

ONEDEERFIELD

WORK WELL
CRAFTED

CREATE **YOUR** COMPANY CULTURE

One Deerfield Centre offers tenants a balanced workplace with the **flexibility and competitive rate** to meet the demands of business today. Designed with uncommon quality, grand ceiling heights and gracious floor plates provide ultimate **openness and versatility**.

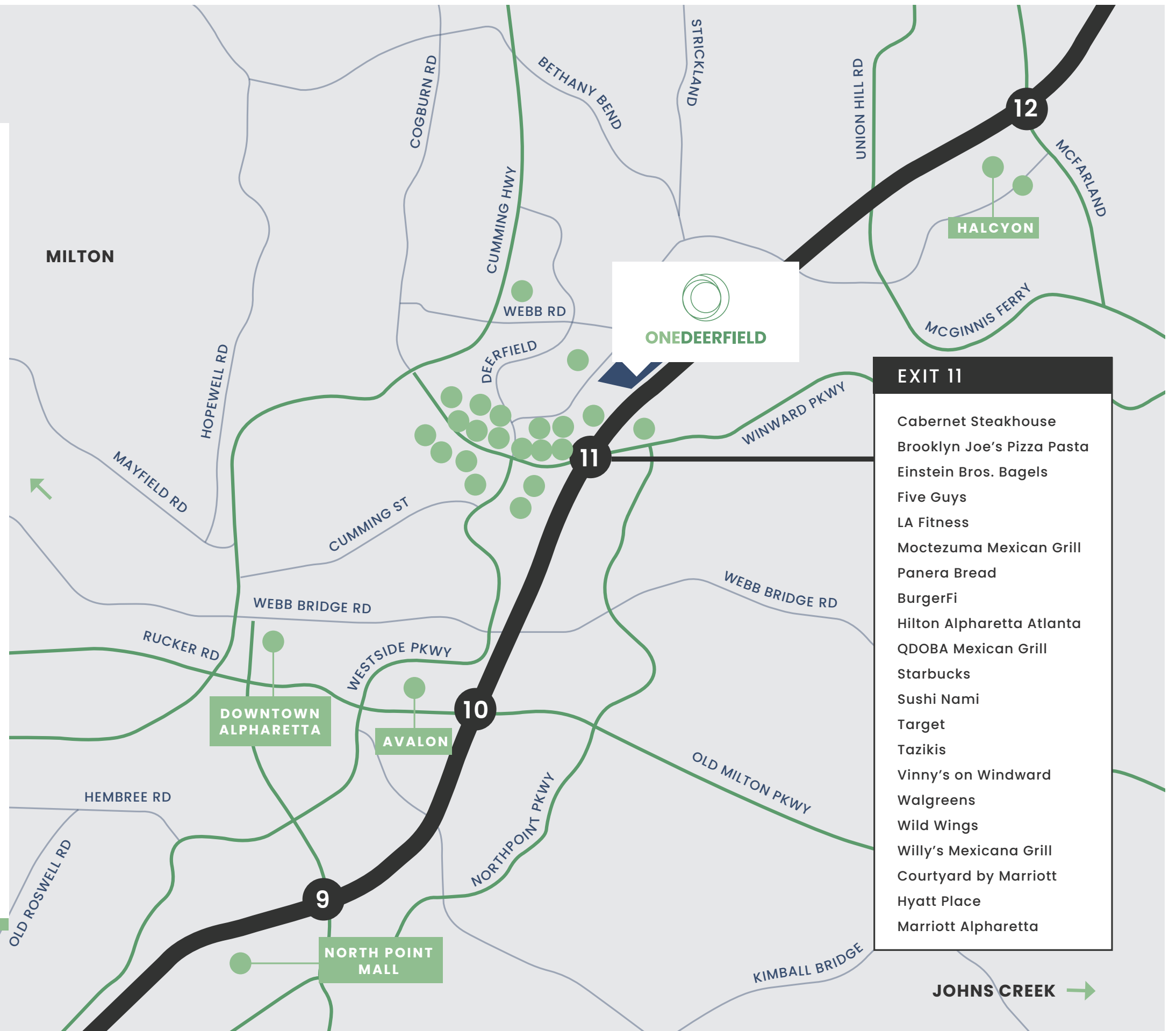
Modern in-building amenities create an environment on par with Fortune 500 companies. Outdoor community spaces and walking trails offer fresh air and natural touch points. And an idyllic and accessible location in the North Fulton submarket, connects teams to a world of entertainment, dining, shopping, recreation and residential offerings like nowhere else.

Discover where companies can craft an environment that truly works for their culture at One Deerfield Centre.



A LOCATION IN BALANCE

Conveniently located **along GA 400** and within close proximity to **Downtown Alpharetta, Avalon, and Halcyon**, One Deerfield Centre offers tenants a wide array of lifestyle options. From **convenient shopping and services** on your lunch break to **area dining, hospitality and recreation** when you're off the clock, whatever your team needs to work and play is never far away.





A BUILDING
BUILT FOR
BUSINESS



A WORKPLACE DESIGNED FOR FLEXIBILITY

From **meeting and collaboration** spaces indoors to an abundance of **green spaces** outdoors, One Deerfield Centre offers an environment where companies can offer **ultimate workstyle flexibility**, creativity and inspiration.

AMENITIES



Soon to be **renovated main lobby** with community **collaboration spaces**



Brand new training room coming Fall 2023



Walking paths with ample **outdoor seating** areas



Fitness center with lockers and showers



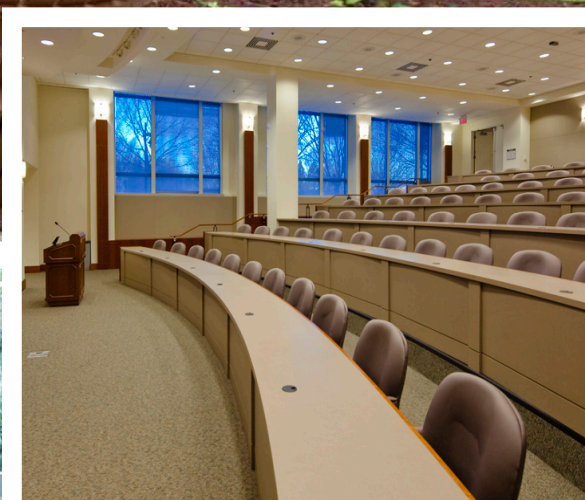
Building café with food service operations



100-seat **auditorium style classroom** and **conference center** with full audio visual capabilities



On-site property management and **24/7 on-site security**





THE SPACE TO SUIT **YOUR NEEDS**

Custom created for discerning companies, One Deerfield Centre provides a unique level of **design, functionality and efficiency** unlike anything else in the marketplace.

FEATURES

Soon to be **renovated main lobby** with community **collaboration spaces**

Large, highly-flexible floorplates **up to 50K SF per floor**

Four-story **class "A"** building

10' and 12' standard ceiling heights

Storage opportunities available

Available **sub-dividable data center** space with backup generator system

Certified **LEED Gold** building



SITE DETAILS

4 STORIES:
529,528 RSF

PARKING SPACES:
2,138

PARKING RATIO:
4 / 1,000 RSF



ONEDEERFIELD

13560 Morris Road, Suite 1040
Alpharetta, GA 30004

CONTACT

FOR LEASING INFORMATION:

Glenn Aspinwall

+1 404 995 2139

glenn.aspinwall@jll.com

Brooke Dewey

+1 404 995 2138

brooke.dewey@jll.com

Alexis Easterling

+1 404 995 6531

alexis.easterling@jll.com

