



DEERFIELD COMMONS II

12700 DEERFIELD PARKWAY, ALPHARETTA, GEORGIA 30004

BUILD-TO-SUIT IN NORTH FULTON



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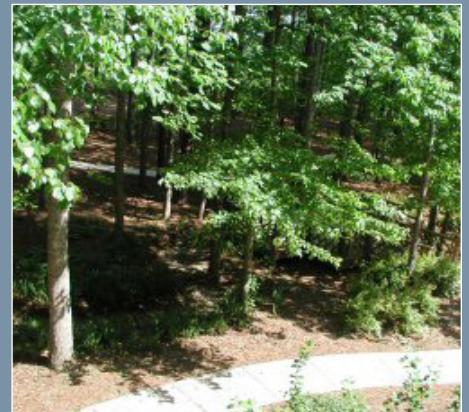
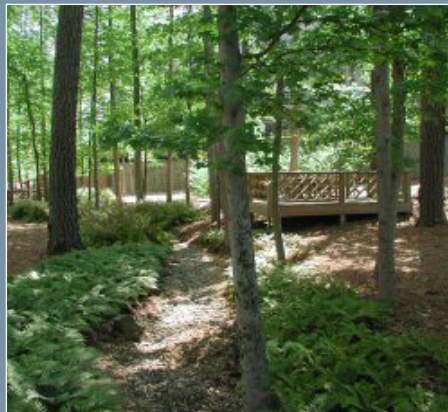
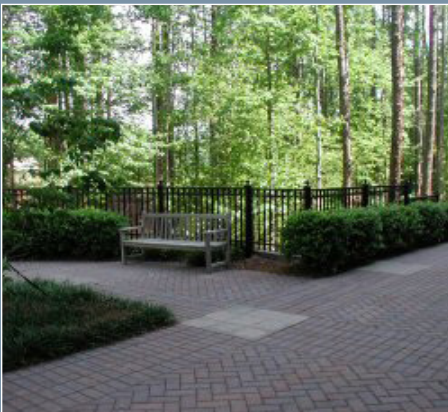
Build-to-suit opportunity in Atlanta's highly-sought-after North Fulton office market

PROPERTY HIGHLIGHTS

- First class, 5-story, 155,000 RSF office building with a pre-cast and glass exterior in a park-like setting
- Highly desirable location at Windward Parkway and GA 400
- Custom office configurations with efficient, functional and flexible floorplates
- Parking: 4.5/1000
- State-of-the-art building systems for high comfort and low operating cost
- Landscaped sidewalks for access to other office buildings, hotels, restaurants, banks, day care, retail and residential neighborhoods
- Security: keys, access card
- State-of-the-art voice and data communications

AMENITIES

- Conference room facilities
- On-site locker rooms and shower facilities
- MARTA transit
- Park / picnic facilities
- Nearby residential market offers a variety of mid-priced housing stock
- Close to North Point Mall, retail, banks, day care, restaurants (Cabernet Steakhouse, Chipotle, Ichiban Steak & Sushi, Macaroni Grill, Panera Bread, Starbucks, Xian Chinese Bistro), and hotels (Atlanta Marriott - Alpharetta, DoubleTree Hotel, Hampton Inn & Suites, Holiday Inn Express, Marriott Courtyard, Sleep Inn, Springhill Suites)



CONVENIENTLY LOCATED IN ALPHARETTA



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