

FOR LEASE

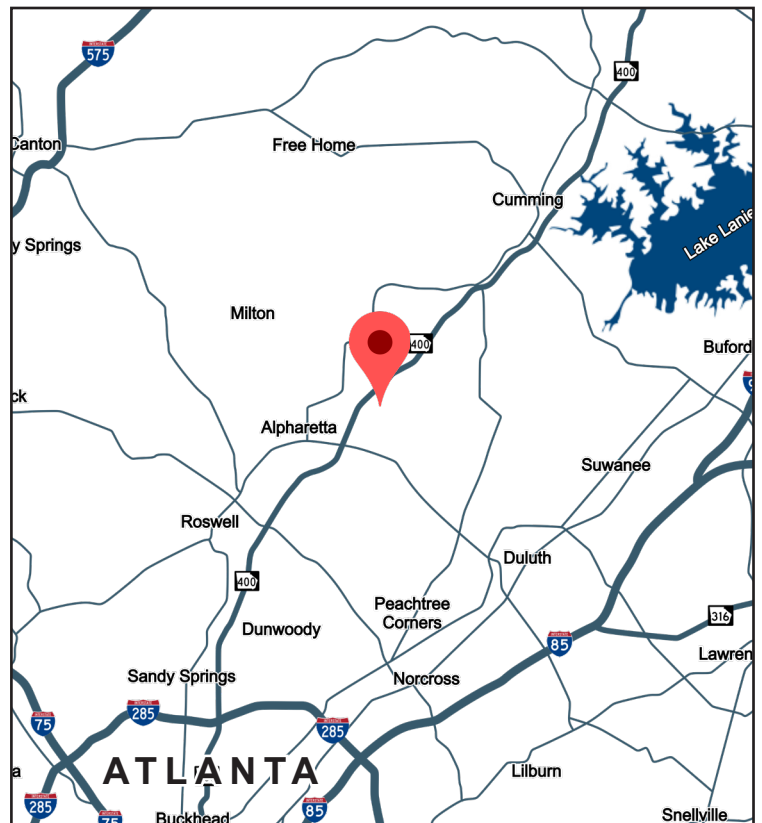
RUBICON AT WINDWARD
1005 ALDERMAN DRIVE
BUILDINGS 100-200
ALPHARETTA, GA 30005



2,800 - 3,600 SF AVAILABLE

PROPERTY INFORMATION

- **2,800 - 3,600 SF Flex/Warehouse Space Available:**
 - Suite 112: 3,360 SF with 900 SF Office, 1 DH
 - Suite 115: 3,600 SF with 1,312 SF Office, 1 DH
 - Suite 206: 2,800 SF with 2,800 SF Office, 1 DH
- Campus-style buildings in a controlled business park environment
- Architectural brick with full-height storefront glass.
- Ample parking with dock-high and drive-in loading access
- 18' minimum clear height
- Fully sprinklered
- Located ± 1.5 miles from GA-400 via Windward Parkway (Exit 12)
- Immediate access to restaurants, banks and other amenities



All information contained herein is believed to be accurate but is not warranted. This offer is subject to errors, omissions, prior sale or withdrawal.



Hughes Commercial Real Estate, Inc.
8215 Roswell Road, Building 700
Atlanta, GA 30350
770-559-1099 | hughes-cre.com

Matt Nelsen
404-431-0971
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Owned By:
THE MERITEX
COMPANY

