



Space Profile for

Unit: #1

Area: 7020 sq ft

Address

2475 Barrett Creek Parkway

Marietta, GA 30066



4300 West Cypress St., Suite 160

Tampa, FL, 33607

Texas Road House



RETAIL SPECIALISTS, INC.

2200 Magnolia Ave. South
Ste 100, Birmingham AL 35205

Unit # 1
Ground Floor
+/- 7,020 SF

Gross Square footage shown was measured
on-site and adheres to BOMA standards

Width
+/- 85'

Depth
+/- 96'

Revisions

Floor Plan
Prepared 01/30/2025
Unit # 1

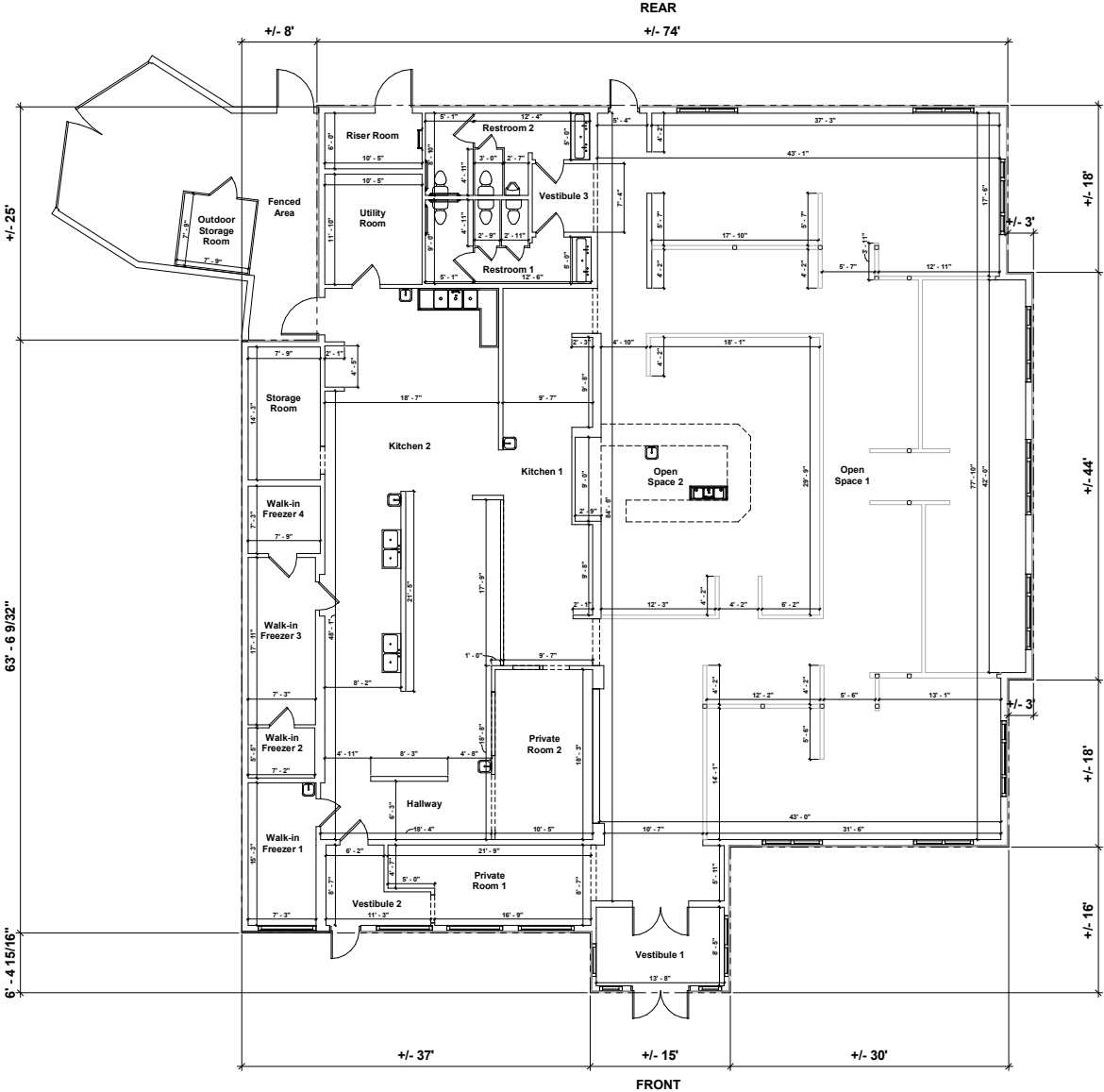
Plans Produced by:
ID PLANS

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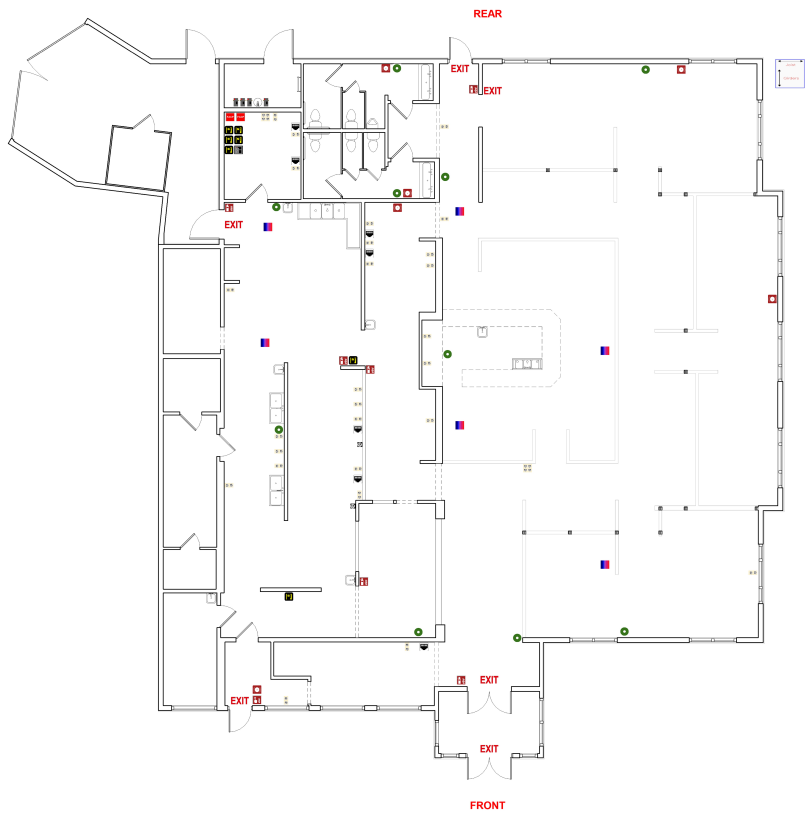


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








































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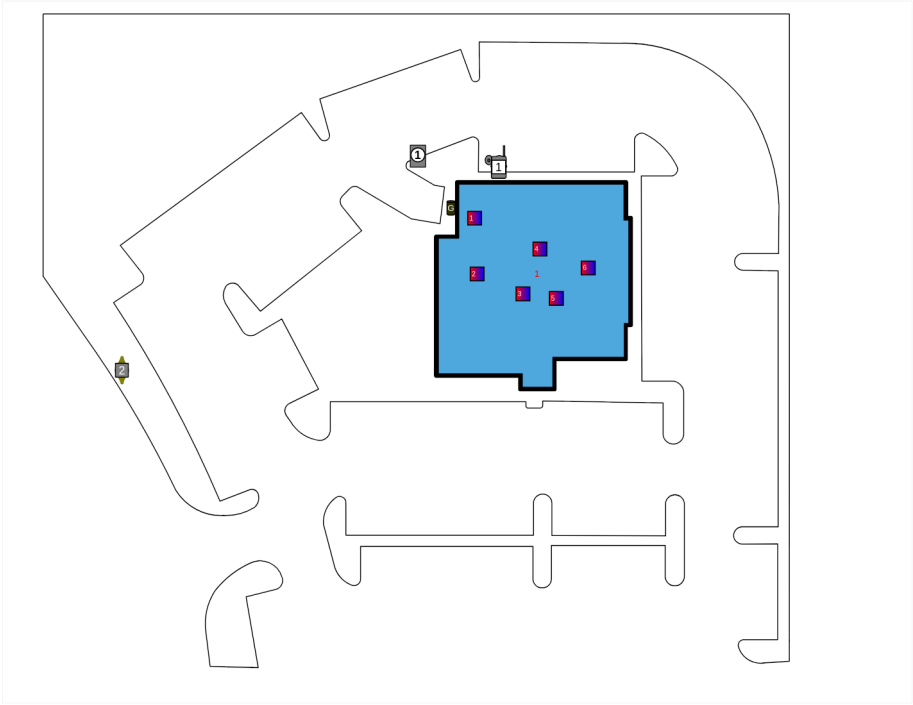


A1 MAIN FLOOR



Legend

	Tenant Water Meter		Air Handler		Rectangular Column		Disconnect
	Sub Water Meter		HVAC Unit		Appliance Outlet		Freezer
	House Water Meter		Blank Air Handler		Outlet		Can Light
	Blank Water Meter		Blank HVAC Unit		Service Panel		Recessed Light
	Tenant Gas Meter		Vertical Fire Riser		Water Heater		Ceiling Fan w/ Light
	Sub Gas Meter		Horizontal Fire Riser		RJ45		Ceiling Fan
	House Gas Meter		Fire Sprinkler		Backflow Preventer		Diffuser
	Blank Gas Meter		Fire Alarm Pull		Water Fountain		Air Vent
	Tenant Electric Meter		Fire Alarm		Grease Trap		Emergency Light
	Sub Electric Meter		Fire Extinguisher		Step Down Transformer		4 Bulb Fluorescent
	House Electric Meter		Thermostat		Floor Drain		2 Bulb Fluorescent
	Blank Electric Meter		Fire Alarm Control Panel		Tankless Water Heater		1 Bulb Fluorescent



