285, REDUCING TRAVEL TIME**

**LESS RAMP CONGESTION VIA THE COLLECTOR DISTRIBUTOR LANES**

**ENHANCED ROAD SAFETY MEASURES**





## EASY ACCESS

# Commute Times

Ravinia's campus is centrally located between popular neighborhoods, optimizing commute.

Plus, direct, all-day shuttle access to **marta** DUNWOODY STATION

4 MIN.	BROOKHAVEN
8 MIN.	SANDY SPRINGS
10 MIN.	ROSWELL
13 MIN.	CUMBERLAND/GALLERIA
15 MIN.	BUCKHEAD
20 MIN.	MARIETTA
20 MIN.	MIDTOWN
35 MIN.	HARTSFIELD-JACKSON INTERNATIONAL AIRPORT





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A LANDLORD TO BE PROUD OF



36+

**YEARS**  
of CRE experience across  
the Southeastern US

\$5B+

**ASSETS**  
Managed/Acquired/  
Developed

169+

**ACQUISITIONS**

56+

**MILLION SF**  
Owned & Managed to-date

**WORCPACES**  
BY CP GROUP

Delivering flexible workspace  
complemented by best-in-class  
amenities and quality service,  
in collaboration with Gensler



**ENVIRONMENTAL  
HEALTH & WELLNESS  
PROGRAM**

Prioritizing safety and sustainability  
under the trusted advisory of our  
Director of Environmental Health



**TENANT  
EXPERIENCE**

Committing to best-in-class  
customer service through a  
Tenant Services Program designed  
to enhance interaction and ensure  
continuous improvement





# RaviniaDrive.com

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ESTABLISHED 1986



**STREAM**