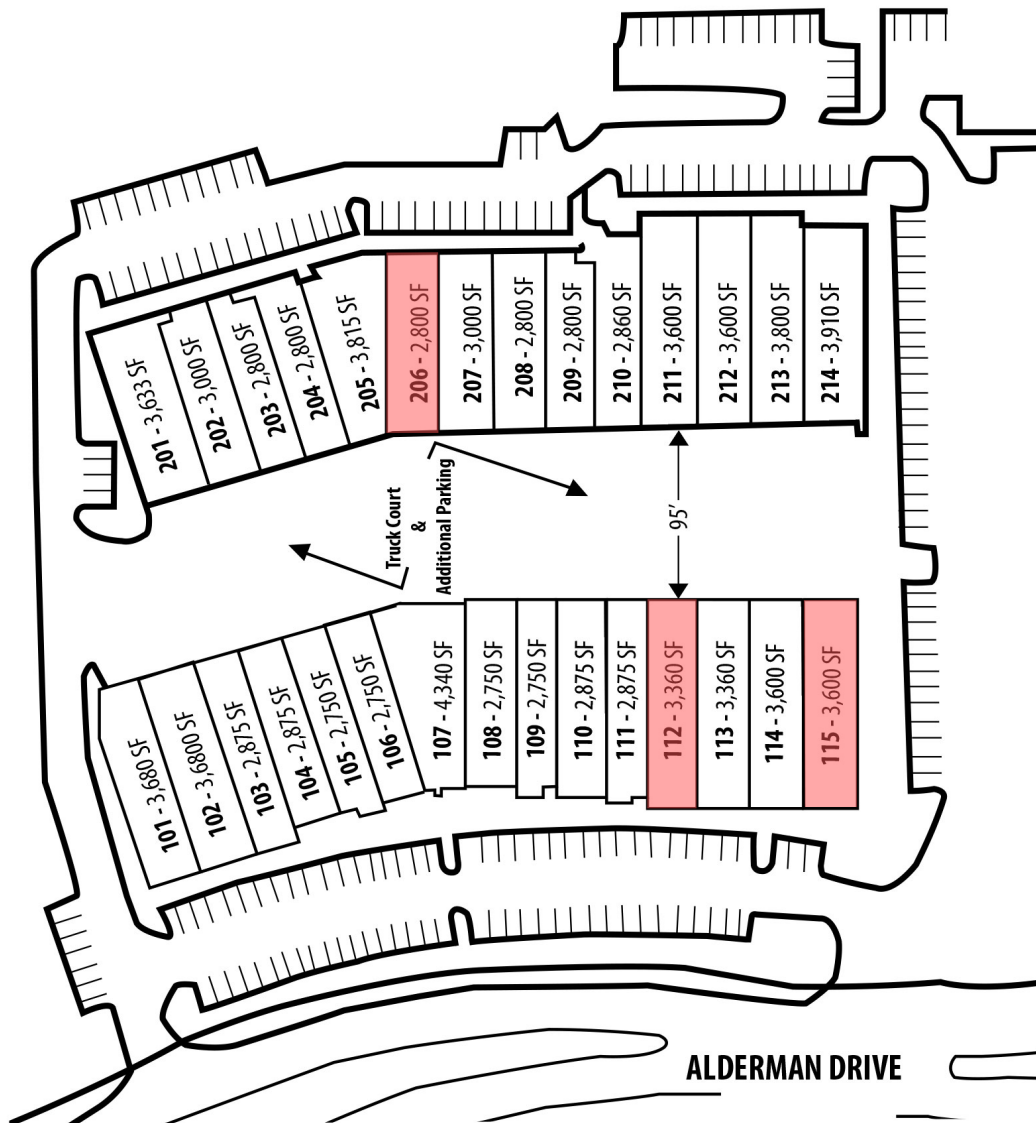
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CURRENT AVAILABILITIES

| Suite | Size SF | Office SF | Warehouse SF | Clear Height | Doors |
|-----------|---------|-----------|--------------|--------------|-------|
| Suite 112 | 3,360 | 900 | 2,460 | 18' | 1 DH |
| Suite 115 | 3,600 | 1,312 | 2,288 | 18' | 1 DH |
| Suite 206 | 2,800 | 2,800 | 0 | 18' | 1 DH |

