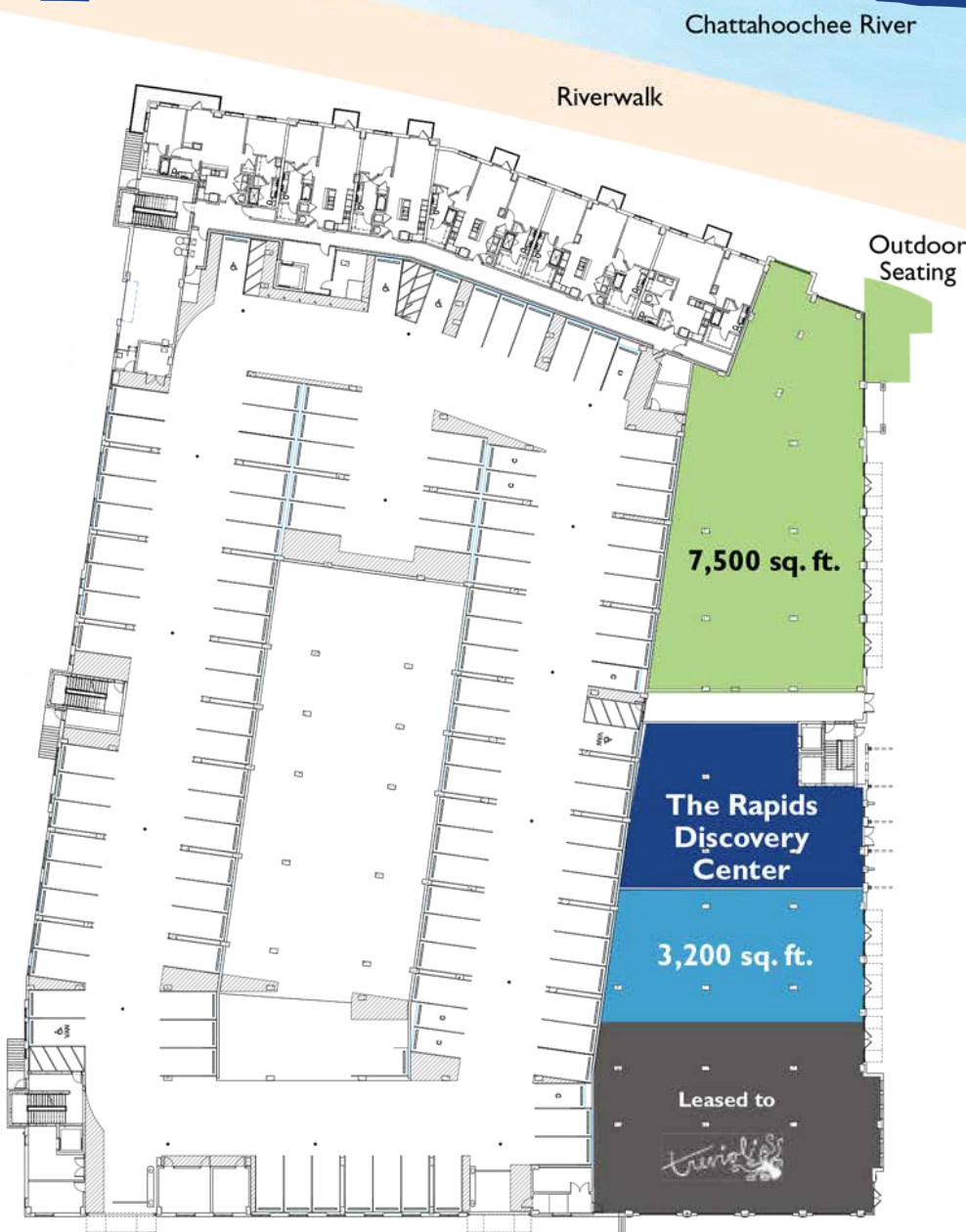


THE RAPIDS

AT RIVERFRONT PLACE

A UNIQUE RETAIL AND RESTAURANT OPPORTUNITY



RESTAURANT SPACE

- 7,500 sq. ft. of premier restaurant space
- Including a dedicated outdoor dining environment overlooking the Riverwalk, the Chattahoochee River and Mathews D. Swift Park
- 2" water service
- 2" gas service
- Welded ducted vent shaft to the roof
- 120/208 3 phase electrical service
600 Amp electrical panel
(up to 1200 Amp)
- 1,500 gallon grease trap installed
- Concrete ribbon slab for design flexibility

RETAIL SPACE

- 3,200 sq. ft. of commercial and retail space
- Devisable as small as 1,500 sq. ft.
- 2" water service
- 120/208 3 phase electrical service
(up to 600 Amp)
- IT conduit installed
- Ribbon slab for maximum design flexibility
- Welded ducted vent shaft to the roof
- 1,500 gallon grease trap installed

With 15,500 square feet of shops and restaurant space we have something to fit any size store.

1. Perimeter Walls: All shell building walls will be of either exposed masonry, concrete or drywall, at Landlord's discretion, per Landlord's drawings.
2. Floor Slabs: All bays contain a perimeter "ribbon slab" allowing for maximum flexibility in design.
3. Storefront: Shall be installed by Landlord to meet required building design standards.
4. Electrical Service for Restaurants: An electrical service panel will be provided. Electrical service will be 120/208 volt (3 phase). Electrical Panel in the restaurant space is upgraded to a 800-1200 AMP panel
5. Telephone and Data Service: A 1" conduit for telephone and data lines with pull string will be provided and telephone backboard installed at rear of space.
6. Heating and Air Conditioning System: Will be installed; restaurant space will be upgraded to 1 ton per 125 square feet.
7. Hood Vent: Landlord to provide welded ductwork for kitchen hood vent vertically through building to allow venting to the roof.
8. Sewer and Water: 4" sanitary sewer line with clean-out will be stubbed at rear of space. Water line stub size is 2" for restaurants.
9. Natural Gas: Landlord will provide a 2" natural gas line to restaurant spaces.
10. Grease Trap: Landlord to provided 2 - 1,500 gallon grease traps.
11. Ceiling Treatment: An open ceiling will be provided.
12. Fire Sprinkler: Landlord will provide sprinkler riser and distribution system per code requirements.
13. Columns: Any freestanding structural columns will be fireproofed in accordance with the requirements of jurisdictional authorities.
14. Lighting: Emergency and exit lighting will be supplied and installed for a shell space. Exterior lights will be provided per Landlord building plans.
15. Dumpster Pad/Fencing: Tenant will use Landlord's common area dumpsters.
16. Hose Bib: Landlord will furnish and install hose bib on building exterior per Landlord plans.
17. IT Infrastructure: Fiber speed internet available



[rapids-riverfrontplace.com](https://www.rapids-riverfrontplace.com)

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