

# For Lease



**Class A Office • 2,500 – 75,000 SF**

3755 Mansell Road • Alpharetta, GA 30022





# Woodside Terrace • 3755 Mansell Road

## Tenant Advantages



- Below-Market Rental Rates
- Flexible Lease Terms
- TI Allowance based on Tenant Credit Worthiness & Term
- Dedicated On-Site Property Management
- ±75,000 SF Available
- Full-Floor Options (±25,000 SF per floor)
- Suites Divisible to 2,500 SF
- Move-in Ready, Furniture Potentially Available

**Woodside Terrace** is located in the heart of Alpharetta, surrounded by prestigious communities, executive housing, top-rated schools, excellent healthcare facilities and upscale retail destinations. Spanning 9.89 acres and totaling 123,982 rentable square feet, the building was renovated in 2016 with modern furniture and high-end finishes. The top three floors offer approximately 75,000 square feet of premium Class A office space, with a variety of suite sizes, furnished options, and expansive views. Ideally positioned just one mile east of GA-400, the property offers excellent visibility along Mansell Road and convenient access to premium amenities.

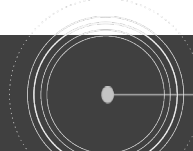
### Exceptional Class A Office Property

- **Coveted Location** | Excellent access to GA-400 and minutes from upscale retail & experience destinations
- **Move in Ready** | Immediate occupancy with possibly no TI needed and some high-end furniture in place
- **Fiscally Stable Ownership** | Building owned by financially sound non-profit with no loan and no approvals needed for capital expenditures or tenant improvements
- **Property Amenities** | Outdoor patio and gazebos overlooking pond | Access to 330-person auditorium by appointment



### 3755 Mansell Road • Alpharetta, GA 30022

<b>Lease Rate</b>	\$22.50 PSF (Full Service)
<b>Building Size</b>	123,982 RSF
<b>Year Built</b>	1998   Renovated 2016
<b>Available Space</b>	±75,000 SF   Divisible to 2,500 SF
<b>Site</b>	9.89 Acres
<b>Access</b>	24/7 with secured card-key
<b>Parking Ratio</b>	4.5/1,000 SF Weekday capacity up to 6.0/1,000 SF