AVAILABILITIES



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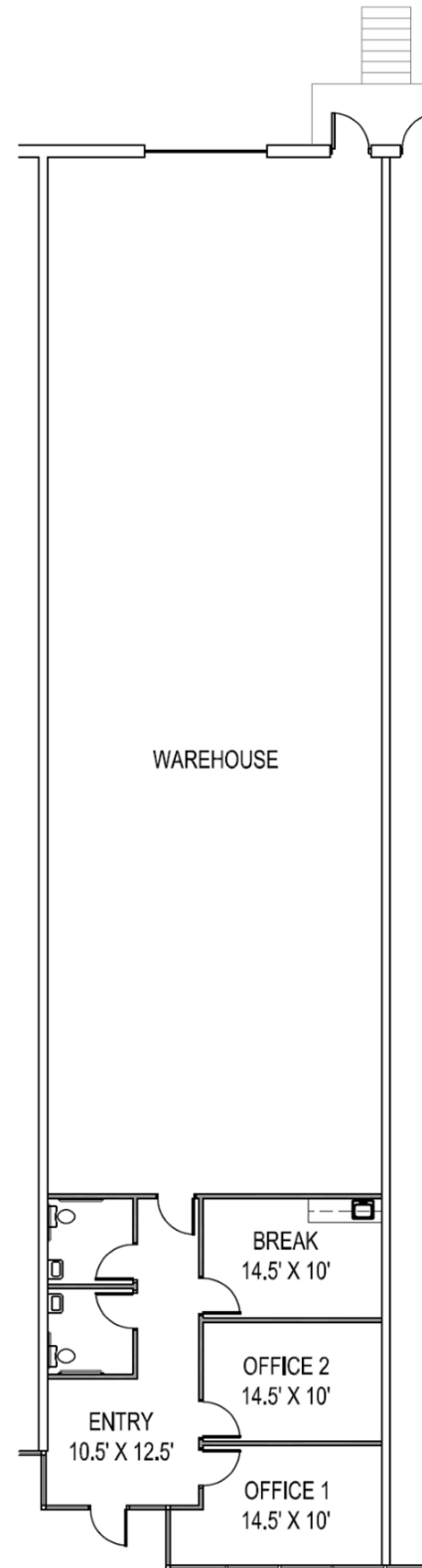
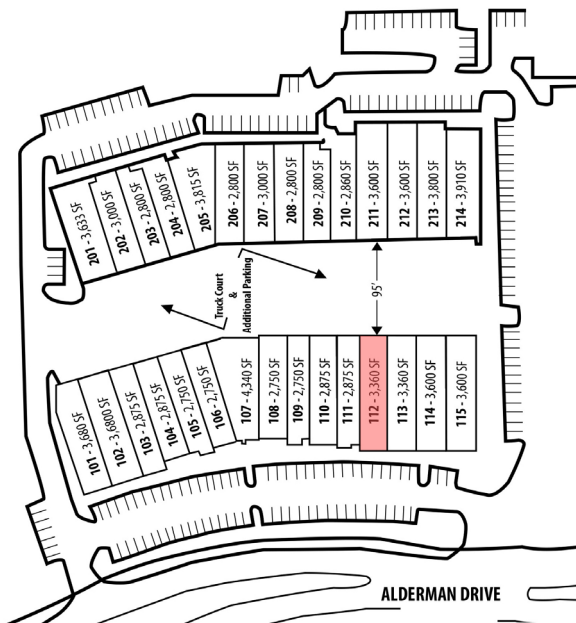
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SUITE 112 FLOOR PLAN

3,360 SF Suite
2,460 SF Warehouse
900 SF Office
One (1) Dock-High Door
Building 100

