

Presented By:

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POWELL PROPERTY GROUP, INC

343 Dahlonega Street, Suite A
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commercial400.com



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PROPERTY GROUP

100 N MAIN

FOR LEASE

Office Building :

100 N MAIN STREET, ALPHARETTA, GA 30009

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OFFERING SUMMARY

Lease Rate:	\$43.50 - 49.00 SF/yr (NNN)
Available SF:	3,462 - 12,000 SF
Year Built:	2023
Zoning:	COMM
Market:	Atlanta Metro
Submarket:	North Fulton

PROPERTY OVERVIEW

Three story class A, 24,764+/- Square feet boutique office building designed by D. Tracy Ward, architect. Property offers accessible balconies, flexible floor layouts.

Hi-Speed Data & Wi-Fi network with advanced antimicrobial ultraviolet HVAC Systems for improved air quality & comfort.

All Tenants will have access to Rooftop Deck and Amenities.

2 Level Gated Parking Garage with Direct Elevator Building Access.

Walk-Up Portico Entrance on Main Street.

PROPERTY HIGHLIGHTS

- 24/7 Secure Building Access with Video Surveillance & Monitoring
- Easy Walking Distance to the Alpharetta City Center Town Green surrounded by Restaurants, Shops, exclusive

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LEASE INFORMATION

Lease Type:	NNN
Total Space:	3,462 - 12,000 SF

Lease Term:	60 to 120 months
Lease Rate:	\$43.50 - \$49.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 110	-	3,815 - 7,277 SF	NNN	Negotiable	Restaurant space delivered as shell- TI available upon receipt of tenant application and financials.
Suite 120	Available	3,462 - 7,277 SF	NNN	\$49.00 SF/yr	Restaurant space delivered as shell- TI available upon receipt of tenant application and financials.
Suite 120	-	2,422 - 6,300 SF	NNN	\$47.00 - 49.00 SF/yr	Can not accommodate full service restaurant- above ground grease trap only
Suite 210/220	Available	3,600 - 12,000 SF	NNN	\$43.50 SF/yr	2nd floor office
Suite 240	-	2,748 - 9,808 SF	NNN	\$40.00 SF/yr	-
Suite 250	-	2,637 - 9,808 SF	NNN	\$40.00 SF/yr	-
Suite 310	Avego- Leased	2,592 SF	NNN	LEASED	-
Suite 320	Avego- Leased	1,372 SF	NNN	LEASED	-
Suite 330 LEASED	-	2,888 SF	NNN	\$45.00 SF/yr	-
Suite 340 LEASED	-	4,115 SF	NNN	\$45.00 SF/yr	-

