



THE FOUNTAINS

3200 HIGHLANDS PARKWAY



**THE FOUNTAINS IS A FOUR-STORY
OFFICE COMMUNITY LOCATED OFF
OF SOUTH COBB DRIVE WITH DIRECT
ACCESS TO I-285 AND I-75 IN SMYRNA.**

Under the strong, local ownership of The Simpson Organization, explore all that this established workplace community has to offer with select availabilities ranging from 2,000-4,000 RSF.



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PROPERTY HIGHLIGHTS



FIRST LIGHT OFF I-285

For easy come and go



3.3/1,000 PARKING

With additional high-density parking available



SPACE FOR COMMUNITY

Well maintained on-site gathering areas



CONVENIENT ACCESSIBILITY

To flex/industrial opportunities along Highlands Parkway



PRIMELY LOCATED

With access to Smyrna's choice neighborhoods and top Cobb County schools



Elevated lobby design



Connecting courtyard

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AREA FEATURES

A preferred location for local companies connected to Smyrna, Vinings and the greater Cumberland Galleria community, The Fountains offers convenient interstate accessibility and an array of choice dining and retail destinations.



DINING

- Atlanta Bread Company
- Blue Moon Pizza
- Bojangles
- Chicago Pizza & Sports Grill
- Chick-fil-A
- Dunkin' Donuts
- Jim 'N Nick's Bar-B-Q
- J. R. Crickets
- Los Bravos Mexican Restaurant
- Michiru Asian Cuisine
- Muss & Turner's Restaurant
- McCray's Village Tavern
- South City Kitchen
- Starbucks
- Zaxby's



WELLNESS

- Titanz Fitness & Nutrition
- Burn Boot Camp
- Workout Anytime

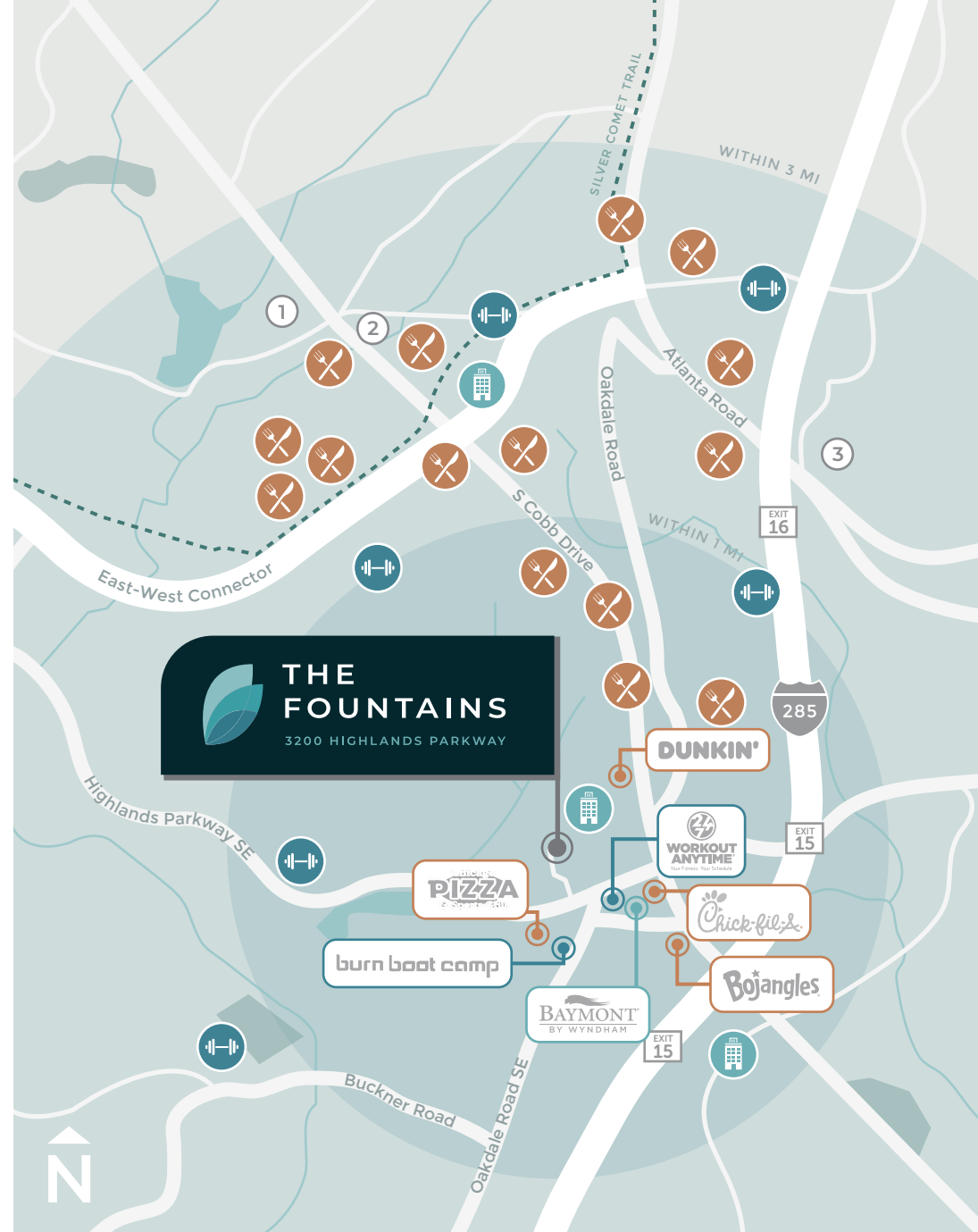


LODGING

- Baymont at Wyndham
- Comfort Inn & Suites

CHILDCARE

- ① Cooper Lake Kindercare
- ② Vinings Academy
- ③ The Goddard School



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UNDER TRUSTED, LOCAL OWNERSHIP

Under the proactive ownership of The Simpson Organization (TSO), The Fountains supports the advancement of the goals, careers and lifestyles of its celebrated tenants. A well capitalized leader in the Atlanta real estate market, the security of a well maintained property with the promise of regular maintenance and upkeep adds to the level of professionalism and overall standard for on-site experience. Holding true to its notable mantra of Curated Quality for Life and Work, TSO is thrilled to welcome new tenants to join this unique community.

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