BUILDING KEY



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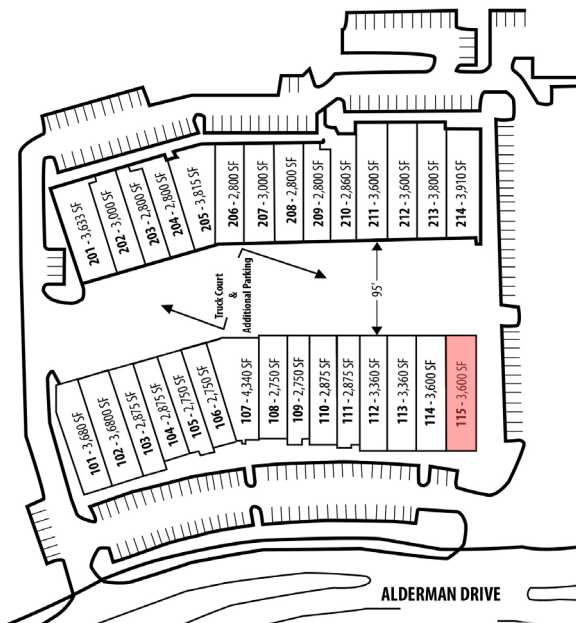
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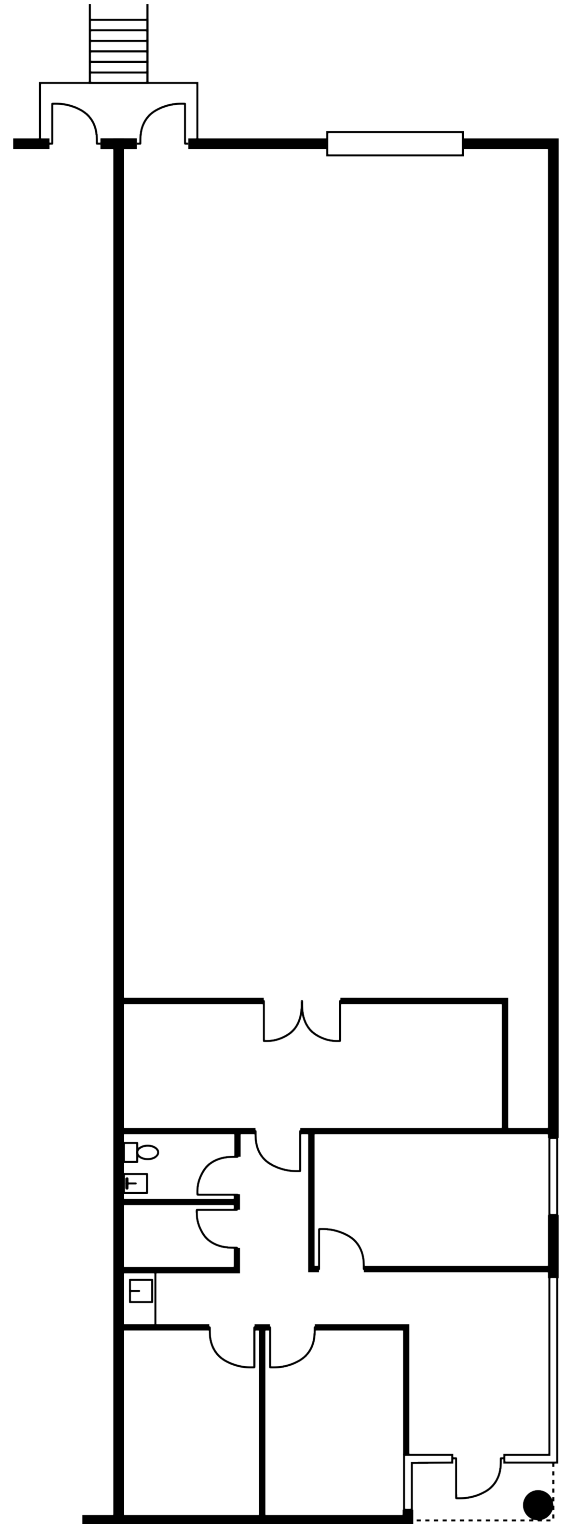
SUITE 115 FLOOR PLAN

3,600 SF Suite
2,288 SF Warehouse
1,312 SF Office
One (1) Dock-High Door
Building 100
End Cap Suite

BUILDING KEY



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*Floor plan image not drawn to scale.