Space Overview

Overview	Actual Square Footage	Measured Depth of Space
	7020 SQFT	96' 0"

Thickness	Front Wall	Rear Wall	Left Wall	Right Wall
	0' 8"	0' 8"	0' 8"	

Flooring	Concrete	Carpet	Tile	Other	Unit	Total
	2996.9 SQFT		2460.67 SQFT	927.63 SQFT	7020 SQFT	6385.2 SQFT

Ceiling Information	Height From Floor To Ceiling	Height From Floor To Bottom Of Deck	Height From Floor To Bottom Of Joist
	Front: 9' 0" Back: 9' 1"	Front: 14' 5" Back: 14' 6"	Front: 12' 7" Back: 12' 7"

Ceiling Information Cont.	Clear Ceiling Height
	7' 0"

Mechanical

HVAC	Reference	Manufacturer	Model	Serial	Tonnage	Year	Notes
	1	ICP	CAS240HDA0A00AA	P182136889	20	2018	
	2	TRANE	LABEL FADED	LABEL FADED			
	3	TRANE	YHD150G3RHA	165010139D	12.5	2016	
	4	TRANE	YHD150G3RHA	160110831D	12.5	2016	
	5	TRANE	YHC120E3RHA	142211081L	10	2014	
	6	TRANE	YHD150F3RHA	132810239D	12.5	2013	
Not Present	Assets Not Present						
	Air Handler						

Electric

Disconnect	Reference	Amps	Location	UL Number	Manufacturer	Handle or Breaker	Notes
	1	1200	Office	E-7819	Cutler-Hammer	Breaker	

Electric Meter	Reference	Meter #	Location	Amps	Notes
	1	112233256	Parking Lot		

Not Present	Assets Not Present
	Step-Down Transformer

Service Panel	Reference	Amps	Service Type	Panel Type	Panel UL Number	Manufacturer	Location	Number of Circuit Breakers	Notes
	1	100	120/208	PRL1A	GZ 367449	Cutler-Hammer	Kitchen	42	
	2	225	120/208	PRL1A	GZ 372668	Cutler-Hammer	Utility Room	42	
	3	225	120/208	PRL1A	GZ 372858	Cutler-Hammer	Utility Room	42	
	4	225	120/208	PRL1A	GZ 367435	Cutler-Hammer	Kitchen	27	
	5	1200	120/208	POW-R-LINE C Switchboard	E - 380900	Cutler-Hammer	Utility Room	14	
	6	100	120/208	PRL1A	GZ 372671	Cutler-Hammer	Utility Room	42	
	7	225	120/208	PRL1A	GZ 372669	Cutler-Hammer	Utility Room	42	

IDPlans does not provide an Ampacity Report

Plumbing

Backflows	Number of Backflows	Location	Size	Notes
	1	Sidewalk	1"	

Not Present	Assets Not Present
	Water Fountains

Water Heater	Reference	Manufacturer	Model	Serial	Gallons	Tank	Tankless	Water Line (in)	Location	Notes
	1	Noritz	NCC199DV(GQ-C3257WZ-FF US)	2018. 11 - 029773	0	No	Yes	2 $\frac{1}{2}$	Riser Room	
	2	Noritz	NCC199DV(GQ-C3257WZ-FF US)	2017.11 - 019944	0	Yes	No	2 $\frac{1}{2}$	Riser Room	
	3	Noritz	NCC199DV(GQ-C3257WZ-FF US)	2018. 11 - 029782	0	No	Yes	2 $\frac{1}{2}$	Riser Room	
	4	Noritz	NCC199DV(GQ-C3257WZ-FF US)	2018. 10 - 029137	0	No	Yes	2 $\frac{1}{2}$	Riser Room	
	5	Noritz	NCC199DV(GQ-C3257WZ-FF US)	2018. 11 - 029770	0	No	Yes	2 $\frac{1}{2}$	Riser Room	

Water Meter	Reference	Meter #	Location	Meter Size	Line Size	Notes
	1	WI60667594	Sidewalk	2 inch		

Waste

Grease Container	Company	Size	Notes
	Mahoney Enviornmental		

Not Present	Assets Not Present
	Grease Trap

Fire

Fire Alarm Control Panel	Reference	Manufacturer	Model	Number of Lines	Phone Numbers Listed	Location	Notes
	1	Honeywell	COM-UL			Utility Room	
	2	Fire Lite Alarms	FCPS-24FS8			Utility Room	

Fire Extinguisher	Number of Fire Extinguishers	Notes
	6	

Fire Riser	Reference	Size	Wet/Dry	Last Inspection Date	Riser Type	Location	Notes
	1				Vertical	Riser Room	

Sprinkler Heads	Sprinkler Heads Present	Riser Located in Space	Additional Information
	21	No	

Gas

Gas Meter	Reference	Meter #	Location	Size	Notes
	1	1896717	Rear Exterior	2 inch	

Room

Restroom	Unit	Description
	Restroom 2	
	Restroom 1	