Signalized entrance | Generous weekday parking capacity up to 6.0/1,000 SF



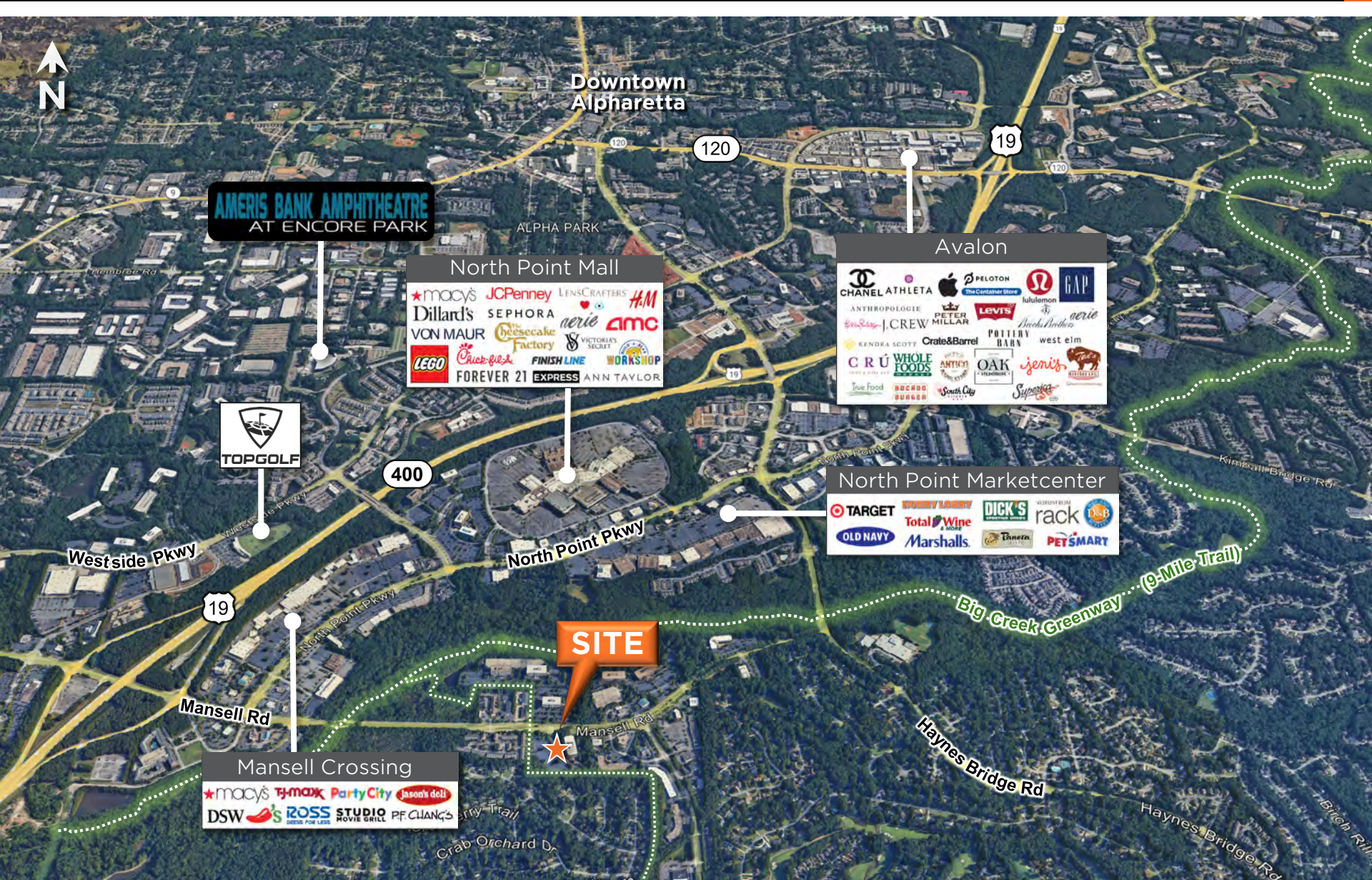




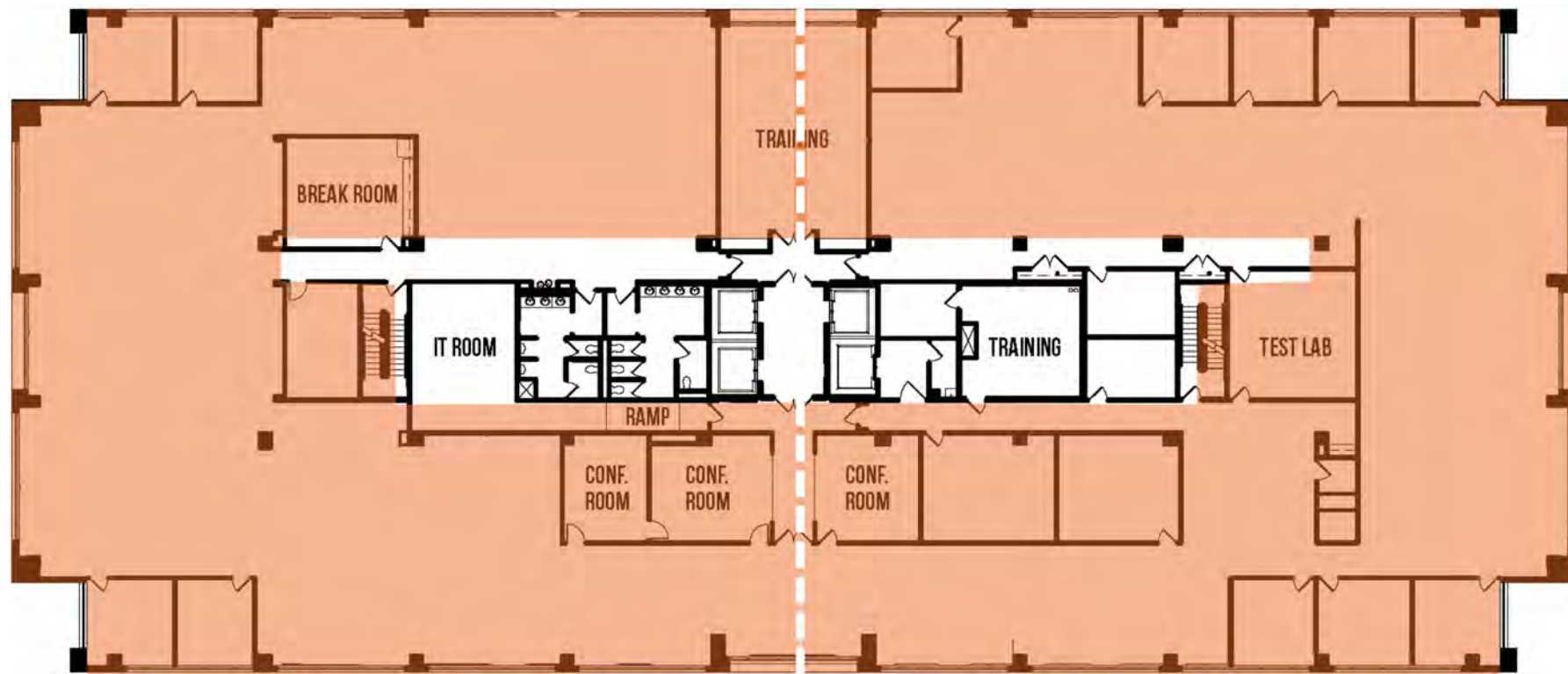










**2<sup>ND</sup> LEVEL FLOORPLAN****Floor 2**

±23,242 RSF

Suites divisible to 2,500 SF



3<sup>RD</sup> LEVEL FLOORPLAN

## Floor 3

±27,242 RSF

Suites divisible to 2,500 SF



4<sup>TH</sup> LEVEL FLOORPLAN

## Floor 4

±26,345 RSF

Suites divisible to 2,500 SF





**FOR LEASING INFORMATION, PLEASE CONTACT:**

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