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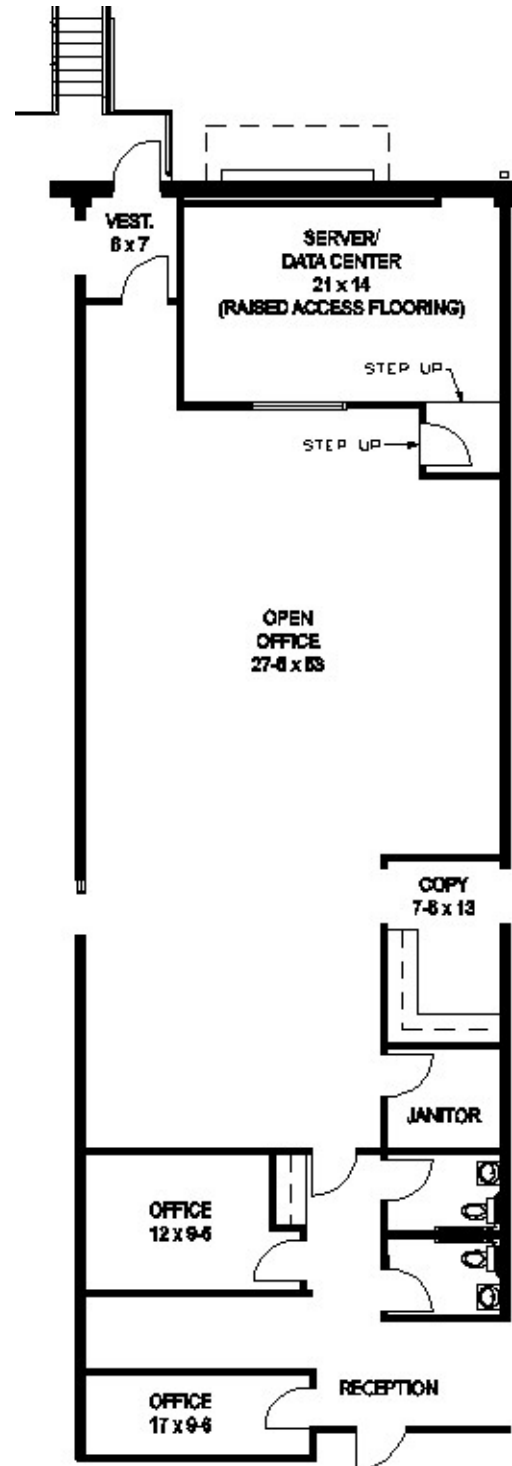
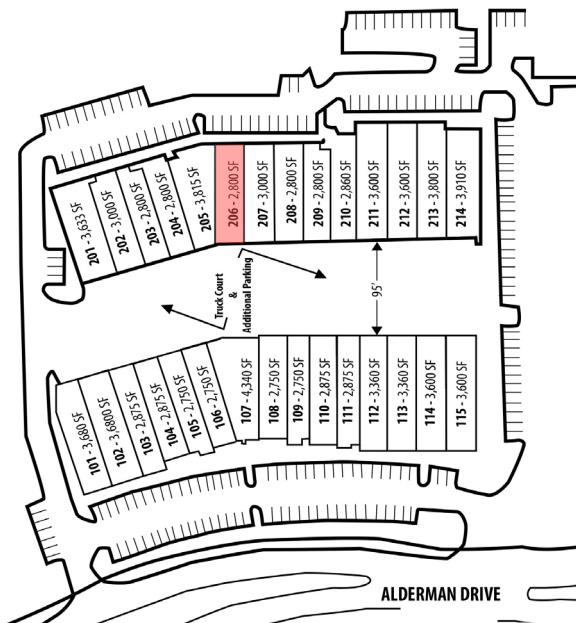
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SUITE 206 FLOOR PLAN

2,800 SF Suite
2,800 SF Office
One (1) Dock-High Door
Building 200

BUILDING KEY



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