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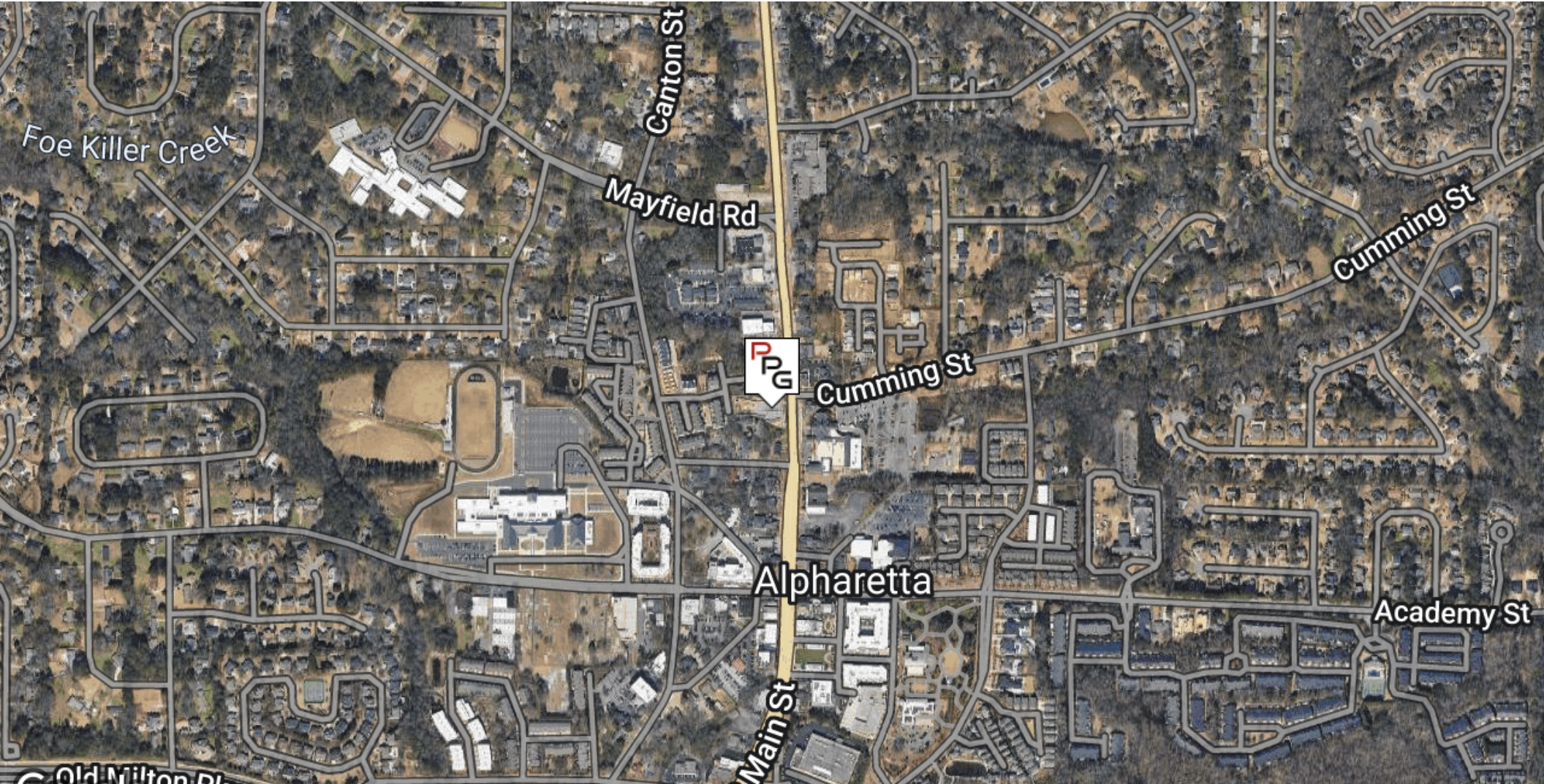
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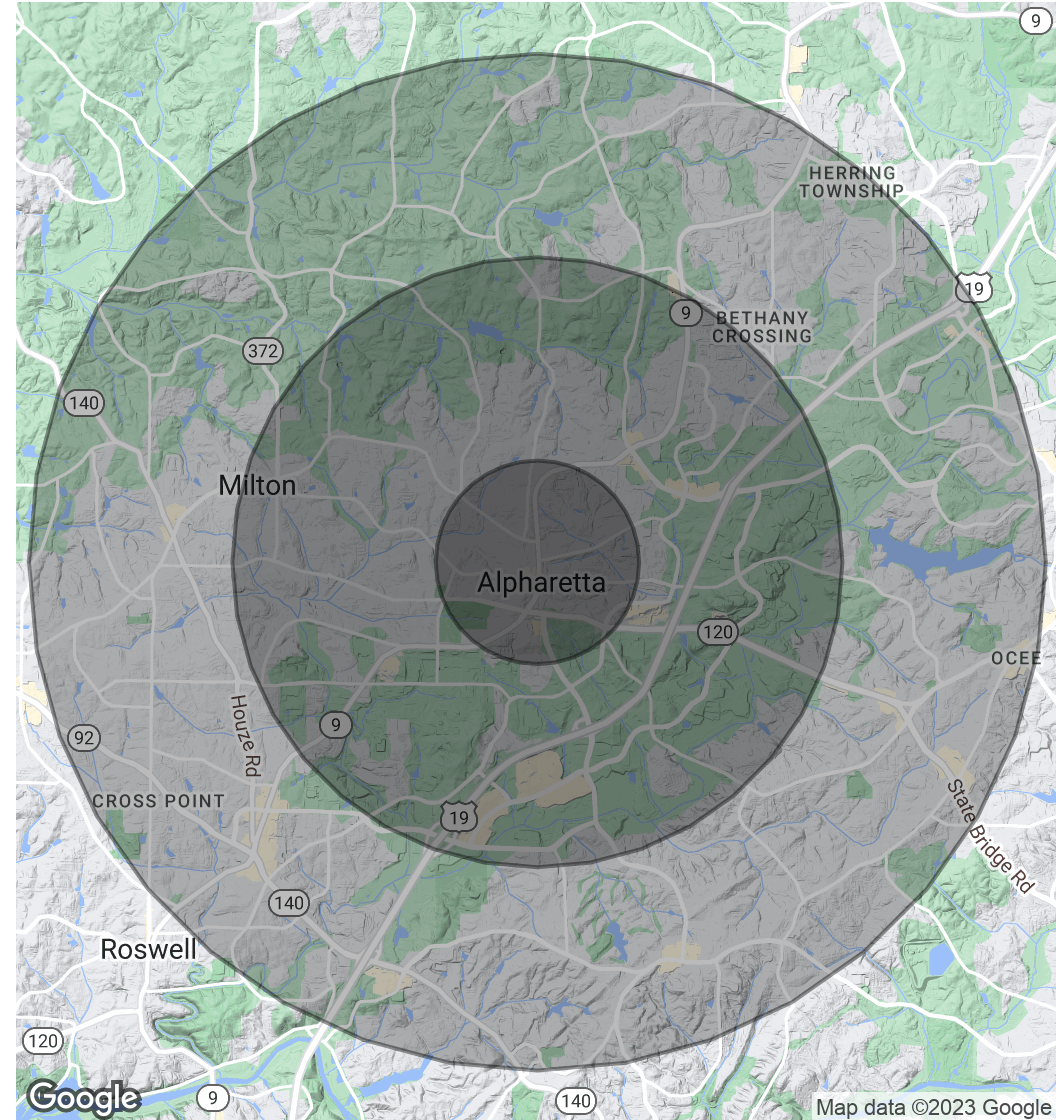
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,131	49,499	142,452
Average Age	33.7	34.9	35.4
Average Age (Male)	32.4	33.8	34.4
Average Age (Female)	34.1	35.4	36.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,988	19,457	53,577
# of Persons per HH	2.4	2.5	2.7
Average HH Income	\$92,064	\$102,306	\$106,604
Average House Value	\$276,248	\$328,824	\$364,972

* Demographic data derived from 2020 ACS - US Census



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